



**CASINO REINVESTMENT
DEVELOPMENT AUTHORITY
15 SOUTH PENNSYLVANIA AVENUE
ATLANTIC CITY, NJ 08401**

**MINUTES – PUBLIC MEETING 20-03
March 17, 2020**

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

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 FEBRUARY 18, 2020 BOARD MEETING

The Chairman requested a motion to approve the minutes of the February 18, 2020 Members' Meetings. A motion was made by Mr. Hill and seconded by Mr. Butler. Resolution 20-24 was approved by unanimous vote of the members.

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

CONSENT AGENDA:



The following items were read by title. The Chair asked the Members to advise of any item(s) that should be removed from the consent agenda and for any recusals. Ms. DiLorenzo entered her recusal to item #13 (CITYWIDE STREET LIGHTING MAINTENANCE AND IMPROVEMENT PROJECT). Mr. Tolson questioned why there are two separate collective bargaining agreements with the Communications Workers of America and that this should be examined at a later date. Mr. Tolson also stated that a better record on return investment for all of the Tourism Market Expansion Project concerts is needed. Lastly, Mr. Tolson requested a list of who owns the individual street lights with regard to the Citywide Street Lighting Maintenance & Improvement Project. Mr. Long responded that he is currently working on a list. Also with regard to this Project, Mr. Rebeck inquired if CRDA has a map that identifies ownership. Mr. Long responded that there is currently no map. Mr. Gant inquired if CRDA would still have to pay for any of the Tourism Market Expansion Project concerts if they were not to take place. Mr. Mulcahy responded no. Mr. Long stated that a meeting which included the City CRDA and other stakeholders was held last week to discuss the Citywide Street Lighting Maintenance and Improvement Project. Hearing no further member comment, the Chair requested a motion to approve all items under the consent agenda. A motion was made by Mr. Kyle and seconded by Mr. Tolson.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING TWO COLLECTIVE BARGAINING AGREEMENTS WITH THE COMMUNICATIONS WORKERS OF AMERICA, LOCAL 1040 (SUPERVISORS AND NON-SUPERVISORS), FOR THE PERIOD MAY 1, 2019 THROUGH APRIL 30, 2023

Resolution 20-25 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING CONTRACTS TO LANDSMAN UNIFORM, INC AND ACTION UNIFORM COMPANY, LLC FOR THE PURCHASE OF UNIFORMS FOR PERSONNEL OF THE SPECIAL IMPROVEMENT DISTRICT DIVISION IN AN AGGREGATE AMOUNT NOT TO EXCEED \$45,000 FROM THE 2020 SPECIAL IMPROVEMENT DISTRICT BUDGET

Resolution 20-26 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$200,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE 2020 ATLANTIC CITY AIRSHOW AND AUTHORIZING ENTRY INTO A GRANT AGREEMENT WITH THE ATLANTIC CITY CHAMBER OF COMMERCE



Resolution 20-27 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$265,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE BROADWAY ON THE BOARDWALK SUMMER CONCERT EVENTS PROGRAM AT KENNEDY PLAZA AND AUTHORIZING ENTRY INTO A GRANT AGREEMENT WITH JUDILUDI PRODUCTIONS IN SUPPORT OF THE 2020 BROADWAY ON THE BOARDWALK SUMMER CONCERT EVENTS PROGRAM AT KENNEDY PLAZA

Resolution 20-28 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$215,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE CRDA SUMMER CONCERT SERIES AT KENNEDY PLAZA AND AUTHORIZING ENTRY INTO A GRANT AGREEMENT WITH TONY MART LLC FOR THE CRDA SUMMER CONCERT SERIES - MARDI GRAS LLC

Resolution 20-29 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$174,999 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE BOARDWALK SUMMER CONCERT EVENTS PROGRAM AT KENNEDY PLAZA AND AUTHORIZING ENTRY INTO A GRANT AGREEMENT WITH 609 EVENT PRODUCTIONS, LLC

