



**MINUTES – PUBLIC MEETING 21-03
March 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), William Mullen (via teleconference), Kimberly Holmes for Lieutenant Governor and DCA Commissioner Sheila Y. Oliver (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), Shelley Williams (via teleconference), Karen Worman (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 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 FEBRUARY 16, 2021 BOARD MEETING

The Chairman requested a motion to approve the minutes of the February 16, 2021, Board Meeting. A motion was made by Mr. Plousis and seconded by Mr. Butler. Resolution 21-27 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR’S REPORT – Statement in Remembrance of Tourism District Ambassador Mike Rock

The Authority would like to acknowledge the recent passing of well-known and well-liked ABM Ambassador Shift Supervisor Mike Rock.

Mike was hired by ABM as an Ambassador in April 2014 and promoted to shift supervisor in May 2019. Throughout his employment, Mike was an Atlantic City resident and lived in the Tourism District in a boardwalk condominium.



Mike successfully completed numerous CRDA-mandated SID Division training modules, including customer service, beach concert crowd control, airshow safety emergency response, Miss America special crowd control and enhanced security rules, improvised explosive device awareness for civilians, CPR/AED certification, dealing with individuals in mental illness crises, endangered individual-homeless person engagement awareness, public sector/civilian dangerous street drug awareness, civilian active shooter awareness and response, and COVID-19 special crowd control and safety awareness.

Mike was:

- A Graduate of the CRDA Lead ACT program in 2015
- A Graduate of the ACPD Civilian Academy in 2016
- Nominated as a finalist for the 2018 CRDA Host Awards
- An Executive Board Member of the Atlantic County Toys for Kids Organization

Mike brought many skills to the table to assist the CRDA in accomplishing the overall mission of a Clean and Safe Tourism District. Mike often took it upon himself to remove small instances of graffiti and boardwalk sticker pollution and would pitch in to assist CRDA general maintenance crews with trash and debris removal. Most notably, he possessed outstanding customer service skills with a highly-evolved communication capability that enabled him to successfully engage with both those needing simple directions and suggestions, to de-escalating situations and embracing those in crisis until they were transferred to the assistance of the proper agency. Mike will be sorely missed and we are very appreciative to have had someone of Mike's caliber and work ethic employed by ABM in service to the CRDA.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE CONSTRUCTION OF IMPROVEMENTS ON PROPERTY LOCATED AT 2401 FAIRMOUNT AVENUE (BLOCK 388, LOTS 5-8) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-01-2913

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. Tolson and seconded by Ms. DiLorenzo. Resolution 21-28 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 THE INCREASE OF THE FUNDING CAP UNDER THE CONTRACT AWARDED TO ABM INDUSTRY GROUPS, LLC FOR BOARDWALK COMFORT STATIONS AND PORTA JOHN CLEANING SERVICES BY AN AMOUNT NOT TO EXCEED TWO HUNDRED THOUSAND DOLLARS (\$200,000), FOR A TOTAL NOT TO EXCEED AMOUNT OF \$300,000



The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Plousis inquired what the timeline is on the opening of the restrooms. Mr. Doherty, CRDA Executive Director responded that the restrooms should be opened before Memorial Day weekend. Hearing no further comments from the members, the Chair requested public comment. Ms. Joyce Mollineaux, Atlantic City resident inquired who would be monitoring/maintaining the restrooms. Mr. Rick Santoro, CRDA Special Improvement District Division Director responded that a Tourism District Ambassador is assigned to check the three busiest restrooms every 15 minutes and the other restrooms are checked every 30-60 minutes. In addition, CRDA's contractor physically cleans and disinfects the restrooms. Ms. Mollineaux inquired if the restrooms are cleaned using standards for COVID-19. Mr. Santoro responded in the affirmative. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Plousis and seconded by Mr. Tolson. Resolution 21-29 was approved by unanimous vote of the members.

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. Rebeck. Resolution 21-30 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH DELMO SPORTS, LLC TO EXTEND THE TERM THEREOF TO THE YEAR 2025

The resolution was read by title. The Chair described the proposed action and then requested member discussion. The Chair and Mr. Gant inquired about public attendance at these events in the past. Mr. Landgraf, CRDA Director of Planning & Development, provided attendance data from past events. Mr. Gant inquired if CRDA has requested that Delmo Sports provide a profit & loss statement on their events. Mr. Landgraf responded that he does not see that in the documents but can request it. Mr. Gant commented that further discussion is needed on this matter. Mr. Tolson commented that there is time for further discussion since this request is not for any additional funding but to extend the term of the agreement due to the cancellation of events as a result of COVID-19. Mr. Landgraf concurred. Mr. Gant stated he would like to see a profit & loss statement. Mr. Mulcahy asked Ms. Monica de los Rios, CRDA General Counsel if CRDA has the right to ask Delmo Sports how much they made in profits for these events. Ms. de los Rios responded she does not see why not. Mr. Mulcahy also inquired if Mr. Bart Blatstein, owner of the Showboat Hotel has to provide profits and loss at the end of year. Ms. de los Rios responded no. Mr. Hanley stated that we did not require that and further stated that the applicant has been super cooperative in providing information. Mr. Mulcahy inquired if CRDA receives P & L statements from the Broadway on the Boardwalk event. Mr. Gant responded that Broadway on the Boardwalk is a free event, with no money exchanged. Mr. Mulcahy stated that



he wants to be consistent and know when legally they can ask for those documents. Ms. de los Rios concurred and stated she would look into it. Mr. Mullen stated that he would like to continue the conversation concerning Live Nation. 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 Ms. DiLorenzo. Resolution 21-31 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A PROFESSIONAL SERVICE AGREEMENT WITH PFM FINANCIAL ADVISORS LLC TO PROVIDE FINANCIAL ADVISORY SERVICES ON AN AS-NEEDED BASIS FROM MARCH 18, 2021 THROUGH MARCH 31, 2022

