



**MINUTES – PUBLIC MEETING 20-10
August 18, 2020**

- VPRESIDING:** 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), Mark Giannantonio (via teleconference), Michael Hanley (via teleconference), Gary Hill (via teleconference), Howard Kyle (via teleconference), William Mullen (via teleconference), David Rebeck for State Attorney General Gurbir S. Grewal (via teleconference), James Plousis (via teleconference), Robert Shaughnessy for State Treasurer Elizabeth M. Muoio (via teleconference), Mayor Marty Small, Sr. (via teleconference), Robert Long for DCA Commissioner Sheila Y. Oliver (via teleconference)
- ABSENT:**
- STAFF:** Matthew Doherty (via teleconference), Rosa Farias (via teleconference), Lisa Britt (via teleconference), Kathy Marshall (via teleconference), Oriana Mondragon (via teleconference), Monica de los Rios (via teleconference), Thomas Meehan (via teleconference), Lance Landgraf (via teleconference)
- 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 JULY 21, 2020 BOARD MEETING

The Chairman requested a motion to approve the minutes of the July 21, 2020 Members' Meeting. A motion was made by Mr. Plousis and seconded by Mr. Butler. Resolution 20-95 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY SITE PLAN APPROVAL AND MINOR SUBDIVISION WITH VARIANCES APPROVAL TO SHOWBOAT RENAISSANCE, LLC, LOCATED AT 801 BOARDWALK, AS TO PROPERTY LOCATED AT 800 ATLANTIC AVENUE, 801 BOARDWALK; 800, 801, 804 & 810 PACIFIC AVENUE, 160 & 170 S. NEW JERSEY AVENUE; 808 ARCTIC AVENUE AND 801 & 815 ATLANTIC AVENUE (BLOCK 134, LOT 1; BLOCK 61, LOTS 22, 23, 24, 25, 26, & 27; AND BLOCK 302, LOTS 1, 2 & 4) IN THE CITY OF ATLANTIC CITY, UNDER APPLICATION #2020-06-2831



The resolution was read by title. Mr. Giannantonio recused himself. The Chair described the proposed action and then requested member discussion. The Chair inquired about the applicants' next steps in the process. Mr. Doherty, CRDA Executive Director, responded that once the variance is granted, the applicant has also requested an Authority-sponsored ERD which would permit \$5 million in rebates to be divided between Showboat and the Authority. Mr. Mulcahy inquired if the ERD is part of this approval today. Mr. Doherty responded no, that they are completely separate. Ms. de los Rios clarified that this action is a preliminary approval. Mr. Landgraf, CRDA's Director of Planning & Development added that the request before the Board is a preliminary site plan approval and that the applicant will need to return to the Authority with detailed construction plans to request final site plan approval. Mr. Mulcahy stated that there are ongoing discussions about how the rebate will be divided. Mr. Tolson inquired if the majority of the variances are in connection with other properties owned by the Showboat. Mr. Landgraf responded in the affirmative. Hearing no further comments from the Members, the Chair requested public comment. Mr. Kevin Sheehan from Parker McCay, the attorney for the applicant stated that they are in agreement with the report and asked for the Board's approval. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 20-96 was approved by unanimous vote of the eligible members.

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

RESOLUTION APPROVING AN EMERGENCY CONTRACT WITH ABM INDUSTRY GROUPS, LLC FOR BOARDWALK COMFORT STATION AND PORTA JOHN CLEANING SERVICES IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND DOLLARS (\$100,000)

The resolution was read by title. The Chair described the proposed action and then requested member discussion. 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. Hill and seconded by Mr. Tolson. Resolution 20-97 was approved by unanimous vote of the members.

RESOLUTION AWARDDING CONTRACT TO ABM INDUSTRY GROUPS, LLC FOR BOARDWALK COMFORT STATIONS AND PORTA JOHN CLEANING SERVICES IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND DOLLARS (\$100,000) FOR THE PERIOD AUGUST 19, 2020 TO AUGUST 18, 2021

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Long requested clarification regarding a bid submitted for \$666,000 and the contract, which is being capped at \$100,000. Mr. Doherty responded that the restrooms would be closed sometime in October for renovations and he does not anticipate the need for a contract that exceeds \$100,000. 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. Hill. Resolution 20-98 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING SPECTRA VENUE MANAGEMENT’S AWARD OF A CONTRACT TO CZAR
ENGINEERING FOR STRUCTURAL ENGINEERING SERVICES ON AN AS NEEDED BASIS
WITH AN AGGREGATE NOT TO EXCEED OF \$500,000 FOR THE PERIOD AUGUST 19,
2020 TO MAY 19, 2022**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. 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. Shaughnessy and seconded by Ms. DiLorenzo. Resolution 20-99 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING THE EXTENSION OF THE PROFESSIONAL SERVICES AGREEMENT WITH
CONNER STRONG AND BUCKELEW TO PROVIDE COMMERCIAL INSURANCE
SERVICES FOR THE PERIODS APRIL 1, 2019 TO MARCH 31, 2021**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. 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. Giannantonio and seconded by Ms. DiLorenzo. Resolution 20-100 was approved by unanimous vote of the members.

