



**MINUTES – PUBLIC MEETING 21-02
February 16, 2021**

- 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), Lieutenant Governor and DCA Commissioner Sheila Y. Oliver (via teleconference), William Mullen (via teleconference), James Plousis (via teleconference), David Rebeck for State Attorney General Gurbir S. Grewal (via teleconference), Robert Shaughnessy for State Treasurer Elizabeth M. Muoio (via teleconference), Mayor Marty Small Sr. (via teleconference – partial attendance), Shelley Williams (via teleconference), Karen Worman (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), Jane Fontana (via teleconference)
- OTHER ATTENDEES:** Edmund Caulfield, Esq., Governor’s Authorities Unit (via teleconference)

OPENING STATEMENT

The meeting was called to order by the Chairman 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 DECEMBER 29, 2020 and JANUARY 19, 2021 BOARD MEETINGS

The Chairman requested a motion to approve the minutes of the December 29, 2020 and January 19, 2021 Board Meetings. Ms. Williams abstained from the vote. Mr. Hanley abstained from the vote on the January 19, 2021 Meeting Minutes. A motion was made by Mr. Plousis and seconded by Mr. Butler. Resolution 21-15 was approved by unanimous vote of the eligible members.

CHAIRMAN’S REPORT

Chairman Mulcahy introduced two new board members; Shelley Williams, Vice President of Sales for Hard Rock Hotel Casino Atlantic City and Karen Worman, Regional Vice President of Finance for Caesars Entertainment Group.

Mayor Small expressed his support for the Atlantic Avenue Façade Project (Khan’s Discount Store and Atlantic City Works items. Mayor further thanked Mr. Doherty, CRDA Executive Director and Lieutenant Governor Oliver for attending his State of the City event.



Mayor Small left the teleconference.

RESOLUTION IN RECOGNITION OF MARK GIANNANTONIO – Chairman Robert Mulcahy

The Chair read the resolution. Mr. Mulcahy thanked Mr. Giannantonio for his years of service to the Authority. A motion was made by Ms. Oliver and seconded by Ms. DiLorenzo. Resolution 21-16 was approved by unanimous vote of the eligible members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL WITH VARIANCE RELIEF FOR 801 BOARDWALK; 800, 804 & 810 PACIFIC AVENUE, 160 & 170 S. NEW JERSEY AVENUE; (BLOCK 61, LOTS 22, 23, 24, 25, 26, 27 & 28) IN THE CITY OF ATLANTIC CITY, UNDER APPLICATION #2021-01-2910

The resolution was read by title. Ms. Williams abstained from the vote. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Bart Blatstein, CEO of Tower Investments thanked the board for their support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 21-17 was approved by unanimous vote of the eligible members.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING AN AS-NEEDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$75,000 TO WARRINER’S CONSTRUCTION, INC. FOR THE PURCHASE OF LANDSCAPE PLANT MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT FOR THE TERM JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

The resolution was read by title. Ms. Williams abstained from the vote. 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. Oliver and seconded by Mr. Tolson. Resolution 21-18 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING AN AS-NEEDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$75,000 TO WARRINER'S CONSTRUCTION, INC. FOR THE PURCHASE OF LANDSCAPE HARDSCAPE MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT FOR THE TERM JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

The resolution was read by title. Ms. Williams abstained from the vote. 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. Kyle. Resolution 21-19 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACTS WITH LANDSMAN UNIFORM, INC. AND ACTION UNIFORM COMPANY, LLC FOR THE PERIOD MARCH 17, 2021 TO MARCH 16, 2022 AND AUTHORIZING THE PURCHASE OF UNIFORMS FOR PERSONNEL OF THE SPECIAL IMPROVEMENT DISTRICT DIVISION IN AN AGGREGATE AMOUNT NOT TO EXCEED \$47,000 FROM THE 2021 SPECIAL IMPROVEMENT DISTRICT DIVISION'S BUDGET

The resolution was read by title. Ms. Williams abstained from the vote. 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. Rebuck. Resolution 21-20 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE GRANT AGREEMENT WITH CHICKEN BONE BEACH HISTORIC FOUNDATION TO CREATE A YEAR-ROUND JAZZ AND MUSIC SCHOOL AT PROPERTY LOCATED AT 726 NORTH INDIANA AVENUE IN ATLANTIC CITY TO ALLOW THE REMAINING BALANCE OF FUNDS TOTALING \$67,854 TO BE MOVED BETWEEN APPROVED BUDGET LINE ITEMS

The resolution was read by title. Ms. Williams abstained from the vote. The Chair described the proposed action and then requested member discussion. Mr. Hill and Mr. Tolson expressed their support for the project. Mr. Tolson stated that this item and all matters that come before the Board are fully vetted by the committees prior to being presented to the full membership for approval. Hearing no further comments from the members, the Chair requested public comment. Ms. Henrietta Shelton, Owner of Chicken Bone Beach Historical Foundation Inc. thanked the board and Lieutenant Governor Oliver for their support and extended an invitation to the board members for the soft opening of the jazz school. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Ms. Oliver. Resolution 21-21 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REOPENING THE ATLANTIC AVENUE FAÇADE REVITALIZATION PROJECT, AUTHORIZING A FUND RESERVATION IN THE AMOUNT OF \$15,000 FROM THE ATLANTIC CITY HOUSING AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE GRANT AGREEMENT WITH THE OWNER OF 1622 SOUTH ATLANTIC AVENUE TO PROVIDE FOR THE PURCHASE AND INSTALLATION OF REPLACEMENT SECURITY GRATES

