



- PRESIDING:** Chairman Robert E. Mulcahy III
- PRESENT:** Vice Chairman Richard Tolson (via teleconference), Modia Butler, Debra DiLorenzo, Edward Gant, Michael Hanley, Gary Hill, Howard Kyle, Robert Shaughnessy for State Treasurer Elizabeth M. Muoio, Robert Long for DCA Commissioner Sheila Y. Oliver, William Mullen James Plousis, Mayor Marty Small
- ABSENT:** Mark Giannantonio, David Rebeck for State Attorney General Gurbir S. Grewal,
- STAFF:** Matthew Doherty, Lisa Britt, Lance Landgraf, Kathy Marshall, Karen Martin, Oriana Mondragon, Donna Pless, Rick Santoro, Larry Sieg, Sharon Dickerson, Monica de los Rios
- OTHER ATTENDEES:** Joy Johnson, Esq., Governor's Authorities Unit

OPENING STATEMENT

The meeting was called to order by the Chair at 2:00pm. Ms. Britt read a statement of compliance with the notice requirements of the Senator Byron M. Baer Open Public Meetings Act and called the roll.

RATIFICATION OF THE MINUTES OF THE SEPTEMBER 17, 2019 BOARD MEETING

The Chairman requested a motion to approve the minutes of the September 17, 2019 Members' Meetings. A motion was made by Mr. Hill and seconded by Mr. Long. Resolution 19-114 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Matt Doherty updated the members and the public on the following matters involving the Authority:

Summer Entertainment Funding wrap-up:

- \$963,000.00 investment in summer entertainment that activated the Boardwalk at Kennedy Plaza for 7 nights/week in July and August, concerts at Gardner's Basin and movie showings 2x/week at Bartram Avenue and Gardner's Basin.
- 70 Concerts were held at Kennedy Plaza (Broadway On The Boardwalk; Tribute Tuesdays; Mardi Gras AC; Chicken Bone Beach Jazz Series; 609 Summer Concerts)
- 13 Movie Showings (3 cancellations due to inclement weather)



- 3 Gardner's Basin Concerts
 - 122,000 page views on doatlanticcity.com
 - 58,000 estimated attendance (tracked by Ambassadors)
 - \$16.60 per person investment
- \$9.2 Million Economic Impact**
(Formula Source: Destinations International)

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE RELIEF TO RENOVATE AND EXPAND PROPERTY LOCATED AT 2430 FAIRMONT AVENUE, BLOCK 339, LOTS 1 AND 78, IN THE CITY OF ATLANTIC CITY, IN THE DUCKTOWN ARTS ZONING DISTRICT UNDER APPLICATION 2019-08-2725

The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and requested Mr. Landgraf provide more detail. Mr. Landgraf touched upon the issues of parking, signage and outdoor dining space. The chair requested member discussion. Mr. Long inquired about the current parking issues. Mr. Landgraf briefly reviewed the requirements for parking and added that visitors to the neighborhood locations frequently use other means of transportation such as Lyft and Uber. Mr. Long responded, asking if any additional parking will be added. Mr. Landgraf explained that there is no space for additional parking, but the new design creates a safer parking environment for those who choose to drive. Mr. Butler inquired about input from the community on this project. Mr. Landgraf responded that a neighbor of the property (north side) attended the hearing and spoke in support of the project. Hearing no comments from the members, the Chair requested public comment. Mr. Geoffrey Rosenberger expressed support for granting approval. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Butler. Resolution 19-115 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF PURSUANT TO N.J.S.A. 40:55D-70(d) TO CONVERT A MULTI-FAMILY DWELLING INTO A SINGLE FAMILY DWELLING ON PROPERTY LOCATED AT 138 SOUTH BELLEVUE AVENUE, IN THE CITY OF ATLANTIC CITY BLOCK 36, LOT 73 UNDER APPLICATION 2018-09-2495



