



**MINUTES – PUBLIC MEETING 22-03
March 15, 2022**

- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Michael Beson (via teleconference), Daniel Cosner (via teleconference), Debra DiLorenzo (via teleconference), Michael Hanley (via teleconference), Gary Hill (via teleconference), William Mullen (via teleconference), Lt. Governor and DCA Commissioner Sheila Oliver (via teleconference), James Plousis (via teleconference), David Rebeck for Acting State Attorney General Matthew J. Platkin (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:** Edward Gant
- STAFF:** Monica de los Rios (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),
- 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 FEBRUARY 15, 2022 BOARD MEETING

The Chairman requested a motion to approve the minutes of the February 15, 2022 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Plousis. Resolution 22-21 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES FOR THE HEIGHTS OF ACCESSORY STRUCTURES AND SIGNAGE FOR THE VOLLEYBALL STADIUM TO BE CONSTRUCTED ON PROPERTY LOCATED AT BALLY’S ATLANTIC CITY, 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) AND BEACH LOT 13 (BLOCK 1, LOTS 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104 AND 105) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-01-3127



The resolution was read by title. Ms. Worman and Ms. Matik recused themselves. The Chair requested a description of the proposed action by the Interim 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 22-22 was approved by unanimous vote of the eligible members.

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

RESOLUTION AUTHORIZING THE AUCTION OF SURPLUS ITEMS NO LONGER NEEDED FOR PUBLIC USE THROUGH GOVDEALS, INC.

The resolution was read by title. The Chair requested a description of the proposed action by the Interim 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 22-23 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING CONTRACTS TO ACTION UNIFORM COMPANY, LLC AND LANDSMAN UNIFORMS, INC. FOR THE CALENDAR YEAR JANUARY 1, 2022 THROUGH DECEMBER 31, 2022, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE YEAR TERM, FOR THE PURCHASE OF UNIFORMS FOR PERSONNEL OF THE SPECIAL IMPROVEMENT DISTRICT DIVISION ON AN AS NEEDED BASIS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$50,000

The resolution was read by title. The Chair requested a description of the proposed action by the Interim 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 22-24 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING ACCEPTANCE OF A \$2,000,000 APPROPRIATION FROM THE STATE OF NEW JERSEY, DEPARTMENT OF COMMUNITY AFFAIRS (“DCA”) TO SUPPORT COSTS ASSOCIATED WITH HOSTING THE NAACP NATIONAL CONVENTION IN ATLANTIC CITY AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A MEMORANDUM OF UNDERSTANDING (“MOU”) WITH DCA FOR USE OF THE FUNDS

The resolution was read by title. The Chair requested a description of the proposed action by the Interim Executive Director or designated staff and then requested member discussion. Ms. DiLorenzo inquired about how the CRDA will ensure that the \$2 million appropriation is fulfilled. CRDA Interim Executive Director Monica de los Rios responded that the legislation provided no instruction with respect to what costs would be covered. Ms. de los Rios furthered stated that she will review the NAACP budget to determine payment and reimbursement. Ms. DiLorenzo inquired



if this \$2 million is in addition to the \$1.2 million from MeetAC. Ms. de los Rios 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. DiLorenzo and seconded by Ms. Matik. Resolution 22-25 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING A CONTRACT TO CALVI ELECTRIC IN AN AGGREGATE AMOUNT NOT TO EXCEED \$200,000 FOR ELECTRICAL SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD MARCH 1, 2022 THROUGH FEBRUARY 29, 2024

The resolution was read by title. The Chair requested a description of the proposed action by the Interim 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. Beson. Resolution 22-26 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE REDEVELOPMENT PROPOSAL FROM ELMLYF, LLC FOR THE PURCHASE AND REDEVELOPMENT OF PROPERTY LOCATED AT 4001 VENTNOR AVENUE (BLOCK 228, LOT 12) AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A PURCHASE AND SALE AGREEMENT TO SELL THE PROPERTY FOR THE AMOUNT OF \$180,000.00

