



**MINUTES – PUBLIC MEETING 21-11
December 21, 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), Gary Hill (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), Mayor Marty Small Sr. (via teleconference), William Sproule (via teleconference), Karen Worman (via teleconference)
- ABSENT:**
- STAFF:** Matthew Doherty (via teleconference), Rosa Farias (via teleconference), Lisa Britt (via teleconference), Lance Landgraf (via teleconference), Kathy Marshall (via teleconference), Oriana Mondragon (via teleconference), Monica de los Rios (via teleconference), Jane Fontana (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 NOVEMBER 16, 2021 BOARD MEETING

The Chairman requested a motion to approve the minutes of the November 16, 2021 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Plousis. Resolution 21-143 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. Shaughnessy and seconded by Ms. Matik. 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 VARIANCES PURSUANT TO N.J.S.A. 40:55-70(c) FOR SIGNAGE ON PROPERTY LOCATED



AT 1737 ATLANTIC AVENUE (BLOCK 289, LOT 36) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-09-3068

The resolution was read by title. Ms. Matik recused herself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Tolson inquired if public safety or the police were brought into this discussion since law enforcement have trouble seeing through the windows because of the signage. Mr. Landgraf, CRDA's Director of Planning and Development responded that the concern was raised, and measures will be taken with regard to the windows. Ms. Matik inquired if this request is in line with other stores in that area. Mr. Landgraf responded it varies on individual cases. It is consistent but not all the same. 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. Holmes and seconded by Mr. Tolson. Resolution 21-144 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 A MANAGEMENT CONTRACT TO ABM INDUSTRY GROUPS, LLC FOR TOURISM DISTRICT AMBASSADOR SERVICES BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022, FOR A NOT TO EXCEED AMOUNT OF \$1,674,501, WITH THE OPTION TO RENEW ANNUALLY FOR THREE (3) ADDITIONAL YEARS

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 if the ambassadors are being paid \$15/hourly and why ambassadors cannot be brought in-house as CRDA staff. Mr. Santoro, CRDA's Director of Special Improvement District responded that the hourly wage ranges from \$14.25 up to \$20. Mr. Gant again expressed his concerns about the ambassadors not being in-house. Mr. Gant inquired if the ambassadors would receive the pandemic bonus payment. Mr. Santoro responded that the ambassadors were furloughed during the pandemic. Chairman Butler requested that Mr. Santoro offer the explanation he provided at a previous meeting as to why the ambassadors cannot be brought on as Authority staff. Mr. Santoro responded that he calculated how much it would cost to migrate the ambassadors to the pension system, healthcare and the cost to the Authority would be an additional \$158,000 annually and would require substantial additional support from the Authority's Human Resources and Legal departments. Mr. Beson stated that the ambassadors are represented by a union and are having difficulty recruiting people. Chairman Butler stated that the Authority must be very conservative with its remaining resources. Mr. Tolson suggested that an analysis be undertaken of what costs may be eliminated by bringing the ambassadors in-house. Ms. Matik stated that she agrees that bringing the ambassador program in-house would be expensive but added that the Authority is only receiving one bid for these services which doesn't provide any options. Mr. Tolson inquired if the not to exceed amount is the annual contract amount that would not be exceeded for the initial year and each year under any renewal option. Mr. Santoro responded that the contract would not exceed that number. 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. Mr. Gant voted no. Resolution 21-145 was approved by a vote of 15-1.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXTENSION OF A CONTRACT WITH WARRINER'S CONSTRUCTION, INC. FOR THE PURCHASE OF LANDSCAPE PLANT MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT IN AN AMOUNT NOT TO EXCEED \$75,000 FOR THE ONE-YEAR PERIOD JANUARY 1, 2022 THROUGH 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. 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. Beson. Resolution 21-146 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXTENSION OF A CONTRACT WITH WARRINER'S CONSTRUCTION, INC. FOR THE PURCHASE OF LANDSCAPE HARDSCAPE MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT IN AN AMOUNT NOT TO EXCEED \$75,000 FOR THE ONE-YEAR PERIOD JANUARY 1, 2022 THROUGH 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. 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 Ms. Matik. Resolution 21-147 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXTENSION OF CONTRACTS WITH ALL AMERICAN POLY CORP., GENERAL CHEMICAL & SUPPLY, INC., INTERBORO PACKAGING CORPORATION, UNITED SALES USA CORP., AND WB MASON CO., INC. FOR VARIOUS JANITORIAL SUPPLIES ON AN AS-NEEDED BASIS FOR THE SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE ONE-YEAR PERIOD JANUARY 1, 2022 THROUGH DECEMBER 31, 2022 IN AN AGGREGATE NOT TO EXCEED AMOUNT OF \$135,000