The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and requested Mr. Landgraf provide more detail. The Chair requested member discussion. Mr. Long inquired about the rationale for originally prohibiting single-family homes. Mr. Landgraf responded that the regulation was created in 1978 when Atlantic City changed its zoning to permit casinos. Hearing no further comments from the members, the Chair requested public comment. Mr. Cheatham expressed support for granting approval. Mr. Sonny Ireland inquired about the approval time for changes to land use regulations. The chair responded that changes to the regulation process take time. Mr. Doherty added that the rule-making process for changes to these regulations is very involved but that the Authority has already begun. Mr. Sean Reardon, the applicant under this application, suggested to the Authority that changes be made to quicken the application process. Mr. Geoffrey Rosenberger agreed with Mr. Reardon's comments. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Plousis. Resolution 19-116 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SUBDIVISION APPROVAL AND AMENDED SITE PLAN APPROVAL WITH VARIANCE RELIEF TO MODIFY AN APPROVED SITE PLAN FOR A MIXED USE PROJECT AND RENOVATE A RESTAURANT ON AN ADJACENT PROPERTY TO PROPERTY LOCATED AT 161-205 NEW YORK AVENUE AND 118-142 ST. JAMES PLACE, BLOCK 52, LOTS 11-18 AND 30-40, IN THE CITY OF ATLANTIC CITY, IN THE RESORT COMMERCIAL ZONING DISTRICT UNDER APPLICATION 2019-08-2740

The resolution was read by title. Mayor Small abstained. Mr. Hill recused himself. The Chair described the proposed action and requested Mr. Landgraf provide more detail. The Chair then requested member discussion. Mr. Kyle expressed support for granting approval. Hearing no comments from the members, the Chair requested public comment. Mr. Cheatham expressed support for granting approval and for the development happening in the 'Orange Loop'. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Plousis. Resolution 19-117 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE RELIEF TO RENOVATE AND EXPAND PROPERTY LOCATED AT 143-151 SOUTH NEW YORK AVENUE AND 118-20 ST. JAMES PLACE, BLOCK 52, LOTS 5 AND 6 AND A PORTION OF LOTS 39 AND 40, IN THE CITY OF ATLANTIC CITY, IN THE RESORT COMMERCIAL ZONING DISTRICT UNDER APPLICATION 2019-08-2739



The resolution was read by title. Mayor Small abstained. Mr. Hill recused himself. The Chair described the proposed action and asked Mr. Landgraf to provide more detail. The Chair then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Shaughnessy. Resolution 19-118 was approved by unanimous vote of the eligible members.

ITEMS LISTED BELOW HAVE BEEN REVIEWED AND RECOMMENDED BY COMMITTEE FOR BOARD APPROVAL.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF PROFESSIONAL SERVICES AGREEMENTS FOR PAINTING SERVICES ON AN AS-NEEDED BASIS, AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER, TO DOWCO PAINTING COMPANY, INC. AND CIRIGNANO CONTRACTING, WITH AN AGGREGATE SPENDING AUTHORIZATION NOT TO EXCEED \$250,000 FOR A ONE-YEAR PERIOD

The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Charles Goodman inquired about training programs that are available to city residents under these contracts and asked that if they exist, they be publicized. Mr. Tolson responded that the building trades in Atlantic City, Atlantic County and the State of New Jersey have provided training that has been recognized by the U.S. Department of Labor and Workforce Development and that he has personally been involved in this training for residents of Atlantic City and Atlantic County for many years. The Chair responded in agreement. Mr. Geoffrey Rosenberger inquired if the residents can be notified about the principles of these companies. Mr. Doherty responded that information about registered businesses can be found through the State of New Jersey. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Long. Resolution 19-119 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE NON-EXCLUSIVE PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH COMCAST NBC-UNIVERSAL FOR THE 2020 WORLD LONG DRIVE EVENT