The resolution was read by title. Mr. Hanley and Mr. Tolson recused themselves. 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 Ms. DiLorenzo. Resolution 21-32 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RELEASING AND REALLOCATING UNSPENT PROJECT FUNDS BACK TO THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND

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. Hill and seconded by Mr. Shaughnessy. Resolution 21-33 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE FUNDING AGREEMENT WITH THE BOYS AND GIRLS CLUB TEEN CENTER AND YOUTH DEVELOPMENT CAMPUS PROJECT TO AUTHORIZE THE REALLOCATION OF FUNDS IN THE FY 2020-2021 BUDGET

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. Tolson and seconded by Ms. DiLorenzo. Resolution 21-34 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING APPROVAL OF THE STOCKTON UNIVERSITY ISLAND CAMPUS PHASE II PROJECT, AND AUTHORIZING A FUND RESERVATION AND LOAN TO ATLANTIC CITY UNIVERSITY HOUSING ASSOCIATES LLC IN AN AMOUNT NOT TO EXCEED \$10,275,500



The resolution was read by title. Mr. Hanley and Mr. Mulcahy recused themselves. The Vice Chair described the proposed action and then requested member discussion. The Vice Chair stated that outside counsel has reviewed this matter. Hearing no further comments from the members, the Vice Chair requested public comment. Christopher Paladino, AC DEVCO President thanked the board for their support. Ms. Joyce Mollineaux inquired if the housing is only for Stockton students and not the police. The Vice Chair stated that the housing associated with this project is for students only. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Mr. Gant. Resolution 21-35 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING APPROVAL OF THE INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL 68 TRAINING AND OFFICE FACILITY PROJECT AT 1501 PACIFIC AVENUE, GRANTING THE INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL 68 FUNDING REQUEST, APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$2,250,000 FROM THE GENERAL FUND AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT WITH THE INTERNATIONAL UNION OF OPERATING ENGINEERS

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Ms. Worman expressed her support towards the project. Hearing no further comments from the members, the Chair requested public comment. Mr. Ed Boylan, President of Local 68 thanked the board for their support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Gant. Resolution 21-36 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH CONNER STRONG AND BUCKELEW TO PROVIDE COMMERCIAL INSURANCE BROKERAGE SERVICES FROM APRIL 1, 2021 TO MARCH 31, 2023

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. Plousis. Resolution 21-37 was approved by unanimous vote of the members.

CHAIRMAN'S REPORT

As part of the original Casino Control Act enacted in 1977, each casino licensee was required to reinvest 2% of its gross gaming revenue. However, by the beginning of 1984, no casino licensee had yet made any of its required reinvestments. In 1984, the State Legislature established the Casino Reinvestment Development Authority (CRDA), which developed guidelines describing more precisely a casino licensee's investment obligations consistent with the intent of the original statute. The 1984 law gave each casino a choice to either pay 2.5% of its gaming revenue to the State, or reinvest 1.25% of its gaming revenues through the CRDA in community and economic development projects in Atlantic City and around the State. The casinos chose reinvestment.



Under the Casino Control Act, the CRDA's mission is to maintain public confidence in the casino gaming industry as a unique tool of urban redevelopment for the city and to directly facilitate the redevelopment of existing blighted areas and to address the pressing social and economic needs of the residents of the city of Atlantic City. The only agency of its kind nationwide, the CRDA through its shared powers of planning and zoning with the city, uses casino reinvestments as a catalyst for meaningful, positive change and in doing so, the CRDA has positively altered Atlantic City's residential, commercial, cultural, and social landscape, while financially supporting quality-of-life improvement efforts throughout the City.

This year the Authority, like many organizations shifted operations to accommodate virtual work environments for a majority of its employees with the Special Improvement District employees performing essential personnel duties. Despite these challenges, the CRDA has managed to make a substantial commitment to the Atlantic City community through various projects. Specifically, the CRDA in 2020, made a \$2.68 million dollar commitment to community development projects that targeted the needs of Atlantic City residents. In addition to this, the CRDA committed to a \$15 million major healthcare initiative to bring critical services to Atlantic City residents.

The CRDA committed to support the expansion of higher education in Atlantic City through the support of the AC DEVCO/Stockton University campus project in the amount of \$3.1 million. The following report outlines the critical projects underway this past year in the areas of capital, community, and economic development; as well as Special Improvement District accomplishments.

Mr. Mulcahy requested that the Annual Review 2020 be distributed to board members, staff and the public.

PUBLIC COMMENT

Ms. Joyce Mollineaux requested the preceding report read by the Chairman be posted on the CRDA website. Ms. Mollineaux stated her concerns about the condition of the pillars at the Civil Rights Garden, unlocked gates at Browns Park and Tanger Outlets. Mr. Mulcahy requested Mr. Doherty reach out to Ms. Mollineaux to discuss her concerns.

Mr. Steve Young, Atlantic City resident and President of Black Men United Coalition stated his concerns in regard to social issues in Atlantic City.


The Vice Chair requested that people who are attending and participating in the Board Meeting should be in a quiet place or put their phones on mute to reduce background noise.



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:

March 16, 2021



HOWARD J. KYLE, SECRETARY