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. Mr. Beson expressed his 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. Beson and seconded by Mr. Plousis. Resolution 21-148 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF CONTRACTS FOR LICENSED PLUMBING MECHANICAL CONTRACTOR SERVICES TO FALASCA MECHANICAL AND HERMAN GOLDNER CO., INC. FOR THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$750,000 FOR A TWO YEAR PERIOD BEGINNING JANUARY 25, 2022 AND ENDING JANUARY 24, 2024

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 Ms. Matik. Resolution 21-149 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF CONTRACTS FOR LICENSED HVAC MECHANICAL CONTRACTOR SERVICES TO EMCOR SERVICES, FLUIDICS, FALASCA MECHANICAL AND HERMAN GOLDNER CO., INC. FOR THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$1,000,000 FOR A TWO YEAR PERIOD BEGINNING JANUARY 25, 2022 AND ENDING JANUARY 24, 2024

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. Plousis and seconded by Mr. Shaughnessy. Resolution 21-150 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S ("SVM") REQUEST TO AMEND ITS CONTRACT WITH BYPASS FIRST DATA MERCHANT SERVICES LLC. ("BYPASS") TO PURCHASE AN UPGRADE OF ITS POINT OF SALE MANAGEMENT SOFTWARE SYSTEM FOR THE ATLANTIC CITY CONVENTION CENTER AND JIM WHELAN BOARDWALK HALL FROM BYPASS IN AN AMOUNT NOT TO EXCEED \$315,439

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. Mr. Derek Brock inquired if job opportunities are public or private. Mr. Matthew Doherty, CRDA's Executive Director responded that he would provide Mr. Brock the operator's contact information. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. Holmes and seconded by Ms. Matik. Resolution 21-151 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT’S (“SVM”) REQUEST TO PURCHASE A PARKING ACCESS REVENUE CONTROL SYSTEM (PARCS) FOR THE ATLANTIC CITY CONVENTION CENTER AND JIM WHELAN BOARDWALK HALL FROM HUB PARKING TECHNOLOGY USA IN AN AMOUNT NOT TO EXCEED \$157,733.80

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 if this system is located at the Wave Garage. Mr. Thomas Meehan, Director of Project Implementation and Management responded in the affirmative. 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. Holmes and seconded by Mr. Tolson. Resolution 21-152 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT’S PURCHASE OF AN OCCUPANCY MANAGEMENT SYSTEM FOR THE ATLANTIC CITY CONVENTION CENTER FROM INTEGRATED SYSTEMS & SERVICES INC. IN AN AMOUNT NOT TO EXCEED \$62,300

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. Hanley. Resolution 21-153 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING CONTRACTS TO ENVIRONMENTAL RESOLUTIONS, INC., RV ENGINEERS AND ON-BOARD ENGINEERING CORP. IN AN AGGREGATE AMOUNT NOT TO EXCEED \$100,000 FOR STRUCTURAL ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD DECEMBER 9, 2021 THROUGH DECEMBER 8, 2023

The resolution was read by title. Mr. Hanley recused himself. 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. Tolson. Resolution 21-154 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING CONTRACTS TO G.I. FORSTATER D/B/A/ PROFESSIONAL SYSTEMS ENGINEERING, RV ENGINEERS AND PS&S IN AN AGGREGATE AMOUNT NOT TO EXCEED \$100,000 FOR MEP ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD DECEMBER 9, 2021 THROUGH DECEMBER 8, 2023



The resolution was read by title. Mr. Hanley recused himself. 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. Sproule and seconded by Mr. Plousis. Resolution 21-155 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED CONTRACTS TO ARH ASSOCIATES, COLLIER ENGINEERING & DESIGN AND CME ASSOCIATES IN AN AGGREGATE AMOUNT NOT TO EXCEED \$100,000 FOR SURVEY AND CIVIL ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD DECEMBER 9, 2021 THROUGH DECEMBER 8, 2023

The resolution was read by title. Mr. Hanley recused himself. 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. Hill. Resolution 21-156 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE REDEVELOPMENT PROPOSAL FROM ODIN US HOLDINGS, LLC (ODIN, LLC) TO DEVELOP THE FORMER JOHN BROOKS RECOVERY CENTER AT 1307 PACIFIC AVENUE (BLOCK 143, LOT 3) AND THE ADJACENT VACANT LOT LOCATED AT 60 S CAROLINA AVENUE (BLOCK 143, LOT 4), AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH ODIN, LLC TO TRANSFER THE PROPERTIES FOR NOMINAL VALUE

