



**MINUTES – PUBLIC MEETING 20-11
September 15, 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), 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), Robert Long for DCA Commissioner Sheila Y. Oliver (via teleconference)
- ABSENT:** Mayor Marty Small, Sr.
- 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), Jane Fontana (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 AUGUST 18, 2020 BOARD MEETING

The Chairman requested a motion to approve the minutes of the August 18, 2020 Members’ Meeting. A motion was made by Ms. DiLorenzo and seconded by Mr. Butler. Resolution 20-107 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL WITH VARIANCES TO BALLY’S PARK PLACE, LLC, FOR PROPERTY LOCATED AT 200 PACIFIC AVENUE (BLOCK 42, LOT 1) IN THE CITY OF ATLANTIC CITY, UNDER APPLICATION #2020-02-2830

The resolution was read by title. The Chair described the proposed action and then requested member discussion. The Chair inquired if there is another casino coming to the City. Mr. Lance Landgraf, Director of Planning and Development responded that Twin Rivers from Connecticut is purchasing a portion of Bally’s from Caesars/Eldorado. The sale of this portion of Bally’s was a condition of Eldorado’s casino licensing. The Chair inquired if Mr. Plousis concurred with this. Mr.



Plousis responded in the affirmative. The Chair inquired about fire regulations with regard to the location of the property on the lot. Mr. Landgraf responded that in some cases, the buildings are on the lot lines and in other cases, there is a zero setback. He added that there is no new construction included. 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 20-108 was approved by unanimous vote of the members.

RESOLUTION GRANTING APPROVAL TO AC OCEANWALK, LLC FOR A VARIENCE AS TO PROPERTY LOCATED AT 500 BOARDWALK (BLOCK 62, LOTS 1 & 2 AND Block 68, LOT 3.02) IN THE CITY OF ATLANTIC CITY, UNDER APPLICATION #2020-02-2809

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Hill inquired if the sign referred to in the approval is electric. Mr. Landgraf responded that the sign is not electric. Instead, it is a large temporary banner. Mr. Long inquired what the rationale is for the 30-day limit on temporary signage. Mr. Landgraf responded that the sign is considered temporary under land use regulations and changed seasonally to keep events current. Mr. Tolson inquired about the difference between a permanent sign and temporary sign and if the applicant could have a permanent sign instead. Mr. Landgraf responded that a permanent sign is made of strong material rather than a banner. He stated that the applicant could choose to have a permanent sign but in this case, the applicant wishes to use temporary signage that can be changed. Mr. Tolson stated his concerns that other casinos and properties may now make the same request to use temporary signage. Mr. Landgraf responded that anyone is permitted to submit a request and each would be reviewed on a case by case basis. Mr. Gant inquired about the aesthetics of the signs. Mr. Landgraf responded that as a condition of the approval, signs cannot be in disrepair. Mr. Long inquired if a condition can be added to the approval that the signs must promote current events. A discussion to table the item until next month's Board meeting followed. Ms. Monica de los Rios, General Counsel, joined the discussion. Mr. Long inquired if there would be any implications for the applicant if this approval is delayed for a month. Mr. Landgraf responded no. Mr. Gant asked for additional clarification about the 30-day limit on temporary signage. Mr. Landgraf responded that a temporary sign is usually used for 30 days out of the whole year, but in this case, the applicant would like to change the signs multiple times a year for 30 days at a time. Mr. Landgraf stated that he had just received a message from Mr. Nick Talvacchia, the attorney for the applicant, and that they are okay with the conditions being added and the approval being brought back to the Board in October. The Chair added that a condition should also be added that the signs must be taken down in the event of a hurricane. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion to table the item was made by Mr. Long and seconded by Ms. DiLorenzo. The item was tabled by unanimous vote of the members.

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

RESOLUTION AUTHORIZING THE AUCTION OF SURPLUS ITEMS NO LONGER NEEDED FOR PUBLIC USE THROUGH GOVDEALS, INC.



