



**MINUTES – PUBLIC MEETING 20-12  
October 20, 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), Howard Kyle (via teleconference), William Mullen (via teleconference), David Rebeck for State Attorney General Gurbir S. Grewal (via teleconference), James Plousis (via teleconference), Michael Kanef for State Treasurer Elizabeth M. Muoio (via teleconference), Robert Long for DCA Commissioner Sheila Y. Oliver (via teleconference)
- ABSENT:** Gary Hill, 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), Thomas Meehan (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 SEPTEMBER 15, 2020 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the September 15, 2020 Members' Meeting. Mr. Kanef abstained. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 20-115 was approved by unanimous vote of the members.

Vice Chairman Tolson congratulated Chairman Mulcahy on his induction into the New Jersey Hall of Fame.

**LAND USE REGULATION & ENFORCEMENT**

**RESOLUTION GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE TO BANK OF AMERICA, NATIONAL ASSOCIATION, FOR PROPERTY LOCATED AT 3320 ATLANTIC AVENUE (BLOCK 184, LOT 1) IN THE CITY OF ATLANTIC CITY (APPLICATION #2020-02-2859)**

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. Sean Reardon expressed concerns about the high number of what he described as ‘homeless’ and ‘panhandlers’ who congregate at this location and the lack of a drive-thru being included in the plan for the site. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Mr. Kyle. Resolution 20-116 was approved by unanimous vote of the members.

**RESOLUTION GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES TO DUCKTOWN TAVERN, FOR PROPERTY LOCATED AT 2400 ATLANTIC AVENUE (BLOCK 164, LOTS 30, 32-34, 36 & 37) IN THE CITY OF ATLANTIC CITY (APPLICATION #2020-08-2862)**

The resolution was read by title. Mr. Tolson recused himself. The Chair described the proposed action and then requested member discussion. The Chair inquired if CRDA is subject to approve the plan in coordination with the City’s permit approval. Mr. Lance Landgraf, Director of Planning and Development responded in the affirmative. Mr. Gant inquired how much of the project has been completed without the permits. Mr. Landgraf responded that the warehouse and storage facility was completed 18 months ago. Mr. Landgraf further explained that both CRDA and the City became aware that construction of an outdoor bar began over the summer and CRDA initiated fines associated with land use violations. The City has its own rules that are separate and apart from the CRDA. Mr. Gant expressed concerns over certain utility inspections of the property that should have occurred prior to completion. Mr. Landgraf responded that utility inspections are not part of the land use approval process and therefore do not fall under the CRD’s jurisdiction. Mr. Long inquired about the implication to the applicant’s ability to operate if approval is not granted today. Mr. Landgraf responded that CRDA does not control the business’ ability to operate, however fines and conditions can be applied in connection with land use requirements that exist. Mr. Gant inquired if there was anything that would have prevented the applicant from seeking approval through the CRDA prior to beginning construction. Mr. Landgraf responded no, CRDA has continued to operate throughout the COVID-19 pandemic. Hearing no further comments from the members, the Chair requested public comment. Mr. Sean Reardon concurred with Mr. Gant’s concerns but expressed support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Mr. Hanley. Resolution 20-117 was approved by unanimous vote of the eligible members.

**RESOLUTION GRANTING APPROVAL TO AC OCEANWALK, LLC FOR A VARIANCE 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. The Chair inquired if Ms. Monica de los Rios, General Counsel included all the conditions discussed during last month’s meeting in the resolution. Ms. de los Rios responded in the affirmative. 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. Kyle. Resolution 20-118 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 AUTHORIZING PURCHASE OF TRASH/RECYCLING CONTAINERS FOR THE TOURISM DISTRICT UNDER STATE CONTRACT IN THE AMOUNT OF \$196,162.00**

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. Butler and seconded by Mr. Giannantonio. Resolution 20-119 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A PROFESSIONAL SERVICES CONTRACT TO SIMPLEVIEW, LLC FOR CUSTOMER RELATIONSHIP SOFTWARE AND EMAIL MARKETING SERVICES FOR A ONE YEAR TERM (NOVEMBER 1, 2020 TO OCTOBER 31, 2021)**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Giannantonio stated his concerns about the impact of Covid-19 on business in Atlantic City and the importance of marketing the destination. Mr. Tolson inquired if CRDA will have ownership of and access to any data collected by Simpleview or if the Authority will have to pay to access or attain the data. Mr. Doherty responded that Simpleview will be utilizing data that already exists. Mr. Tolson inquired if the marketing will be done through Meet AC. Mr. Doherty responded no, it will be done through CRDA. 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 20-120 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE AGREEMENT WITH INLET PUBLIC/PRIVATE ASSOCIATION, INC D/B/A THE ABSECON LIGHTHOUSE, IN FURTHERANCE OF THE ABSECON LIGHTHOUSE PROJECT**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Giannantonio expressed concerns about providing funding to continue operation of the lighthouse during a time when there is very little business or visitors. He suggested that it might be a better idea to shut down during the winter season and a better use of the funds to assist with operations during the busier season. The Chair shared Mr. Giannantonio's concerns and concurred with his suggestion. The Chair asked that the resolution include the condition that all funds for year 2021 will be exhausted with this approval. He also asked that staff convey the suggestion that was made regarding temporary closure during slow months. Mr. Doherty expressed that he understood the Chair's direction. Mr. Tolson stated his concerns about public safety in this and other areas of the city. The members discussed scheduling a meeting of the Public Safety Committee to discuss public safety concerns with the current Officer in Charge. 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. Plousis. Resolution 20-121 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REJECTING PROPOSAL RECEIVED IN RESPONSE TO THE REQUEST FOR PROPOSALS FOR AS NEEDED PLUMBING SERVICES**