The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and then requested member discussion. Mr. Gant commented that the commercials produced by the Golf Channel for Atlantic City were the most positive thing he has seen for the city to date. He requested that the spots be shown at a future board meeting. Hearing no further comments from the members, the Chair requested public comment. Mr. John Heinz inquired about bringing programming such as “American Ninja Warrior” to Boardwalk Hall. Mr. Jim McDonald, General Manager for Spectra Venue Management stated that Spectra on behalf of the CRDA engages in constant discussions in an effort to bring these and other types of events to Boardwalk Hall. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Shaughnessy. Resolution 19- 120 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AMENDING THE ATLANTIC CITY JOBS TRAINING INITIATIVES PROJECT AND
ACCEPTING FUNDS FROM THE NEW JERSEY DEPARTMENT OF LABOR AND
WORKFORCE DEVELOPMENT IN SUPPORT THEREOF**

The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and requested Mr. Doherty provide more detail. The Chair stated that last year 45 students entered the program, 38 students graduated and 30 students were offered jobs. The Chair requested member discussion. Mr. Long commented that he feels it is a positive program, but noted that the administering of the grant will now add to the workload of Authority staff. Mr. Plousis expressed support for the project. Mr. Butler inquired about the process by which payments are made through the program. Mr. Doherty responded that CRDA receives purchase orders from Local 54, which are reviewed for adherence to program guidelines, and once approved, CRDA releases payment and is reimbursed by The State Department of Labor and Workforce Development. Hearing no further comments from the members, the Chair requested public comment. Mr. William Cheatham inquired about getting more trainees to reside in Atlantic City. Ms. Alison Berdo inquired about Fairleigh Dickinson University’s non-participation in this year’s grant. Mr. Doherty stated that Fairleigh Dickinson University did not reapply to participate in this year’s grant program. Mr. Mike Lopez expressed his support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Plousis and seconded by Mr. Butler. Resolution 19-121 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING (I) AN AMENDMENT TO THE ATLANTIC CITY DEMOLITION PROJECT, (II) A SUPPLEMENTAL FUND RESERVATION FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND OR ATLANTIC CITY HOUSING FUND IN AN AMOUNT NOT TO EXCEED \$1,000,000, AND (III) AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY, ALL IN FURTHERANCE OF THE ATLANTIC CITY DEMOLITION PROJECT

*Vice Chairman, Richard Tolson left the call at 2:55pm prior to vote.

The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and requested Mr. Doherty provide more detail. The Chair requested member discussion. Hearing no further comments from the members, the Chair requested public comment. Councilman William Marsh expressed support for the project. Mr. Matt Stevens requested future reports of demolished lots around the city. The Chair agreed that Mr. Landgraf would provide regular updates at Authority meetings. Mr. Sean Reardon cautioned against demolition of certain property that may create the appearance of vacancy or blight. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Ms. DiLorenzo. Resolution 19-122 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY TO THE TOURISM DISTRICT PUBLIC RESTROOM RENOVATION PROJECT

The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and then requested member discussion. Ms. DiLorenzo inquired about the cost for this project. Mr. Meehan stated that the 4.7 million listed in the documentation is an initial estimate and does not include ancillary costs such as utility work. Mr. Long inquired if the cost per square foot should be considered conservative and if the estimate was based on costs for renovations done at Boardwalk Hall. Mr. Meehan responded in the affirmative and added that final designs will dictate costs and these figures will be presented to the Board for its approval. Mr. Doherty added that much of the issues with these restrooms reside underground. Mr. Gant inquired if it might be more cost effective and beneficial to rebuild rather than renovate the existing structures. Mr. Meehan responded that the project is still in the beginning stages and each structure will be evaluated on a case-by-case basis. Hearing no further comments from the members, the Chair requested public comment. Mr. William Cheatham and Councilman William Marsh expressed support for the proposed project. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Mr. Hill. Resolution 19-123 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
INCREASING THE SPENDING AUTHORIZATION FOR ARCHITECTURAL
CONSULTING SERVICES ON AN AS-NEEDED BASIS, PURSUANT TO
RESOLUTION 18-107 APPROVED NOVEMBER 20, 2018, TO \$350,000**