Resolution 20-30 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$90,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE TRIBUTE TUESDAY CONCERT SERIES AT KENNEDY PLAZA AND AUTHORIZING ENTRY INTO A GRANT AGREEMENT WITH MULHERN ENTERTAINMENT



Resolution 20-31 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$149,997 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE 2020 SUMMER CONCERT SERIES AT GARDNER'S BASIN AND AUTHORIZING ENTRY INTO A GRANT AGREEMENT WITH THE NATIONAL RHYTHM AND BLUES SOCIETY INC. AND THE CITY OF ATLANTIC CITY

Resolution 20-32 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$160,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE CHICKEN BONE BEACH JAZZ CONCERT SERIES AT KENNEDY PLAZA AND AUTHORIZING ENTRY INTO A GRANT AGREEMENT WITH THE CHICKEN BONE BEACH HISTORICAL FOUNDATION

Resolution 20-33 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT WITH EASTERN SIGN TECH LLC FOR REPLACEMENT OF THE EXTERIOR LED BOARD AT JIM WHELAN BOARDWALK HALL

Resolution 20-34 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$500,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND WITH THE ATLANTIC CITY BOARDWALK HOLOCAUST MEMORIAL INC TO CONSTRUCT A YEAR-ROUND HOLOCAUST MEMORIAL AT PROPERTY LOCATED ON THE BOARDWALK AT ROOSEVELT PLAZA, ATLANTIC CITY, NEW JERSEY

Resolution 20-35 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$50,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND APPROVING THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT WITH THE ATLANTIC CITY ARTS FOUNDATION TO SUPPORT ITS OPERATIONS AND PUBLIC ART PROGRAM IN ATLANTIC CITY

Resolution 20-36 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 \$500,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT FOR MAINTENANCE AND REPAIR OF CITY STREET LIGHTING FOR A PERIOD OF UP TO TWO YEARS

Ms. DiLorenzo recused herself. Resolution 20-37 was approved by unanimous vote of the eligible members.

PUBLIC COMMENT

**Sandy Costanza,
Northfield, NJ**

My Name is Sandy Costanzo and I have properties on Bartram Ave. and Delancy Place. It is always nice to see our CRDA people out on our streets and the Boardwalk. They are always extremely pleasant and my short-term rental people often tell me that they are great ambassadors for the City!

That being said, my concern/issue is for the disrepair of many of the benches on the Boardwalk especially near the Bartram Ave. entrance.

I called the City recently to inquire about purchasing a bench or even one that is sitting in disrepair (as I would be willing to pay to have it refurbished). I ask because my husband Dr. Matthew Costanzo recently passed away and I would love to purchase one in his memory.



I was passed from one office to another at City Hall and finally was told that the City doesn't "bother with them anymore". How sad. Matt and I have done everything that we could to help to lift the image of the City. The houses that I now use for my rental business were in disrepair before we purchased them and we lovingly restored them. I could go on...If there is anything at all that you can do to first address this bench situation and second help to get me to someone who would allow me to purchase a bench, I would be deeply grateful.

Keep up the good work!

Marlene McPherson

Regarding Sober Living Housing

I am concerned these houses are popping up without being monitored, licensed or following the letter of the law – they are clustered and are becoming more so. What, if anything, is the CRDA doing to protect ALL communities and the rights of ALL who live in them? From my perspective, there's a lot of sitting on one's hands and doing NOTHING!
Not good.

Lynne Kesselman
Atlantic City, NJ

Dear Chairman Mulcahy and members of the CRDA,

The over building and selling/leases of our open space beaches needs to be halted. Safeguarding and preserving our City's most precious resource, the open space and beauty of our wide, clean, safe beaches should, instead, be a high priority.

