



**MINUTES – PUBLIC MEETING 22-01
January 18, 2022**

- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Michael Beson (via teleconference), Daniel Cosner (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:** None
- 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)
- 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 DECEMBER 21, 2021 BOARD MEETING

The Chairman requested a motion to approve the minutes of the December 21, 2021 Board Meeting. A motion was made by Ms. Worman and seconded by Mr. Gant. New Board Member Daniel Cosner abstained. Resolution 22-01 was approved by unanimous vote of the members.

RESOLUTION IN RECOGNITION OF RICHARD E. TOLSON

The Chair read the resolution. Ms. DiLorenzo, Mayor Small, Mr. Hill, Mr. Hanley, Ms. Holmes and CRDA's Deputy Executive Director Rosa Farias thanked Mr. Tolson for his years of service to the Authority. Mr. Tolson personally acknowledged Mr. Rebeck, Mr. Shaughnessy, Mr. Plousis, Ms. DiLorenzo, Mr. Gant, Mr. Mullen and Mr. Sproule and thanked everyone who has reached out to him. Mr. Tolson further thanked the board members and staff for their work and encouraged all members to be invested and spend time in Atlantic City. Hearing no further comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Hanley. Resolution 22-02 was approved by unanimous vote of the members.



RESOLUTION IN RECOGNITION OF MATTHEW J. DOHERTY

The Chair read the resolution. Mayor Small, Mr. Hill, Mr. Beson and Councilman Kaleem Shabazz thanked Mr. Doherty for his years of service to the Authority. Mr. Doherty thanked the board members and commended the staff. Mr. Doherty also thanked Governor Murphy and his administration for the opportunity to serve as CRDA’s Executive Director. Hearing no further comment, the Chair requested a motion. A motion was made by Mayor Small and seconded by Mr. Beson. Resolution 22-03 was approved by unanimous vote of the members.

CHAIRMAN’S REPORT

Chairman Butler welcomed new board member Daniel Cosner, Business Manager/Financial Secretary of IBEW 351.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES FOR THE CONSTRUCTION OF IMPROVEMENTS ON PROPERTY LOCATED AT 1900 BOARDWALK, (BLOCK 42, LOTS 1.04, 6, 7; BLOCK 43, LOTS 1 AND 13; BLOCK 44, LOTS 4, 4.02; BLOCK 45, LOTS 1, 3 AND 5), BALLY’S ATLANTIC CITY IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2021-11-3105

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. Daniel Lombardo, President/CEO of Volunteers of America Delaware Valley expressed his support for Deputy Executive Director Rosa Farias in consideration for the Executive Director position. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Ms. DiLorenzo. Resolution 22-04 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 REVISING ARTICLE III, SECTIONS 5. “QUORUM” AND 6. “VOTING” AND ARTICLE VIII SECTION 1. “AMENDMENTS” OF THE AUTHORITY’S BY-LAWS

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. Hanley and seconded by Mr. Shaughnessy. Resolution 22-05 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE REDEVELOPMENT PROPOSAL FROM DOUGLAS DEVELOPMENT CORPORATION (“DOUGLAS”) TO DEVELOP THE LAND AND IMPROVEMENTS LOCATED AT 20 S. TENNESSEE AVENUE (BLOCK 147, LOT 3) AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH DOUGLAS TO SELL THE PROPERTY FOR THE AMOUNT OF \$100,000

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. Beson and seconded by Ms. Holmes. Resolution 22-06 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE AGREEMENT WITH B&B PARKING d/b/a PARK PLACE PARKING TO PROVIDE OPERATION, MANAGEMENT AND MAINTENANCE SERVICES FOR AUTHORITY OWNED SURFACE PARKING LOTS IN ATLANTIC CITY, NJ FOR AN ADDITIONAL ONE (1) YEAR PERIOD BEGINNING FEBRUARY 15, 2022 AND ENDING FEBRUARY 14, 2023

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. Holmes. Resolution 22-07 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE GRANT AGREEMENT WITH THE VOLUNTEERS OF AMERICA DELAWARE VALLEY TO EXTEND ITS HUMAN TRAFFICKING PROGRAM FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING OCTOBER 22, 2021 AND ENDING OCTOBER 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. Ms. DiLorenzo noted a correction is needed to a date in the resolution. Ms. de los Rios responded that the correction would be made. Mr. Beson expressed his support for the program. 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. Plousis and seconded by Ms. Holmes. Resolution 22-08 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE GRANT AGREEMENT WITH THE COMMUNITY FOOD BANK OF NEW JERSEY TO EXTEND ITS FEED AC PHASE IV PROGRAM FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING JANUARY 20, 2022 AND ENDING JANUARY 19, 2023