The resolution was read by title. Ms. Williams and Ms. Worman abstained from the vote. The Chair described the proposed action and then requested member discussion. Mr. Tolson stated public safety concerns he has in the city. Lieutenant Governor Oliver concurred with Mr. Tolson's comment. 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 21-22 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED A COMMUNITY DEVELOPMENT GRANT TO ATLANTIC CAPE COMMUNITY COLLEGE, ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$492,779.78 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CAPE COMMUNITY COLLEGE TO SUPPORT THE ATLANTIC CITY WORKS PROGRAM IN AN AMOUNT NOT TO EXCEED \$492,779.78

The resolution was read by title. Ms. Williams and Ms. Worman abstained from the vote. The Chair described the proposed action and then requested member discussion. Chairman Mulcahy asked Ms. Oliver for her comments regarding how the DCA is currently working with other workforce development programs. Ms. Oliver stated that she recently held a meeting with the EnVision Center, a RX5 Cyber Technology Center that is currently working on a flash device to detect the COVID-19 virus. Ms. Oliver also stated she would invite the EnVision Center to make a presentation to the CRDA and commented about how casinos are moving towards new technology. Mr. Rebuck concurred with Ms. Oliver's comments in regards to the casinos and added that Bally's Casino is currently upgrading their technology and installing touchless payment systems. Hearing no further comments from the members, the Chair requested public comment. Dr. Natalie Devonish, Dean of the Atlantic City Campus & Workforce Development for Atlantic Cape Community College thanked the board for their support. Michelle Post from the Press of Atlantic City inquired if the classes will be free. Dr. Devonish responded in the affirmative. Ms. Post inquired if there will be income limits for applicants to the program. Dr. Devonish responded that they are targeting unemployed and underemployed participants. Ms. Post inquired how people who are interested can apply to the program. Dr. Devonish responded that once the contract is approved and executed they will reach out to the community but anyone who is interested can email workforce@atlantic.edu. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Butler and seconded by Mr. Tolson. Resolution 21-23 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE 2016 LOAN MODIFICATION AGREEMENT WITH STEEL PIER ASSOCIATES, LLC TO INCREASE THE OUTSTANDING LOAN BALANCE BY \$344,003 AND WAIVE LATE FEES UP TO \$30,000

The resolution was read by title. Ms. Williams and Ms. Worman abstained from the vote. The Chair described the proposed action and then requested member discussion. Mr. Mullen inquired if there are three outstanding loans for \$14.3 million. Ms. Kathy Marshall, CRDA Chief Financial Officer responded in the affirmative. Mr. Mullen inquired if the first loan was issued in 2012. Ms. Marshall responded in the affirmative. Mr. Mullen inquired if as of January 1, 2020 the principle balance of the loan is \$14.2 million and that only \$70,000 has been paid back. Ms. Marshall responded in the affirmative and in addition stated there is capitalized interest. Ms. Marshall further stated that in the first 3-4 years, there was no payment, and payments did not start until 2017. Mr. Mullen inquired if there is \$1.6 million in capitalized interest. Ms. Marshall responded in the affirmative. Mr. Mullen inquired about the revenue CRDA receives and how it is applied to interest and principle. Ms. Marshall responded that when payments started in 2017, an excess of \$200,000 was paid, \$363,000 was paid in 2018 and \$454,000 was paid in 2019 in accordance with the loan modification agreement. The percentage of revenue that CRDA gets back depends on the type of ride. Ms. Marshall discussed how interest and late fees are calculated on the loan. Mr. Mulcahy inquired if last year's payments will be going to the general fund. Ms. Marshall responded in the affirmative. Mr. Mulcahy inquired if they have made their payment on time prior to the pandemic. Ms. Marshall responded in the affirmative. Mr. Mullen inquired if late fees have waived in the past. Ms. Marshall responded in the affirmative. Mr. Gant inquired about the revenue received back. Ms. Marshall responded that it depends on the ride; some rides are calculated at 7% and others at 15%. 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 21-24 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE INTERNATIONAL UNION OF OPERATING ENGINEERS (IUOE) LOCAL 68 TRAINING AND OFFICE FACILITY PROJECT

The resolution was read by title. Ms. Williams and Ms. Worman abstained from the vote. The Chair described the proposed action and then requested member discussion. Mr. Tolson and Ms. Oliver expressed their support for the project. Hearing no further comments from the members, the Chair requested public comment. Mr. Ed Boylan from Local 68 thanked the board for their support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 21-25 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE STOCKTON UNIVERSITY ATLANTIC CITY CAMPUS PHASE II PROJECT

The resolution was read by title. The Chair, Mr. Hanley and Ms. Worman recused themselves. Ms. Williams abstained from the vote. The Vice Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Vice Chair requested public comment. Mr. Brian Kowalski, General Counsel on behalf of Stockton University, thanked the board for their support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Butler and seconded by Mr. Shaughnessy. Resolution 21-26 was approved by unanimous vote of the eligible members.

PUBLIC COMMENT

Mr. Doherty stated that the Trump Plaza Implosion would be taking place tomorrow and thanked Mayor Small for his work on this project. Mr. Mulcahy inquired about the funds in regards to pressing the implosion button. Mr. Doherty responded that there were legal issues and funds were raised for the Boys and Girls Club.

Mr. Tolson expressed his support and satisfaction with how the Atlantic City Vaccine Mega Site is operating. Mr. Tolson further commented how he would like to have an in-person board meeting. Mr. Mulcahy concurred and stated that he is hopeful this may be able to occur by May.

Ms. Henrietta Shelton, Owner of Chicken Bone Beach Historical Foundation Inc. thanked the board for their support.

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 16, 2021



HOWARD J. KYLE, SECRETARY