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO THE AMBIENT GROUP,
LLC AND NORTHSTAR ENVIRONMENTAL SERVICES FOR ENVIRONMENTAL
REMEDATION SERVICES ON AN AS-NEEDED BASIS IN AN AGGREGATE AMOUNT NOT
TO EXCEED ONE HUNDRED AND TWENTY THOUSAND DOLLARS (\$120,000) FOR A ONE
(1) YEAR TERM (AUGUST 19, 2020 - AUGUST 19, 2021)**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson inquired how funds for the supermarket project would be allocated. Mr. Landgraf responded that the funding for the Shop Rite lot cleanup would come from approved project funds for the project. 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. Butler and seconded by Mr. Hill. Resolution 20-101 was approved by unanimous vote of the members.

**RESOLUTION APPROVING A SUPPLEMENTAL FUND RESERVATION IN THE AMOUNT
OF \$4,544,592 AND AWARDED A CONTRACT TO MASSETT BUILDING COMPANY FOR
THE TOURISM DISTRICT PUBLIC RESTROOM RENOVATION PROJECT IN AN AMOUNT
NOT TO EXCEED \$4,131,477 (PLUS A 10% CONTINGENCY)**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mayor Small expressed his support for the project. Mr. Tolson inquired if all the restrooms will be closed simultaneously. Mr. Meehan, CRDA Director of Project



Implementation and Management responded in the affirmative. Mr. Tolson expressed his concern regarding possible complaints about the restrooms being closed prior to work commencing. Mr. Meehan stated that porta-johns will replace the closed restrooms until winter. Mr. Tolson inquired if renderings of the project are available. Mr. Meehan responded in the affirmative. Mr. Doherty added that in preparation for closing the restrooms, 32 porta-johns have already been placed on the boardwalk by the Authority's SID Division to augment the closure. Mr. Rebeck requested clarification about the apprenticeship program. Mr. Meehan responded that the Restroom Renovation Project Solicitation contained minimum requirements. One of the minimum requirements was the General Contractor and their sub-contractors must provide documentation that they are actively participating in an US Department of Labor Apprenticeship Program at the time of bid. This insures a high level of quality training of skilled workers for each of the trades utilized on a project and that they are all trained in life safety measures for their trade work. This also insures that the project utilizes skilled tradesman that were trained under a high standard of work performance that benefits the CRDA facilities like electrical, plumbing, mechanical and other trade that bring with them the standard of care produced through the US Department of Labor Apprenticeship Programs. Mr. Mulcahy requested that Karen Martin, CRDA Acting Director of Communications & Marketing, prepare a press release about the project. 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. Giannantonio. Resolution 20-102 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 \$350,000
FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING
THE COMMUNITY FOOD BANK OF NEW JERSEY A GRANT IN AN AMOUNT NOT TO
EXCEED \$350,000, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND
EXECUTE A GRANT AGREEMENT WITH THE COMMUNITY FOOD BANK OF NEW
JERSEY TO FUND AN ADDITIONAL THREE MONTHS OF EMERGENCY FOOD
DISTRIBUTION SERVICES**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. 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. Butler and seconded by Mr. Tolson. Resolution 20-103 was approved by unanimous vote of the members.

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE SHORT-TERM MANAGEMENT
AGREEMENT WITH B & B PARKING, INC. TO OPERATE AND MAINTAIN FIVE (5) CRDA-
OWNED SURFACE PARKING LOTS IN THE CITY OF ATLANTIC CITY**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. 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. Kyle and seconded by Ms. DiLorenzo. Resolution 20-104 was approved by unanimous vote of the members.



RESOLUTION REJECTING ALL PROPOSALS RECEIVED IN RESPONSE TO THE REQUEST FOR PROPOSALS FOR MANAGEMENT SERVICES RELATING TO THE OPERATION OF CERTAIN SURFACE PARKING LOTS OWNED BY THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY

The resolution was read by title. The Chair described the proposed action and then requested member discussion. 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. Hanley and seconded by Ms. DiLorenzo. Resolution 20-105 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mayor Small thanked the Board for its support of the Mayor Small's Feeding Initiative. He also updated the board on the COVID testing sites throughout the city and announced that the Atlantic City 2020/2021 school year will start virtually along with a virtual recreation program. Mayor Small stated that this Friday there would be a meeting in regard to the demolition of Trump Plaza.

EXECUTIVE SESSION

The resolution was read by title. The Chair requested a motion to go into the executive session portion of the meeting. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 20-106 was approved by unanimous vote of the members.

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:

August 18, 2020



HOWARD J. KYLE, SECRETARY