The resolution was read by title. The Chair requested a description of the proposed action by the Interim 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 Ms. Matik. Resolution 22-27 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$114,566 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND APPROVING A GRANT IN THE AMOUNT OF \$114,566; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE CHICKEN BONE BEACH HISTORIC FOUNDATION JAZZ AND MUSIC INSTITUTE TO CREATE A PARKING LOT ON PROPERTY LOCATED AT 715 N INDIANA AVENUE (BLOCK 617, LOT 4)

The resolution was read by title. The Chair requested a description of the proposed action by the Interim Executive Director or designated staff and then requested member discussion. Ms. Worman inquired about the administrative fee. CRDA Director of Planning and Development Lance Landgraf responded that the 2.75% administrative fee is collected directly from the proceeds of the grant. Ms. DiLorenzo inquired if there was an administrative fee charged to the NAACP. Chairman Butler responded no. 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. Hill and seconded by Ms. Holmes. Resolution 22-28 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE REDEVELOPMENT PROPOSAL FROM LIBERTY HUDSON HOLDINGS, LLC (“LIBERTY HUDSON”) TO DEVELOP THE LAND AND IMPROVEMENTS LOCATED AT 105 S. CALIFORNIA AVENUE (BLOCK 34, LOT 8) 106 ALBION PLACE AND 108 ALBION PLACE (BLOCK 34, LOTS 4 AND 5) AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A PURCHASE AND SALE AGREEMENT WITH LIBERTY HUDSON TO SELL THE THREE PROPERTIES FOR THE AMOUNT OF \$150,000

The resolution was read by title. The Chair requested a description of the proposed action by the Interim Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Ben Hunter, Atlantic City resident, expressed concerns about redeveloping these properties in the state that they are in. Mr. Landgraf responded that the estimate received for demolition was \$400,000. Mr. Landgraf further stated that to alleviate the costs, a developer will redevelop the properties and will be required to meet all building codes. Mr. Evan Sanchez, Atlantic City resident and developer, expressed his support for the project. Mr. Geoff Dorsey of Dorsey Construction inquired what type of community benefits agreement the applicant has and what type of reverter clauses are set in place for CRDA. Mr. Landgraf responded that there are reverter clauses set up and time frames in the agreement. Mr. Landgraf further stated that in regard to community benefits, the applicants are using local contractors and will bring a family element to the area. Mr. Sean Reardon, Atlantic City resident and property owner expressed his concerns about the project. Mr. Landgraf responded that the applicants are going to have to comply with building codes and will need a variance for parking. Darryl Bulthuis, Atlantic City resident expressed his concerns about the project. Mr. Zenith Shah, Atlantic City Developer expressed his support for the project. Mr. Reardon clarified that he does not mean to speak ill of the developers but is mostly concerned about the project in that area. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Hanley. Resolution 22-29 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY TO ESTABLISH A FUND RESERVATION, PROVIDE \$80,000 TO THE SOUTH JERSEY TRANSIT AUTHORITY IN SUPPORT OF ITS GRANT FROM THE U.S. DEPARTMENT OF TRANSPORTATION’S SMALL COMMUNITY AIR SERVICE DEVELOPMENT PROGRAM AND TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A MEMORANDA OF UNDERSTANDING WITH THE SOUTH JERSEY TRANSIT AUTHORITY

The resolution was read by title. The Chair requested a description of the proposed action by the Interim 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. Oliver and seconded by Mr. Beson. Resolution 22-30 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED A MUNICIPAL DEVELOPMENT GRANT TO THE CITY OF ATLANTIC CITY; ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$650,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A MUNICIPAL GRANT AGREEMENT WITH THE CITY OF ATLANTIC CITY TO PURCHASE EQUIPMENT AND FUND PROGRAMMING WITHIN THE DEPARTMENT OF HEALTH & HUMAN SERVICES IN THE AREAS OF YOUTH, SENIOR AND MULTI-CULTURAL SERVICES FOR THE ONE-YEAR PERIOD MAY 1, 2022 THROUGH APRIL 30, 2023

