



**MINUTES – PUBLIC MEETING 21-10
October 19, 2021**

- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Vice Chairman Richard Tolson (via teleconference), Michael Beson (via teleconference), Debra DiLorenzo (via teleconference), Edward Gant (via teleconference), Michael Hanley (via teleconference), Gary Hill (via teleconference), Brett Matik (via teleconference), William Mullen (via teleconference), Lieutenant Governor and DCA Commissioner Sheila Oliver (via teleconference), James Plousis (via teleconference), David Rebeck for Acting State Attorney General Andrew J. Bruck. (via teleconference), Robert Shaughnessy for State Treasurer Elizabeth M. Muoio (via teleconference), Mayor Marty Small, Sr., (via teleconference) (partial attendance), William Sproule (via teleconference)
- ABSENT:** Karen Worman
- 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:** Joy-Michele Johnson, 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 SEPTEMBER 21, 2021 BOARD MEETING

The Chairman requested a motion to approve the minutes of the September 21, 2021 Board Meeting. A motion was made by Mr. Plousis and seconded by Ms. Matik. Resolution 21-125 was approved by unanimous vote of the members.

TREASURER'S REPORT

The Chair asked the members to review the Treasurer's report. A motion to approve and file the report was made by Mr. Hill and seconded by Mr. Shaughnessy. The Treasurer's report was approved and adopted by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES FOR THE CONSTRUCTION OF



IMPROVEMENTS ON PROPERTY LOCATED AT 151 S. NEW YORK AVENUE (BLOCK 52, LOT 6) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-08-3052

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. Gant inquired about the limited number of parking spaces available to the property. Mr. Landgraf, CRDA's Director of Planning and Development responded that there is a parking lot between this project and the Bourre restaurant. Pat Fasano, the owner of the Bourre is one of the partners involved in this project and has access to 40 parking spots assigned to that property and has purchased the lot across the street which contains more than 500 parking spots. Mr. Gant inquired if parking is committed to this project. Mr. Landgraf responded that valet parking for the hotel would be committed to the spaces that are within that block, just right down the street and owned by Mr. Fasano and his project. He committed to this in his testimony. Ms. DiLorenzo inquired who the principals are of the LLC. Mr. Landgraf responded Evan Sanchez, Zenith Shah, Pat Fasano, and Michael Brennan. 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. Oliver and seconded by Mr. Beson. Resolution 21-126 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 AN INCREASE TO THE CONTRACT AWARDED BY RESOLUTION 20-136 IN AN AMOUNT NOT TO EXCEED \$35,000 DUE TO THE COST FOR SALARY AND HEALTH BENEFITS AND TO AUTHORIZE THE LAST EXTENSION IN THE CONTRACT WITH SP PLUS CORPORATION d/b/a SP+ MUNICIPAL SERVICES FOR OPERATION, MANAGEMENT AND MAINTENANCE OF THE WAVE PARKING GARAGE IN THE AMOUNT NOT TO EXCEED \$552,254 FOR A PERIOD OF ONE (1) YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 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. Mr. Tolson inquired about why CRDA is obligated to pay additional costs on an existing contract that was previously bid at a certain amount. Mr. Doherty, CRDA Executive Director responded that this was how previous contracts were drafted but that CRDA's General Counsel Ms. de los Rios will be addressing this in future contracts to avoid these issues. Ms. DiLorenzo inquired what is the annual revenue for the Wave Garage. Mr. Meehan, CRDA's Director of Project Implementation and Management responded that the garage operates at an estimated \$300,000 loss. Ms. Marshall, CRDA's Chief Financial Officer stated that prior to 2020, parking revenue was approximately \$530,000. 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. Matik and seconded by Mr. Tolson. Resolution 21-127 was approved by unanimous vote of the members.

(Mayor Small joined the call at 2:20PM)



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE GRANT AGREEMENT WITH THE BOYS AND GIRLS CLUB OF ATLANTIC CITY TO EXTEND ITS EXPLORE, LEARN & EARN PROGRAM FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING JULY 22, 2021 AND ENDING JULY 21, 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. Lt. Governor Sheila Oliver, Mayor Small, Mr. Sproule, and Mr. Tolson expressed their support for the project. 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 21-128 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PROJECT APPROVAL TO THE GROCERY STORE DEVELOPMENT PROJECT AND AUTHORIZING A FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$18,752,500

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. Lt. Governor Sheila Oliver, Mayor Small, Mr. Tolson and Mr. Beson expressed their support for the project. Hearing no further comments from the members, the Chair requested public comment. Mr. William Marsh, Ms. Yolanda Melville from the NAACP and Alana Lawless expressed their support for the project. Mr. Steve Young expressed his concerns regarding the lack of a community benefits agreement in connection with the grocery store project as well as other social conditions. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Small and seconded by Ms. Oliver. Resolution 21-129 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Lance Hamilton from the Special Improvement District Division inquired why the SID department has not received the COVID-19 bonus payments for working through the pandemic. Mr. Doherty responded that he has been looking into it but at this time he does not have clearance for this additional compensation. Lt. Governor Oliver responded that the matter continues to be reviewed.

Mr. Vernon Muhammed expressed his support for the Grocery Store Project and offered his security company's services in connection with the project. Mr. Muhammed provided his contact information to Mr. Doherty.

Ms. Alana Lawless inquired what is the projected date for completion regarding the Grocery Store Project. Mr. Doherty responded sometime in 2022.



CERTIFICATION

I, GARY HILL, 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 19, 2021



GARY HILL, SECRETARY