As a homeowner in the Ocean Club condominiums, located between Montpelier and Chelsea Avenue, I am requesting that the CRDA revisit and reconsider the goals and plans for the beach lots surrounding the Ocean Club's 754 residential homes and re-district that block and/or area to a more appropriate residential-type district designation. The current designation has caused significant and unnecessary stress, sleep deprivation, and the inability to enjoy a peaceful living environment.

Attached, please find a copy of the objection letter and attachments I have sent to the NJ DEP regarding a highly inappropriate, overly expansive proposal for the beach area directly in front of the Ocean Club condominiums.

You all have the ability to correct this unjustifiable designation in an area where so many people live and would like to peacefully reside.



**Gary Pulz
Atlantic City**

My neighbors and I are frustrated that city ordinances related to enforcing the 600 foot buffer zone between sober living treatment facilities are not being enforced. I live 2 doors down from the group home on Tallahassee and worry about commercial businesses opening up in our residential neighborhood with impunity and in violation of our established city rules and regulations. Thank you for sharing my concerns with the CRDA at this afternoon's meeting.

**Lisa & Paul Richards
Atlantic City, NJ**

First Public Comment:

As new home buyers in Atlantic City, who recently moved from Linwood and chose Lower Chelsea over Margate and Ventnor, we are very concerned with the sober living house at 16 S Tallahassee Ave. and how it's affecting our quality of life and home values.

The owners do not have a CO yet are operating what, from the outside, looks like a rooming house for recovering addicts. We'd also like to know why the evacuation notice and the city's own 660' buffer zone law has not been enforced and how the CRDA plans to get involved.

Lastly, there is a bill sponsored by Senators Armato and Mazzeo that doesn't take into account the city's current buffer zone laws. Can you help us understand why Trenton is not coordinating with the city or CRDA to work together on this rather than ignore our current laws?

We live in a quiet, residential neighborhood that I believe CRDA is trying to grow with Stockton and the gas company in our backyard. We are very excited about these initiatives and one of the reasons we moved here. This type of home gets very loud, past 11pm on week nights when the weather is warm as they all congregate on the porch. It's very difficult for people who have to get up at 6am. There also is no staff member or supervisor on site if issues arise. We have to text their manager. It also causes an immense parking problem with 12-15 residents, many who have cars. Parking is already an issue one block from the beach. Group homes are very difficult in an area where we are already on top of each other



We are all for sober living homes but there has to be some thought to location so it is best for the residents of the home and also doesn't impact the community/neighborhood in a negative way, especially one CRDA intends to grow.

We appreciate your time in looking into and addressing this issue.

Second Public Comment:

We need CRDA's help in fixing the fiscal situation in Atlantic City.

I would like to bring up the current tax burden on the Atlantic City residents with the most recent tax hike from the county and then the subsequent raise due to the reevaluations.

As a new resident of only 8 months, we're already being taxed out of the city in which we had hoped to retire. We are pleading that the CRDA look at the fiscal situation more closely and re-examine the PILOT Program, the amount of money being taken out of the city, and how that affects the residents. Please help us with this burden by keeping more of the money here and lowering our taxes.

We love it here and want to stay and continue to encourage others to move here as well.

Mike Gandhi

The Sober house at 16 s, Talahassee Ave is illegal and nuisance, They have made our daily life miserable as there is no supervision from their operator.

This will affect our resident.

Also there are many Air BNB houses.

Also some of law makers are doing favor to this operators and not considering resident concern.

Please act on these houses.

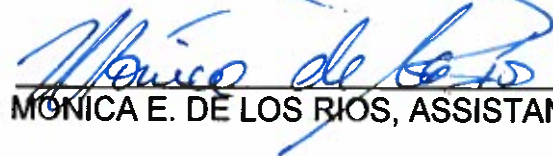
Thank you



CERTIFICATION

I, MONICA E. DE LOS RIOS, Assistant 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:

March 17, 2020



MONICA E. DE LOS RIOS, ASSISTANT SECRETARY