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. Rebeck and seconded by Mr. Hanley. Resolution 22-09 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A ONE YEAR COMMUNITY DEVELOPMENT GRANT TO THE JEWISH FAMILY SERVICES OF ATLANTIC COUNTY; ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$50,000 AND AUTHORIZATION TO NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT TO FUND THE TRAVELERS ASSISTANCE PROGRAM TO AID IN THE RELOCATION AND TRANSPORTATION ASSISTANCE SERVICES OF THE HOMELESS POPULATION IN ATLANTIC CITY IN AN AMOUNT NOT TO EXCEED \$50,000

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 Ms. DiLorenzo and seconded by Ms. Holmes. Resolution 22-10 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A ONE YEAR COMMUNITY DEVELOPMENT GRANT TO THE VOLUNTEERS OF AMERICA OF DELAWARE VALLEY; ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$50,000 AND AUTHORIZATION TO NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH VOLUNTEERS OF AMERICA OF DELAWARE VALLEY TO FUND THE TRAVELERS ASSISTANCE PROGRAM IN AN AMOUNT NOT TO EXCEED \$50,000

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 Ms. Worman and seconded by Mr. Beson. Resolution 22-11 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED A COMMUNITY DEVELOPMENT GRANT TO NAN NEWARK TECH WORLD; ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$794,860 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH NAN NEWARK TECH WORLD TO ADMINISTER THE LEADERS IN TRAINING YOUTH DEVELOPMENT TRAINING PROGRAM IN AN AMOUNT NOT TO EXCEED \$794,860



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. Matik. Resolution 22-12 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A COMMUNITY DEVELOPMENT GRANT TO JEWISH FAMILY SERVICES OF ATLANTIC COUNTY, ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$685,000 (YR. 1-\$231,000, YR. 2-\$227,000 AND YR. 3-\$227,000) FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A THREE-YEAR GRANT AGREEMENT WITH JEWISH FAMILY SERVICES OF ATLANTIC COUNTY TO EXPAND MENTAL HEALTH SERVICES THROUGHOUT ATLANTIC CITY IN AN AMOUNT NOT TO EXCEED \$685,000

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. Beson. Resolution 22-13 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 until April 30, 2022. Mr. Bets stated that he would provide financial reports and profit and loss statements. Chairman Butler responded that he would review the matter with staff.

Mr. Bert Lopez, President of the Hispanic Alliance expressed his support for Ms. Rosa Farias in consideration for CRDA's Executive Director position and thanked Mr. Doherty for his work at CRDA.

Mr. Steve Young thanked Mr. Doherty for his work in Atlantic City. Mr. Young further stated he looks forward to working with CRDA's new Executive Director.

Ms. Stephanie Koch, CEO of the Boys and Girls Club stated that she has worked closely with CRDA Deputy Executive Director Rosa Farias and commended Ms. Farias for her leadership and work in the community. She also thanked Mr. Doherty for his work in Atlantic City and the board for its support.

EXECUTIVE SESSION

The resolution was read by title. The Chair requested a motion to go into the executive session portion of the meeting. A motion was made by Ms. DiLorenzo and seconded by Mr. Plousis. Resolution 22-14 was approved by unanimous vote of the members.



ITEMS COMING OUT OF EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE APPOINTMENT OF MÓNICA DE LOS RÍOS AS ACTING INTERIM AND INTERIM EXECUTIVE DIRECTOR OF THE AUTHORITY

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. Hill. Resolution 22-15 was approved by unanimous vote of the members.

The Chair provided Ms. de los Rios with an opportunity to comment on her appointment as Acting Interim and Interim Executive Director. Ms. de los Rios thanked Chairman Butler and the Board for their vote of confidence in supporting her appointment. She added that she looks forward to working with the Chairman and the Board, community stakeholders and the City in all aspects consistent with its mission. The Chairman thanked Ms. de los Rios for her willingness to serve in this capacity.

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

January 18, 2022