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. Mayor Small expressed his support for the project. Ms. DiLorenzo inquired about Odin's track record. Mr. Landgraf responded that they have been successful in Philadelphia and he has not heard any negative feedback. Mayor Small concurred with Mr. Landgraf's comments. Ms. DiLorenzo inquired if there is a timetable for the project. Mr. Doherty responded that if the project does not move forward, the property will be returned to CRDA. Mr. Landgraf restated that a timeline will be established for the project and if it is not met, property ownership reverts to CRDA. Mr. Tolson expressed his support for the project and requested the timelines. Mr. Sproule concurred with Mr. Tolson's comments. Chairman Butler inquired if further discussion has occurred about the timeline with Odin. Mr. Landgraf responded that the timeline will be part of the development agreement. Hearing no further comments from the members, the Chair requested public comment. Mr. Steve Young inquired if this will be market rate housing. Mr. Doherty responded it will be affordable but not subsidized housing. Mr. Young inquired about the monthly rental cost for units in the property. Mr. Landgraf responded that this information is not available yet. Mr. Derek Brock expressed concerns about this project being developed without community input and without a community



benefits agreement. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. Holmes and seconded by Ms. Matik. Resolution 21-157 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$525,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND TO NEGOTIATE AND EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS TO STAFF THE ATLANTIC CITY PROJECT OFFICE FOR A ONE YEAR TERM BEGINNING JANUARY 1, 2022 AND ENDING ON 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 requested a report of the activities, goals, and accomplishments of the Project Office. Chairman Butler responded that a report of activities has been sent to the board members but that he understands it may not have been a complete reporting of the information Mr. Tolson requested. Mayor Small expressed his support for the Project Office. Ms. Worman stated that the information submitted was dated and that she would like to see more current information and goals and objectives for the coming year. Ms. Rosa Farias, CRDA's Deputy Executive Director stated that she has been working on the grant agreement and has included benchmarks. Hearing no further comments from the members, the Chair requested public comment. Mr. Derek Brock expressed concerns about the objectives and progress made by the Project Office. Ms. Worman restated her previous comment and said she would like to see a more forward-looking report. Mr. Gant also requested additional information. Mr. Doherty stated that he would ask the ACIPO office for a more detailed report. Mr. Henry Green also expressed his concerns about the Project Office. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Sproule. Resolution 21-158 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING ACCEPTANCE OF AN AMOUNT NOT TO EXCEED \$164,500 FROM THE CITY OF ATLANTIC CITY TO BE USED SOLELY TO PROVIDE A \$3,500 ONE-TIME PAYMENT TO 47 ELIGIBLE EMPLOYEES OF THE SPECIAL IMPROVEMENT DISTRICT DIVISION FOR WORK PERFORMED DURING THE COVID-19 PANDEMIC, SPECIFICALLY FROM JANUARY 1, 2020 TO 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. Mayor Small, Mr. Tolson and Mr. Hill expressed their support for the payments to the noted SID employees. Mr. Rebeck inquired what is the eligibility criteria to receive this bonus payment. Mr. Doherty responded the eligibility criteria required that an employee be one who was required to come to work and not able to work from home. Ms. Monica de los Rios, CRDA's General Counsel stated that there are three factors for the eligibility: an employee worked between the period January 1, 2020 to December 31, 2020, did not work remotely, and that the maximum payment is \$3,500.



Mr. Gant inquired if the ambassadors are included in this payment. Chairman Butler responded no. Hearing no further comments from the members, the Chair requested public comment. Mr. Young inquired if homeowners will be getting payment from the American Rescue Plan. Mayor Small stated that the funds the City is giving to CRDA for these payments are not American Rescue Plan funds and that he is currently working on the \$500 payments for the homeowners. Mr. Santoro thanked everyone involved, in particular Executive Director Matt Doherty, General Counsel Monica de los Rios and Human Resources Director Heidi Manning for their help and support in facilitating this payment for the SID staff. Mr. Derek Brock expressed his support for the payments and inquired if each employee will be receiving \$3,500. Mr. Doherty responded in the affirmative. Mr. Lance Hamilton, SID's Supervisor and Shop Steward thanked the board and CRDA staff for their support. Mr. Tolson acknowledged Mr. Hamilton's persistence and determination on this item. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Sproule. Resolution 21-159 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Gant stated that he was happy to see the Atlantic City sign on the Expressway had been updated.

Mr. Beson wished everyone a happy holiday and thanked the CRDA staff for their work during the past year.

Mr. Young expressed his concern for the following:

- A. The importance of contracting local/minority businesses.
- B. Shop Rite contractor.
- C. Community Benefits Agreements for development projects in the city.

SID Division General Maintenance Manager, Mr. Maurice Cherry thanked the Board, staff, and the Mayor for their support of the COVID-19 pandemic bonus payments.

Mr. Brock stated the importance of community collaboration on large projects.



CERTIFICATION

I, MONICA DE LOS RIOS, Assistant 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:

Monica de los Rios

MONICA DE LOS RIOS, ASSISTANT SECRETARY

December 21, 2021