The resolution was read by title. Mayor Small recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Lt. Governor & DCA Commissioner Sheila Oliver expressed her support for the project and inquired why the grant is not being approved for a 12-month period. Mayor Small requested that the term be amended to a full year. Mr. Sproule inquired if there is a grant that can provide transportation services to apprentices to get to their assignments. Mayor Small suggested that they meet to discuss the possibility. 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. Oliver. Resolution 22-31 was approved by unanimous vote of the eligible members.

(Ms. Brett Matik recused herself for the last two items and logged off the call at 3:15 pm)

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE BALLY'S ATLANTIC CITY HOTEL & CASINO REDEVELOPMENT PLAN FOR BLOCK 1, LOTS 94, 95, 96, 97, 98, 99, 100, 101, 102 103, 104 AND A PORTION OF 105 (BEACH LOTS 26, 27 & 28) DATED JUNE 4, 2021

The resolution was read by title. Ms. Matik and Ms. Worman recused themselves. The Chair requested a description of the proposed action by the Interim Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Geoff Dorsey of Dorsey Construction expressed his support for the project. Mr. Rebeck inquired if the boardwalk is redeveloped will the Bally's construction inhibit it. Mr. Landgraf responded that the redevelopment plan does not show any drawings or images of the construction, but that any construction will require site plan approval and go through the City as well. Ms. Oliver suggested that language be added in the agreement regarding any boardwalk reconstruction. Ms. Worman inquired if this development is only in front of Bally's. Mr. Landgraf responded that the development goes from Park Place to Arkansas Avenue. Mr. Nick Talvacchia, attorney on behalf of the applicant stated that when Twin Rivers bought Bally's it assumed the beach leases that Bally's had included in front of the Wild Wild West. The redevelopment plan was designed to follow the beach leases. Ms. Worman inquired if it was on the beach or boardwalk. Mr. Talvacchia responded that the development is on the beach, and it starts on the pier to the end of Bally's. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Sproule and seconded by Ms. DiLorenzo. Resolution 22-32 was approved by unanimous vote of the eligible members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
CONSENTING TO THE OCEAN CASINO RESORT'S REDEVELOPMENT PLAN FOR BLOCK
1, LOTS 162, 163, 164, 165, 166, 167, 168, 169, 170 AND A PORTION OF 171 (BEACH LOTS
39 AND 40) DATED JUNE 4, 2021**

The resolution was read by title. Ms. Matik and Ms. Worman recused themselves. The Chair requested a description of the proposed action by the Interim 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. Beson. Resolution 22-33 was approved by unanimous vote of the eligible members.

PUBLIC COMMENT

Mr. Bruce Weeks inquired if the report for the WMBE Entrepreneurship Center Project was ever completed. Chairman Butler responded that he would get back to Mr. Weeks.

Ms. Henrietta Shelton, Owner of Chicken Bone Beach thanked the board for their support and extended an invitation to the board members to see the Jazz Camp.

EXECUTIVE SESSION

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AUTHORIZING AN EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12b (8)**

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 Mr. Plousis and seconded by Mr. Rebuck. Resolution 22-34 was approved by unanimous vote of the members.

ACTION COMING OUT OF EXECUTIVE SESSION

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING THE APPOINTMENT OF SEAN PATTWELL AS EXECUTIVE DIRECTOR
EFFECTIVE NO LATER THAN MAY 1, 2022**

Upon return to the open public session portion of the meeting, the Chairman requested consideration of the following action:

The resolution was read by title. The Chair described the proposed action 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. Plousis. Resolution 22-35 was approved by unanimous vote of the members.



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

March 15, 2022