



- 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 APRIL 20, 2021 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the April 20, 2021 Board Meeting. A motion was made by Mr. Plousis and seconded by Ms. DiLorenzo. Resolution 21-47 was approved by unanimous vote of the members.

### **CHAIRMAN'S REPORT**

Chairman Mulcahy thanked the board members and staff who sent condolences, flowers and attended the wake of his wife.

Chairman Mulcahy announced the departure of Edmund Caulfield and congratulated him on his new job as General Counsel for Gateway Development Corporation.

Chairman Mulcahy provided an update on the Grocery Store Project and read the following portions of the executed Memorandum of Understanding between the CRDA and Village Supermarkets Inc.:



- In order to effectuate the Project, the Parties will enter into a Master Operator and Developer Agreement for the development and operation of an approximately 40,000 square foot turn-key state of the art retail grocery store, micro-fulfillment center, commissary and other grocery-related uses on the Property to provide the community of Atlantic City with a first-class shopping experience.
- The terms and conditions of the development and operation of the Project, including, but not limited to, the design, development, finance, construction, operation and maintenance of the retail grocery store will be set forth in the final Master Operator and Developer Agreement between the Parties.
- The Parties shall undertake good faith efforts to enter into the final Master Operator and Developer Agreement no later than July 30, 2021.
- Nothing in this MOU is intended to supersede the RFPs, the Resolutions or the Village Responses.

CRDA Executive Director Matthew Doherty stated the importance of this project and the need to fulfill its commitment to the residents of Atlantic City in regards to addressing the issue of Atlantic City being a food desert.

#### **LAND USE REGULATION & ENFORCEMENT**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE CONSTRUCTION OF IMPROVEMENTS ON PROPERTY LOCATED AT 10 SOUTH NEW YORK AVENUE (BLOCK 151, LOT 15) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-03-2954**

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff 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 Ms. DiLorenzo. Resolution 21-48 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 A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED 1.5 MILLION DOLLARS AND EXTENDING THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY FOR THE DEPLOYMENT OF CLASS II POLICE OFFICERS IN THE TOURISM DISTRICT FOR THE PERIOD JUNE 1, 2021 THROUGH MAY 31, 2022**



The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Ms. Joyce Mollineaux from the Atlantic City Advisory Board inquired as to the total number of Class II police officers being funded. The Chair responded 68 officers. Ms. Mollineaux inquired if this number includes supervisors. The Chair stated that Supervisors are not included in this number. ACPD Officer in Charge James Sarkos commented that there are 68 officers funded by CRDA and an additional 21 officers funded by the city. Chief Sarkos further explained that this number fluctuates when officers leave the department and that there are seven sergeants dedicated to the Class II assignment within the Tourism District. This grant pays for the difference between a regular police officer and sergeant salary. The Chair asked Chief Sarkos to explain the importance of this initiative. Chief Sarkos stated that this initiative is important because the officers serve as a visual deterrent for crime on the boardwalk and create a safe presence among the people. Chief Sarkos thanked the board for its support for this initiative. Ms. Mollineaux stated that the city is very grateful for this initiative and inquired how many officers CRDA has funded. The Chair restated the previously provided number and added that it is significant. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Butler and seconded by Ms. Holmes. Resolution 21-49 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION NOT TO EXCEED \$1.5 MILLION FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING A ONE YEAR INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO HIRE FIFTEEN POLICE OFFICERS TO SERVE EXCLUSIVELY AS NEIGHBORHOOD COORDINATION OFFICERS UNDER THE CITY'S COMMUNITY POLICING INITIATIVE**

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Doherty thanked Chairman Mulcahy for his leadership on this initiative and thanked Chief Sarkos and his team. Mr. Tolson stated that he would like to hold quarterly meetings with the police department, to address the homelessness issue in the city. Hearing no further comments from the members, the Chair requested public comment. Ms. Mollineaux inquired if the 15 community police officers were the original officers from the first group. The Chair responded in the affirmative. Mr. Tolson clarified that this is not the first year for this initiative. The Chair responded that this initiative started in 2019. Ms. Mollineaux inquired if this agreement is in same amount and for the same number of officers as previously funded. The Chair responded in the affirmative and stated that there is 15 officers: 2 officers per ward and 3 that address homelessness. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Ms. DiLorenzo. Resolution 21-50 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING ACCESS TO RECORDS AND FUNDS OF THE ATLANTIC CITY CONVENTION AND VISITORS FOUNDATION PRESENTLY MAINTAINED BY WELLS FARGO BANK, NA.**