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. Tolson. Resolution 20-122 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VOLUNTEERS OF AMERICA DELAWARE VALLEY'S GRANT REQUEST, ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$233,945.00 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH VOLUNTEERS OF AMERICA DELAWARE VALLEY FOR THE DEVELOPMENT OF A NEW COMPREHENSIVE HUMAN TRAFFICKING PROGRAM**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Plousis and Ms. DiLorenzo expressed their support for the program. Ms. DiLorenzo inquired if the seminars will be held virtually or in-person. Dan Sperrazza, Senior Vice President of Government Affairs for Volunteers of America Delaware Valley responded that in-person training will be held following all required COVID-19 protocols. The Chair expressed his support for the program. Dan Lombardo, President & CEO for Volunteers of America Delaware Valley thanked the Board for its support. 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. Plousis and seconded by Mr. Butler. Resolution 20-123 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE COMMUNITY FOOD BANK OF NEW JERSEY'S PHASE I GRANT TO EXTEND THE TIMEFRAME FOR REIMBURSEMENT AND THE PHASE II GRANT TO ALLOW FUNDS BE TRANSFERRED AS NEEDED BETWEEN TWO LINE ITEMS IN THE ORIGINAL BUDGET AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY GRANT DOCUMENT(S) AS MAY BE NECESSARY**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson cautioned that the the winter season and weather may bring new challenges to the continued food distribution. Mr. Doherty expressed the significant demand for food and the positive impact it is having for people in need at this time. 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 Mr. Tolson. Resolution 20-124 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A \$500,000 INCREASE TO THE FUND RESERVATION FOR THE ATLANTICCARE HEALTHPARK PROJECT (NOW TO TOTAL \$15.5 MILLION)**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. The Chair asked Ms. de los Rios to confirm the use of the additional \$500,000 to be held in escrow with any balance to be returned to us if not used for the purpose of remediating any contamination found on the site within the period of two (2) years. Ms. de los Rios responded in the affirmative with the caveat that negotiations are still ongoing. Mr. Tolson commended Chairman Mulcahy, Mr. Doherty and Ms. de los Rios on their work on this project. Mr. Gant expressed concerns about the environmental condition of the site. Ms. de los Rios clarified that required testing has been done, and will continue with regard to the “Cleaner’s” property, and CRDA will turn over a “clean” site, but there is disagreement between the parties as to additional work that Atlanticare believes should be performed by CRDA. 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. Tolson. Resolution 20-125 was approved by unanimous vote of the members.

**RESOLUTION REJECTING ALL PROPOSALS RECEIVED IN RESPONSE TO THE REQUEST FOR PROPOSALS FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF SURFACE PARKING LOTS OWNED BY THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AND AUTHORIZING A SECOND AMENDMENT TO THE AGREEMENT WITH PARK PLACE PARKING D/B/A B & B PARKING**

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. Long and seconded by Ms. DiLorenzo. Resolution 20-126 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING RESOLUTION 20-89 TO GRANT A 90-DAY EXTENSION FOR THE ENTERING INTO A PURCHASE AGREEMENT FOR 155 S TENNESEE AVENUE (BLOCK 54, LOT 16)**

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. Sean Reardon inquired about the reasoning for the Authority’s decision to purchase this specific rooming house. Mr. Doherty responded that the purchase of this rooming house is part of a larger initiative to purchase additional rooming houses that are considered to be the most problematic from a public safety standpoint and to create more economic development opportunities for investors in the city. Mr. Reardon responded that he believes this purchase was made as a favor to a specific developer or developers. An exchange between Mr. Reardon, Mr. Doherty, Vice Chair and Chair followed. The Chair cautioned Mr. Reardon against making



accusations such as this. Mr. Tolson agreed with the Chair and added that he takes exception to the characterization that the Board or the executive director would do a favor for any individual. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Butler and seconded by Mr. Tolson. Resolution 20-127 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

Mr. Sean Reardon expressed his concerns about the closed fitness center located in the Tropicana Casino. He stated that he has heard about difficulties the new owners have encountered with the land use approval process and he expressed his hope that the new owners will be successful.

**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 20, 2020

  
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HOWARD J. KYLE, SECRETARY