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. Shaughnessy and seconded by Mr. Butler. Resolution 20-109 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING \$50,000 FROM ATLANTIC CITY ELECTRIC, ESTABLISHING A FUND RESERVATION IN THE AMOUNT OF \$50,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, GRANTING FINAL PROJECT APPROVAL OF THE SMALL BUSINESS GRANT PROGRAM, A COLLABORATION BETWEEN ATLANTIC CITY ELECTRIC AND THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AND AUTHORIZE THE NEGOTIATION AND EXECUTION OF A PUBLIC PRIVATE PARTNERSHIP AGREEMENT

The resolution was read by title. Ms. DiLorenzo recused herself. The Chair described the proposed action and then requested member discussion. Mr. Mulcahy stated his concerns regarding the destruction occurring as a result of recent events and the cost to the public for this damage. Mr. Tolson commented that there is also a greater issue at hand. A discussion regarding the use of each Party's funds followed and Ms. de los Rios clarified that the terms of the agreement with Atlantic City Electric have not been finalized. Mr. Tolson and Mr. Gant joined the discussion. Mr. Gant inquired who will be administering the program and asked why the item has been presented for approval if the terms have not been agreed upon. Ms. de los Rios responded that CRDA would be administering the program. Ms. Rosa Farias, Deputy Executive Director, responded that this is a goodwill effort. The Chair inquired how the amount of funding was determined. Ms. Farias responded that an application is being developed that will set guidelines that will determine eligibility based on the background of the business and by verifying information submitted. The Chair inquired how many businesses were damaged. Ms. Farias responded that between twenty and thirty businesses experienced damage. Mr. Matthew Doherty, Executive Director stated that Atlantic City Electric approached the CRDA with their proposal of a \$50,000 grant to damaged businesses in the city and CRDA agreed to match it. Ms. Farias further clarified how the money would be distributed to the damaged businesses. Mr. Gant inquired if there is criteria for how the grant funds will be distributed. Ms. Farias and Ms. de los Rios responded in the affirmative. Mr. Gant inquired if this criteria could be sent to the Members. The Chair responded in the affirmative. Mr. Doherty stated that there would also be a final report on how the funds were spent. The Chair asked Mr. Landgraf if each business had at least \$5,000 in damages. Mr. Landgraf responded no, and that in some cases the funds will be used for what insurance did not cover and deductibles. 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 20-110 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING CTX INFRASTRUCTURE, LLC AS DEVELOPER OF THE FORMER PATSY WALLACE SITE, A/K/A BLOCK 336, LOTS 8 - 23, LOCATED IN THE DUCKTOWN SECTION OF THE CITY OF ATLANTIC CITY AND AUTHORIZING THE NEGOTIATION AND ENTRY



INTO A MEMORANDUM OF UNDERSTANDING AND DEVELOPMENT AGREEMENT WITH CTX INFRASTRUCTURE, LLC

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 Ms. DiLorenzo and seconded by Mr. Plousis. Resolution 20-111 was approved by unanimous vote of the members.

RESOLUTION AWARDING A PROFESSIONAL SERVICES CONTRACT TO COFONE CONSULTING GROUP LLC FOR PLANNING CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$75,000 FOR A ONE YEAR TERM (SEPTEMBER 16, 2020 - SEPTEMBER 15, 2021)

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. Hill. Resolution 20-112 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING THE BOYS AND GIRLS CLUB OF ATLANTIC CITY'S GRANT REQUEST, ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$39,630.16 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE BOYS AND GIRLS CLUB OF ATLANTIC CITY

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson inquired about the percentage of youth serviced who live below the federal poverty line. Ms. Farias responded that 93% of the youth serviced by the Boys & Girls Club live below the federal poverty line. Mr. Butler inquired if this is the total cost of the program. Ms. Farias responded in the affirmative. Mr. Giannantonio expressed his support for the program. 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 20-113 was approved by unanimous vote of the members.

PUBLIC COMMENT

No public comment was made.

EXECUTIVE SESSION

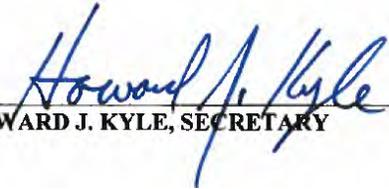
The resolution was read by title. The Chair requested a motion to go into the executive session portion of the meeting. A motion was made by Mr. Tolson and seconded by Ms. DiLorenzo. Resolution 20-114 was approved by unanimous vote of the members.



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:

September 15, 2020



HOWARD J. KYLE, SECRETARY