



**MINUTES – PUBLIC MEETING 21-11
November 16, 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), Brett Matik (via teleconference), William Mullen (via teleconference), Kimberly Holmes for DCA Commissioner (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), William Sproule (via teleconference), Karen Worman (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:** 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 OCTOBER 19, 2021 BOARD MEETING

The Chairman requested a motion to approve the minutes of the October 19, 2021 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Shaughnessy. Resolution 21-130 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING A USE VARIANCE PURSUANT TO N.J.S.A. 40:55-70(d) FOR IMPROVEMENTS ON PROPERTY LOCATED AT 300 NORTH GEORGIA AVENUE (BLOCK 387, LOT 2) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-09-3063

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. Beson and seconded by Mr. Shaughnessy. Resolution 21-131 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING SITE PLAN WAIVER WITH VARIANCE FOR THE CONSTRUCTION OF IMPROVEMENTS ON PROPERTY LOCATED AT 777 HARRAH'S BOULEVARD HARRAH'S RESORT SELF-PARKING GARAGE (BLOCK 575, LOT 1) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-10-3075

The resolution was read by title. Ms. Worman recused herself. 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. Matik and seconded by Ms. Holmes. Resolution 21-132 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING SITE PLAN WAIVER WITH VARIANCE FOR THE CONSTRUCTION OF IMPROVEMENTS ON PROPERTY LOCATED AT 777 HARRAH'S BOULEVARD HARRAH'S VALET PARKING GARAGE (BLOCK 572, LOT 1) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-10-3074

The resolution was read by title. Ms. Worman recused herself. 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. Beson and seconded by Mr. Shaughnessy. Resolution 21-133 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING SITE PLAN WAIVER WITH VARIANCE FOR THE CONSTRUCTION OF IMPROVEMENTS ON PROPERTY LOCATED AT 2100 PACIFIC AVENUE, CAESAR'S COLOSSEUM PARKING GARAGE, (BLOCK 159, LOTS 1.02 AND 1.03) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-10-3076

The resolution was read by title. Ms. Worman recused herself. 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. Matik and seconded by Ms. Holmes. Resolution 21-134 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING SITE PLAN WAIVER WITH VARIANCE FOR THE CONSTRUCTION OF IMPROVEMENTS ON PROPERTY LOCATED AT 2100 PACIFIC AVENUE, CAESAR’S TEMPLE PARKING GARAGE, (BLOCK 161, LOT 1.02) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-10-3077

The resolution was read by title. Ms. Worman recused herself. 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. Beson and seconded by Mr. Hanley. Resolution 21-135 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING SITE PLAN WAIVER WITH VARIANCES FOR THE CONSTRUCTION OF IMPROVEMENTS ON PROPERTY LOCATED AT 2831 BOARDWALK (BLOCK 175, LOT 3), TROPICANA’S THE QUARTER PARKING GARAGE, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-10-3078

The resolution was read by title. Ms. Worman recused herself. 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. Tolson and seconded by Mr. Shaughnessy. Resolution 21-136 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 ADOPTING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT FOR THE CALENDAR YEAR 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. Beson thanked the Special Improvement District Division for their work. Mr. Tolson stated that the SID budget is the only budget that has clarity and tangible results. He thanked Special Improvement District Division Director Mr. Rick Santoro for presenting the budget. 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. Beson and seconded by Mr. Tolson. Resolution 21-137 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE CRDA GENERAL FUND OPERATING BUDGET FOR THE CALENDAR YEAR 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. Holmes and seconded by Mr. Tolson. Resolution 21-138 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE CONVENTION CENTER DIVISION BUDGET FOR CALENDAR YEAR 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 there was a long list of questions submitted regarding the budget that has not been shared with all members. Mr. Tolson further stated that there is a lack of coordination, comprehensive, strategy and clarity which leads to a lack of efficiency. He continued that he knows there is a strong desire to move this item forward but does not agree with the urgency to move the item forward before it has been discussed further and more fully vetted. Chairman Butler responded he understands Mr. Tolson's and Ms. DiLorenzo's concerns and that staff did their best to answer the questions submitted. He stated that the question/answers that were submitted would be shared with the full Board. Ms. DiLorenzo stated that she submitted dozens of questions regarding the budget and is satisfied with the information provided regarding the MEETAC budget and the Atlantic City Convention Center & Jim Whelan Boardwalk Hall Budget presented by Spectra Venue Management. Ms. DiLorenzo stated that she remains concerned about the CRDA Marketing Budget and that she has not received answers to ten questions regarding the Authority's work with Masterpiece Advertising. Ms. DiLorenzo inquired if it is possible to bifurcate these budgets and vote on them separately; MEET AC, Spectra and CRDA Marketing Budget. Chairman Butler responded that there is a timing issue that could risk going into next year without an approved budget and that her questions will be answered. Ms. DiLorenzo further expressed her concerns about the Authority's work with Masterpiece. Mr. Beson stated that he has read Ms. DiLorenzo's questions and while he understands her concerns he believes that the budget should be allowed to advance. Ms. DiLorenzo again requested to bifurcate the budgets. Chairman Butler responded that the Convention Center Division budget cannot be bifurcated because it is an all-in-one budget and will impact vendor's work on the facilities side if the budget is not passed. Mr. Rebeck commented that revenues generated from sports wagering are up in the state. The 1.25% tax which benefits marketing and promoting Atlantic City is only derived from gross gaming revenue on sports from the casinos who operate sport wagering in the retail setting and online operations. It does not come from any monies derived from the state from the racetracks including the Meadowlands, Monmouth Park and Freehold, which represents a high percentage of total revenue from sports wagering beyond what people might think the total number is being reported by the Division of Gaming Enforcement. 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. Beson and seconded by Ms. Holmes. Ms. DiLorenzo voted no. Resolution 21-139 was approved by a vote of 13-1.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING RESOLUTION 17-107 TO INCREASE THE AMOUNT NOT TO EXCEED FOR THE ACCOUNTING AND AUDIT SERVICES CONTRACT BY \$10,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED OF \$310,000

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. Shaughnessy and seconded by Mr. Tolson. Resolution 21-140 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE ANNUAL OPERATING BUDGET OF MEET AC, INC FOR CALENDAR YEAR 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. Tolson and seconded by Mr. Beson. Resolution 21-141 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. John Bets, owner of the Starbucks at Boardwalk Hall requested an extended rent relief. Executive Director Matt Doherty responded that he has spoken to Mr. Bets before and that once the original rent relief expires, the Authority is obligated to adhere to the current contract. Chairman Butler stated that this matter will be further discussed.

Mr. Lance Hamilton from the Special Improvement District Division inquired why SID Division employees still have not received the COVID-19 bonus payments for working through the pandemic, Chairman Butler thanked Mr. Hamilton for his work and stated that there is still ongoing discussion about this issue.

Mr. Brendan Muhammed-Walker inquired if Mr. Doherty had received an email regarding security for the new grocery store. Mr. Doherty responded in the affirmative and informed Mr. Walker that he had forwarded the email to ShopRite.

Mr. Mullen inquired if the board voted on the rent relief for the Starbucks. Mr. Doherty responded no.



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:



GARY HILL, SECRETARY

November 16, 2021