



**MINUTES – PUBLIC MEETING 20-02
February 18, 2020**

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

OPENING STATEMENT

The meeting was called to order by the Chair at 2:00 pm. 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 JANUARY 21, 2020 BOARD MEETING

The Chairman requested a motion to approve the minutes of the January 21, 2020 Members' Meetings. A motion was made by Mr. Tolson and seconded by Mr. Long. Resolution 20-08 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

Mr. Doherty updated the members and public on:

A. 2022 NAACP NATIONAL CONVENTION

- i. Meet AC has been successful in securing the NAACP National Convention to come to Atlantic City in July 2022. The 113th national convention is expected to bring \$7 million in economic benefit to the resort during the height of summer.

B. ATLANTIC CITY CONVENTION CENTER

- i. Atlantic City Classic Car Show was held February 7th- 9th
 - Attendees: 19,000
- ii. Atlantic City RV & Camping Show was held this past weekend



- Attendees: 9,874

C. JIM WHELAN BOARDWALK HALL

- i. Celine Dion Courage World Tour – February 22nd
- ii. Kane Brown – February 29th
- iii. MAAC College Basketball Championships – March 10th - 14th
- iv. Michael Buble – March 21st

Lastly, Mr. Doherty stated that the certified numbers for the 2019 luxury tax are \$40,948,295, which is a 10% increase compared to the year before.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF TO THE ORIGINAL LOPRESTI'S PIZZA AND GRILL LLC, LOCATED AT 1701 BOARDWALK A/K/A BLOCK 47, LOT 18 IN THE CITY OF ATLANTIC CITY, LOCATED IN THE RESORT COMMERCIAL ZONING DISTRICT, UNDER APPLICATION #2019-12-2781

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson inquired if there was any negative feedback from the public during the land use hearing. Mr. Lance Landgraf, Director of Planning and Development responded no and further added that he did receive positive feedback from a business owner in the area. Hearing no further 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. Kyle. Resolution 20-09 was approved by unanimous vote of the 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 A CONTRACT TO MASONRY PRESERVATION GROUP, INC. FOR MASONRY CONTRACTOR SERVICES AT THE JIM WHELAN BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER FOR A ONE (1) YEAR PERIOD

The resolution was read by title. Mr. Tolson recused himself. The Chair described the proposed action and then requested member discussion. Mr. Mulcahy inquired if there is a specific area where masonry work is needed. Mr. Jim McDonald, General Manager of Spectra Venue Management responded that all work is needed at Boardwalk Hall.



Hearing no further comments from the members, the Chair requested public comment. Mr. Geoffrey Rosenberger suggested removing the banners from Boardwalk Hall. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Long. Resolution 20-10 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF FOUR (4) CONTRACTS FOR AS-NEEDED HISTORIC ARCHITECT SERVICES AT THE JIM WHELAN BOARDWALK HALL FOR A TWO (2) YEAR PERIOD TO EASTON ARCHITECTS, HMR ARCHITECTS, CLARKE CATON HINTZ, AND LACY THALER REILLY WILSON ARCHITECTURE & PRESERVATION, LLP

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Mulcahy inquired if there is a specific area where the services would be needed. Mr. McDonald responded that the architect services go along with the masonry services at Boardwalk Hall. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Hill. Resolution 20-11 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EMERGENCY ASBESTOS REMEDIATION AND CONSULTING SERVICES CONTRACT WITH ENVIRONMENTAL DESIGN INC. TO COMPLETE EMERGENCY REPAIRS TO JIM WHELAN BOARDWALK HALL

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Cheatham inquired if there is an employee at Boardwalk Hall who is assigned to identify and manage asbestos in the building. Mr. Doherty responded no and further stated that an engineering firm that was conducting an analysis found the asbestos in this instance. Mr. Gant stated that issues with asbestos are not as common as in the past and when these materials are found, they are dealt with immediately. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Giannantonio. Resolution 20-12 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS CERTIFYING OFFICER AND SUPERVISOR FOR MATTERS PERTAINING TO THE STATE OF NEW JERSEY RETIREMENT SYSTEM



The resolution was read by title. 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. Tolson and seconded by Mr. Long. Resolution 20-13 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE PROFESSIONAL SERVICES AGREEMENT WITH ANCERO LLC FOR COMPUTER NETWORK ADMINISTRATION SERVICES BY EXTENDING THE TERM FOR AN ADDITIONAL ONE (1) YEAR PERIOD

