



**CASINO REINVESTMENT
DEVELOPMENT AUTHORITY
15 SOUTH PENNSYLVANIA AVENUE
ATLANTIC CITY, NJ 08401**

**MINUTES – PUBLIC MEETING 22-02
February 15, 2022**

- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Michael Beson (via teleconference), Daniel Cosner (via teleconference), Debra DiLorenzo (via teleconference), Edward Gant (via teleconference), Michael Hanley (via teleconference), Gary Hill (via teleconference), Brett Matik (via teleconference), Lt. Governor and DCA Commissioner Shiela Oliver (via teleconference), James Plousis (via teleconference), David Rebeck for State Attorney General Matthew J. Platkin (via teleconference), Robert Shaughnessy for State Treasurer Elizabeth M. Muoio (via teleconference), William Sproule (via teleconference), Karen Worman (via teleconference)
- ABSENT:** William Mullen, Mayor Marty Small Sr.
- STAFF:** Monica de los Rios (via teleconference), Rosa Farias (via teleconference), Lisa Britt (via teleconference), Jane Fontana (via teleconference), Lance Landgraf (via teleconference), Kathy Marshall (via teleconference), Karen Martin (via teleconference), Thomas Meehan (via teleconference), Oriana Mondragon (via teleconference), Rick Santoro (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 JANUARY 18, 2022 BOARD MEETING

The Chairman requested a motion to approve the minutes of the January 18, 2022 Board Meeting. A motion was made by Mr. Beson and seconded by Ms. Oliver. Resolution 22-16 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

Interim Executive Director Monica de los Rios recognized former Chairman Robert Mulcahy upon his recent passing. Chairman Butler also recognized Mr. Mulcahy's for his many accomplishments.

Ms. de los Rios announced that Deputy Executive Director Rosa Farias will be departing the CRDA and returning to the Senate to serve as a senior adviser to the Senate leadership. Chairman Butler thanked Ms. Farias for her work with the Authority.

Deputy Executive Director Rosa Farias also recognized former Chairman Robert Mulcahy, spoke about several initiatives she was involved with during her time with the Authority and thanked the board and staff for their work.



Ms. DiLorenzo congratulated Ms. Farias and thanked her for her contribution to the Authority.

ITEMS LISTED BELOW HAVE BEEN REVIEWED AND RECOMMENDED BY COMMITTEE FOR BOARD APPROVAL.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE CERTIFICATION OF THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL FOR THE 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 22-17 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AMENDMENT OF THE MEET AC 2022 BUDGET BY AN INCREASE OF \$1.2 MILLION AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AN AGREEMENT WITH MEET AC TO PROVIDE THE REQUIRED SPONSORSHIP INVESTMENT FUNDING FOR THE 2022 NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE ("NAACP") CONFERENCE IN ATLANTIC CITY FROM JULY 14 THROUGH JULY 20, 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. Mr. Richard Tolson expressed his support for the event and inquired why the event was not originally listed in the Meet AC budget. Ms. de los Rios responded that the event was not included at the time because the decision was made to wait until there was a formal notification. Chairman Butler concurred with Ms. de los Rios response. Ms. de los Rios stated that going forward these proposals will be included with the budget. Mr. Tolson stated that the event was announced in the newspaper prior to the October board meeting. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Ms. Oliver. Resolution 22-18 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE PROFESSIONAL SERVICE AGREEMENT WITH PFM FINANCIAL ADVISORS LLC TO PROVIDE FINANCIAL ADVISORY SERVICES ON AN AS-NEEDED BASIS FOR ONE YEAR FROM APRIL 1, 2022 THROUGH MARCH 31, 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. Beson and seconded by Mr. Shaughnessy. Resolution 22-19 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING CONTINENT 8, LLC TO ERECT A 5,330 SQ. FT. MODULAR ADDITION ON THE EXTERIOR OF THE ATLANTIC CITY CONVENTION CENTER AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT

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 expressed his concerns about the modular construction of the addition and prevailing wages. Mr. Gant inquired if Continent 8 received proposals for modular build and through an architect. Chairman Butler and Ms. de los Rios responded that they are not aware. Mr. Gant responded that he heard that Continent 8 received two proposals and that modular is cheaper. Chairman Butler asked Mr. Gant to clarify his concerns. Mr. Gant responded that his concerns include where does the contractor come from, who is doing the work, is it a New Jersey company and where are they getting the modular addition. Mr. Gant further stated his concerns about prevailing wage and stated his opinion that modular never works. Mr. Gant inquired if Continent 8 is paying utility bills at the Convention Center. Ms. de los Rios responded in the affirmative and added that the contractor doing the work is TN Ward. Chairman Butler and Ms. de los Rios addressed the prevailing wage concern. Ms. Oliver stated it needs to be determined how long the sports wagering entity would plan to have this structure. Mr. Gant concurred with Ms. Oliver's comment. Commentary from Mr. Gant and Mr. Cosner followed regarding construction of the modular unit and prevailing wage. Ms. de los Rios stated that the modular addition can be dismantled since it is a temporary structure. Mr. Beson expressed his support for the modular addition. Mr. Marc LaLiberte from Continent 8 thanked the board for considering their application and stated that modern data centers use specialized equipment and most modern data centers are built in a modular fashion. Mr. LaLiberte further stated the data center is listed as a UL 2755 and it is built in Phoenix, Arizona and comes in three parts which are assembled on site. This expansion will allow Continent 8 to continue to show that Atlantic City is the hub of online gaming and e-sports. The expansion was considered to be built inside but it was not a suitable area. Mr. Gant inquired further regarding the cost of the modular unit. Mr. LaLiberte responded that there was not a price evaluation completed and it is not about cost. Mr. Gant restated his concerns. Chairman Butler inquired about Continent 8's commitment to Atlantic City. Mr. LaLiberte responded that Continent 8 has been in business for 32 years, has run a network that interconnects 72 locations, one of which is Atlantic City and that he sees Atlantic City being the premier location in the United States. Ms. Oliver stated that the city of New York launched its sports wagering for \$2 billion which generates \$70 million for the State of New York. Mr. Rebeck concurred with Ms. Oliver's comments and also inquired about Continent 8's commitment to the State of New Jersey. Mr. LaLiberte responded that Continent 8 provides infrastructure and different services and own the data center in Atlantic City that has the highest number of technicians. Hearing no further comments from the members, the Chair requested public comment. Mr. Sal Anderton from Porzio, Bromberg & Newman who is working with Continent 8 thanked the Board for their support and provided context regarding internet gaming in Atlantic City. Mr. Tolson inquired when the project will start. Chairman Butler responded that the project has started already. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Hanley. Mr. Gant voted no. Resolution 22-20 was approved by a vote of 13-1.



(Chairman Butler signs off at 3:00PM and Mr. Beson fills-in for the remainder of the Board meeting)

PUBLIC COMMENT

Mr. Richard Tolson thanked Ms. Farias for her service in Atlantic City. Mr. Tolson inquired if CRDA is involved with the basketball court at Bader Field. Ms. de los Rios responded that she is not aware of CRDA funding the basketball court and will look into it.

Ms. Brett Matik inquired about what will happen in one month when Black Bear ends its lease at the Atlantic City Skate Zone early. Ms. de los Rios responded that a meeting is scheduled this week to discuss the issue.

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

February 15, 2022