The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Tolson inquired the amount of the funds in the foundation account. Ms. de los Rios, CRDA General Counsel, responded that there is approximately \$100,000 in the fund. 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 21-51 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING ONE YEAR CONTRACT EXTENSIONS WITH THE AMBIENT GROUP, LLC AND NORTHSTAR ENVIRONMENTAL SERVICES FOR ENVIRONMENTAL REMEDIATION SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$120,000 FOR THE PERIOD AUGUST 19, 2021 THROUGH AUGUST 18, 2022**

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff 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. Rebuck and seconded by Ms. Holmes. Resolution 21-52 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED TWO PROFESSIONAL SERVICE AGREEMENTS TO MARATHON ENGINEERING & ENVIRONMENTAL SERVICE, INC. AND ENVIRONMENTAL RESOLUTION, INC. FOR ENVIRONMENTAL CONSULTING AND INDUSTRIAL HYGIENE SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$175,000 FOR THE PERIOD JUNE 15, 2021 THROUGH JUNE 14, 2022**

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff 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 Ms. Holmes. Resolution 21-53 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED THREE CONTRACTS FOR DEMOLITION SERVICES ON AN AS-NEEDED BASIS TO CARAVELLA DEMOLITION INC., NERI'S CONSTRUCTION & RENTAL INC. AND WINZINGER INC. WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$850,000 FOR THE PERIOD JUNE 15, 2021 THROUGH JUNE 14, 2022**



The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Tolson stated that these contracts are bid publicly with any selected contractor having to adhere to certain requirements under the State and the Department of Labor. 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 Ms. DiLorenzo. Resolution 21-54 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED TWO PROFESSIONAL SERVICE AGREEMENTS TO ADAMS REHMAN & HEGGAN INC AND ENVIRONMENTAL RESOLUTIONS INC. FOR ENGINEERING & PLANNING CONSULTING SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$170,000 FOR THE PERIOD JUNE 15, 2021 THROUGH JUNE 14, 2022**

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff 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. Rebuck and seconded by Mr. Kyle. Resolution 21-55 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN ADJUSTMENT OF THE LICENSING FEES PAYABLE UNDER THE CONTRACT FOR PARKING LOT MANAGEMENT SERVICES WITH PARK PLACE PARKING d/b/a B&B PARKING IN THE AMOUNT OF \$51,779.84 DUE TO LOST REVENUE RELATED TO THE COVID-19 PANDEMIC DURING THE PERIOD JUNE 16, 2020 THROUGH DECEMBER 31, 2020**

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff 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 21-56 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

Deborah Robinson, who stated that she represents a qualified opportunity fund investment company exclusive to Atlantic City, expressed her interested in discussing the Caesars Pier property. Ms. Robinson provided her phone number and Mr. Doherty responded that he and Mr. Lance Landgraf, CRDA Director of Planning would reach out to her.



Ms. Joyce Mollineaux thanked the board for its work with regard to the supermarket project. Ms. Mollineaux also expressed her concerns about the pillars in the Civil Rights Garden and recommended the creation of a committee to address these concerns because the National NAACP will be coming to Atlantic City next year. The Chair inquired who owns the property. Mr. Doherty responded that he is not sure if it belongs to CRDA or Stockton University but he did speak to Councilman Shabazz who is also the president of Atlantic City Chapter of the NAACP and is in the process of coming up with a plan to address this. He stated that he would include Ms. Mollineaux.

ACPD Officer in Charge James Sarkos thanked the board for their support in regards to Class II and Neighborhood Coordinator Police initiatives passed today.

### **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:

May 18, 2021

  
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**HOWARD J. KYLE, SECRETARY**