The resolution was read by title. 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. Tolson and seconded by Mr. Hill. Resolution 20-14 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A ONE (1) YEAR EXTENSION OF THE PROFESSIONAL SERVICES AGREEMENTS WITH PFM FINANCIAL ADVISORS LLC, PHOENIX ADVISORS LLC, AND STONE PLANNING, INC FOR FINANCIAL ADVISORY SERVICES ON AN AS-NEEDED BASIS

The resolution was read by title. Mr. Hanley and Mr. Tolson recused themselves. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Rosenberger inquired if any of the financial consultants are local. Mayor Small responded no. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Plousis. Resolution 20-15 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT OF THREE (3) TENNANT 4300 ALL-TERRAIN RIDE-ON LITTER VACUUMS (ATLVs) FOR THE SPECIAL IMPROVEMENT DISTRICT UNDER STATE CONTRACT #00566 FROM GRAINGER IN AN AMOUNT NOT TO EXCEED \$136,998

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Ms. Joyce Mollineaux inquired as to how many All-Terrain Ride-On Litter Vacuums the CRDA has currently. Mr. Rick Santoro, Director of Special Improvement District Department responded eight. Ms. Mollineaux inquired how the



ATLVs are used in the city. Mr. Santoro responded that they are used every day on the curb lines, city parks and the Boardwalk within the Tourism District. Ms. Mollineaux inquired if they can be used outside the Tourism District. Mr. Santoro responded that the Tourism District legislation S11 defined the jurisdiction of the Special Improvement District. Mayor Small commented on the positive partnership between the City and CRDA. Mr. Kyle stated that a portion of the SID funds come from a special assessment on commercial properties within the Tourism District. Mr. Cheatham stated his dislike that the city and Tourism District are two separate districts created by the Governor. Mr. Tolson clarified that the Tourism District was created by the previous administration and not the current one. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Kyle. Resolution 20-16 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE CERTIFICATION OF THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL FOR THE PERIOD JANUARY 1, 2020 THROUGH DECEMBER 31, 2020

The resolution was read by title. 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. Kyle and seconded by Ms. DiLorenzo. Resolution 20-17 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN INTERGOVERNMENTAL GRANT TO THE CITY OF ATLANTIC CITY IN AN AMOUNT NOT TO EXCEED \$1,740,000 FROM THE TOURISM DISTRICT AND THE COMMUNITY DEVELOPMENT FUND FOR IMPROVEMENTS TO ENHANCE HISTORIC GARDNER'S BASIN

The resolution was read by title. Mayor Small and Mr. Long recused themselves. The Chair described the proposed action and then requested member discussion. Mr. Hill and Mr. Gant expressed support for the project. Mayor Small stated that the city has received \$2 million in funding that will improve the bulkheads. The Chair named the three agencies that are funding this project: NJ Department of Environmental Protection (DEP), Department of Community Affairs (DCA) and CRDA. Mayor Small stated that when Caspian Point is completed, it will connect with Gardner's Basin and the Boardwalk. Mayor Small further stated that bike hours have been extended to encourage people to head towards Gardner's Basin. Hearing no further comments from the members, the Chair requested public comment. Mr. Cheatham expressed his support for the project. Ms. Sheila Hull from Bungalow Park Civic Association inquired the location of the bulkheads that Mayor Small mentioned because she resides by Massachusetts Ave



where it regularly floods. Mayor Small responded that the bulkhead is in Gardner's Basin, but he is aware of the problem on Massachusetts Ave and that help is on the way. Ms. Joyce Mollineaux suggested making Gardner's Basin similar to the Harbor in Baltimore. Mr. Steve Young expressed his support for the project and suggested making Gardner's Basin a historical area. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Giannantonio and seconded by Mr. Hill. Resolution 20-18 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A CONTRACT TO IACONELLI CONTRACTING INCORPORATED TO PROVIDE DEMOLITION SERVICES ON THE AUTHORITY OWNED PROPERTY LOCATED AT 2231 ARCTIC AVENUE WITH A SPENDING LIMIT, INCLUSIVE OF A 10% CONTINGENCY, NOT TO EXCEED \$41,580