The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and requested Mr. Doherty provide more detail. The Chair requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Mr. Long. Resolution 19-124 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF PROFESSIONAL
SERVICES AGREEMENTS FOR ENVIRONMENTAL CONSULTING SERVICES ON
AN AS-NEEDED BASIS, AT BOARDWALK HALL AND THE ATLANTIC CITY
CONVENTION CENTER, TO BRINKERHOFF ENVIRONMENTAL SERVICES, INC
AND ENVIRONMENTAL DESIGN, INC WITH AN AGGREGATE SPENDING
AUTHORIZATION NOT TO EXCEED \$1,200,000 FOR A TWO-YEAR PERIOD**

The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Butler. Resolution 19-125 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$650,000
FROM THE TOURISM DISTRICT AND THE COMMUNITY DEVELOPMENT FUND,
AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN
INTERGOVERNMENTAL GRANT AGREEMENT WITH THE ATLANTIC CITY BOARD
OF EDUCATION AND/OR THE CITY OF ATLANTIC CITY IN SUPPORT OF
AFTERSCHOOL OR OTHER YOUTH ENRICHMENT PROGRAMS**



The resolution was read by title. Mayor Small abstained. The Chair described the proposed action and then requested member discussion. Mr. Gant inquired if there is a request by the Board of Education for funding to implement programs. The Chair responded that there is not a request currently before the Authority, but the funds are being reserved for any such programs that make sense for the city's youth. Mayor Small inquired about The Board of Education moving into Boardwalk Hall. The Chair responded that the matter was removed from the agenda by the Board and is no longer under consideration at this time. Hearing no further comments from the members, the Chair requested public comment. Mr. Charles Goodman inquired about the process by which these funds for these programs would be accessed by the school board. Mr. Kyle explained that he believed the school board and/or the city would approach the Authority with programs they wish to offer and once approved by the State Department of Education, funding would be made available. The Chairman agreed. Mr. William Cheatham requested that the Authority consider including a summer jobs program for the youth. The Chair responded that the Authority would take that under advisement. Mayor Small mentioned expanding youth based programs and internship opportunities for students around Atlantic City. Mr. Mike Lopez expressed support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. DiLorenzo and seconded by Mr. Butler. Resolution 19-126 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Geoffrey Rosenberger commented that he is excited for Mayor Marty Small to join the CRDA. He also stated that he would like to see Authority meetings moved to a larger venue.

Councilman William Marsh expressed his hope that members of the CRDA Board who are in holdover status would soon be reappointed or replaced.

Mr. Jim McDonald responded to comments by the public regarding events at Boardwalk Hall over the weekend. He announced that 11 Atlantic City residents had recently been hired and worked over the weekend in Boardwalk Hall and the Convention Center.

Mr. Matt Stevens proposed an idea regarding the hotel revenue streams from luxury taxes for hotels, motels and Airbnb's. He stated that of the 9% of luxury taxes, 3% could go to the city and the rest could go to the CRDA for projects in Atlantic City.

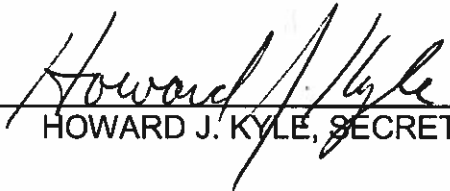
Mr. Gant requested information on the \$50,000 per month paid to Mudshare under a geospatial marking agreement. Mr. Doherty agreed to provide a detailed report at the next CRDA meeting.



CERTIFICATION

I, HOWARD KYLE, Secretary of the Casino Reinvestment Development Authority, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the Minutes of the Open Session of the Casino Reinvestment Development Authority conducted on:

October 15, 2019



HOWARD J. KYLE, SECRETARY