The resolution was read by title. 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. Plousis and seconded by Mr. Gant. Resolution 20-19 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY TO APPROVE AN AMENDMENT TO THE CONTRACT WITH HUGHES ELECTRIC CO., INC. FOR ELECTRICAL SERVICES ON AN AS-NEEDED BASIS TO INCREASE THE NOT TO EXCEED AMOUNT TO \$100,000

The resolution was read by title. 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. Long. Resolution 20-20 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE LEASE AGREEMENT WITH STOCKTON UNIVERSITY FOR RETAIL SPACE AT THE CORRIDOR PARKING GARAGE A/K/A WAVE GARAGE

The resolution was read by title. 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. Long. Resolution 20-21 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 \$1.2 MILLION FROM THE ATLANTIC CITY TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AND GRANTING PROJECT APPROVAL ALL IN FURTHERANCE OF THE VACANT ROOMING HOUSE CONVERSION PROJECT

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Gant inquired the intention of this project. Mr. Doherty responded that the intention is to convert vacant rooming houses to apartments and other uses. Mr. Tolson stated that this is a pilot program. Hearing no further comments from the members, the Chair requested public comment. Mr. Cheatham expressed his support for the project. Ms. Sheila Hull stated her concerns about converting rooming houses to short term rental units. Mr. Doherty responded that the City is going to address those concerns. Mayor Small concurred with Mr. Doherty's statement. Mr. Geoffrey Rosenberger stated his concerns that some of the rooming houses are homes to people who work minimum wage jobs. Mr. Young stated his concerns about code enforcement in regards to the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Plousis. Resolution 20-22 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 \$328,800 FROM THE ATLANTIC CITY TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AND THE NEGOTIATION AND EXECUTION OF A LOAN AGREEMENT WITH 26 S KENTUCKY, LLC TO PURCHASE AND CONVERT A VACANT ROOMING HOUSE UNDER THE VACANT ROOMING HOUSE CONVERSION PROJECT

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Gant stated his concerns about the project and loan. Ms. DiLorenzo inquired if the participant who is applying for the loan has experience with similar projects. Mr. Doherty responded in the affirmative. Hearing no further comments from the members, the Chair requested public comment. Mr. Cheatham stated his concerns that the Authority should be cautious about the project. Mr. Young inquired if he could be kept up to date on any projects that are being done on Kentucky Avenue. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Long. Mr. Gant voted no. Resolution 20-23 was approved by a vote of 12-1.

PUBLIC COMMENT

Mr. Mike Lopez thanked the Authority for its work.



Ms. Joyce Mollineaux from the Citizens Advisory Board along with other members requested more police officers in the city.

Ms. Hull concurred with Ms. Mollineaux request.

Mr. Tolson inquired if this request was presented to the City Council. Ms. Mollineaux responded no.

Mr. Kyle stated that CRDA funded \$7.5 million for 15 police officers last year.

Mr. Rosenberger concurred with Mr. Cheatham's previous statement about being one city.

Mr. Everett Lee from Snapchat Photo inquired about the status of a photography bid from last year. Mr. Doherty responded that the bid was not awarded and at the current moment will not be moving forward. Mr. Lee suggested posting current photos on the website in regards to current projects.

Mr. Cheatham stated that police officers should be living in the city where they work.

Mayor Small stated that he is working on a program to encourage police officers, firefighters and professional administrators to live in the city by providing low interest mortgages.

Ms. Mollineaux stated her concerns about the upkeep on the Civil Rights Garden on Martin Luther King Blvd.

Mr. Scott Thomas suggested bringing back the CRDA newsletters and distributing it to the casinos.

Councilman Kaleem Shabazz thanked Sandi Harvey from Meet AC for her work in bringing the 2022 NAACP National Convention to Atlantic City.

Mr. Tolson responded that with the NACCP coming to Atlantic City, the Civil Right Garden would be made a priority.

Mr. Gant inquired as to the status of a grant request for the 9/11 Memorial on Jackson Ave.

Mr. Gant inquired the status of the AtlantiCare project. The Chair responded that by next month's board meeting, an update would be provided.



Mr. Gant stated that he supports development projects but that he wants some assurances that they will be sustainable.

Mr. Gant inquired if MudShare is still under contract with the Authority. The Chair responded no. Mr. Gant inquired when their contract was terminated. Mr. Doherty responded last October.



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:

February 18, 2020



HOWARD J. KYLE, SECRETARY