



**MINUTES – PUBLIC MEETING 22-04  
April 19, 2022**

- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Daniel Cosner (via teleconference), Debra DiLorenzo (via teleconference), Edward Gant (via teleconference), Michael Hanley (via teleconference), Gary Hill (via teleconference), Brett Matik (via teleconference), William Mullen (via teleconference), Kimberley Holmes for Lt. Governor and DCA Commissioner (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)
- ABSENT:** Michael Beson, Karen Worman
- STAFF:** Sean Pattwell (via teleconference), Monica de los Rios (via teleconference), Loreta Acevedo (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), Glenn Monroe (via teleconference), John Ostwald (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 MARCH 15, 2022 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the March 15, 2022 Board Meeting. A motion was made by Mr. Plousis and seconded by Mr. Shaughnessy. Resolution 22-36 was approved by unanimous vote of the members.

Chairman Butler welcomed CRDA Executive Director Sean Pattwell to his first board meeting.

**LAND USE REGULATION & ENFORCEMENT**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING A VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d) TO PERMIT THE CONSTRUCTION AND OPERATION OF A CLASS 5 MICRO DISPENSARY FOR THE SALE OF RECREATIONAL CANNABIS ON PROPERTY LOCATED AT 2415-2417 PACIFIC AVENUE, BLOCK 164, LOTS 54, 56, 57, 65 and 66, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-02-3142**



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. Cosner. Resolution 22-37 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 AUTHORIZING EXECUTION OF CONTRACTS FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF \$135,000 FOR VARIOUS JANITORIAL SUPPLIES FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE ONE YEAR PERIOD BEGINNING MAY 1, 2022 THROUGH APRIL 30, 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 Mr. Plousis. Resolution 22-38 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RESCINDING A PORTION OF RESOLUTION 17-23 ADOPTED FEBRUARY 21, 2017, PERTAINING TO THE PURCHASE OF THE EXISTING THERMAL ENERGY PLANT THAT SERVICES THE ATLANTIC CITY CONVENTION CENTER (“ACCC”) FROM DCO ENERGY LLC (“DCO”) FOR 2,530,000**

The resolution was read by title. Ms. DiLorenzo 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. Plousis and seconded by Ms. Matik. Resolution 22-39 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE CONVENTION CENTER DIVISION FACILITIES CAPITAL 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. Mr. Rebeck inquired about the restoration of the facility associated with the Trump Plaza demolition. A discussion followed between CRDA Project Implementation & Management Director Tom Meehan and Mr. Rebeck regarding West Hall and the cantilever overhang and water infiltration along Mississippi Avenue and related repairs to both areas. 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. Plousis. Resolution



22-40 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF MICROSOFT 365 ENTERPRISE PRODUCTS AND ENTERPRISE ONLINE SERVICES FROM DELL MARKETING LP UNDER STATE CONTRACT #T3131 20-TELE-0510 IN AN AMOUNT NOT TO EXCEED \$75,011.64**

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 22-41 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE REJECTION OF THE THREE RESPONSES TO THE REQUEST FOR QUALIFICATIONS FOR SPECIAL LEGAL COUNSEL IN ORDER TO SUBSTANTIALLY REVISE AND RESOLICIT**

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. Hanley. Resolution 22-42 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DISREGARDING THE PROPOSAL RECEIVED IN RESPONSE TO AN UNTIMELY REQUEST FOR PROPOSAL SOLICITATION AND CONFIRMING THE DESIGNATION OF BOND COUNSEL M. JEREMY OSTOW, ESQ., MCMANIMON, SCOTLAND & BAUMANN LLC AND WILENTZ GOLDMAN & SPITZER, PA FROM AUGUST 1, 2021 THROUGH JULY 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. Shaughnessy and seconded by Ms. Matik. Resolution 22-43 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN EXTENSION OF THE INTERGOVERNMENTAL GRANT AGREEMENT WITH THE CITY OF ATLANTIC CITY IN AN AMOUNT NOT TO EXCEED \$1,740,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND FOR IMPROVEMENTS TO ENHANCE HISTORIC GARDNER'S BASIN FOR AN ADDITIONAL ONE-YEAR PERIOD THROUGH DECEMBER 31, 2022**

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. Mr. Hill inquired who is managing Gardner's Basin development. CRDA's Land Use Planning & Development Director Lance Landgraf responded it was previously Sean Scarborough but the City has taken over management. Mr. Rebeck inquired if the DCA and DEP grant awards have been extended through the calendar year. Mr. Landgraf 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 Mr. Hill and seconded by Mr. Sproule. Resolution 22-44 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE SERVICES CONTRACTS WITH APEX DEVELOPMENT, INC. AND ENTERPRISE NETWORK RESOLUTIONS CONTRACTING, LLC. FOR ASBESTOS ABATEMENT SERVICES ON AN AS NEEDED BASIS FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING MAY 15, 2022 THROUGH MAY 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. Plousis and seconded by Ms. Holmes. Resolution 22-45 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE SERVICE CONTRACTS WITH MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC. AND ENVIRONMENTAL RESOLUTIONS, INC. FOR ENVIRONMENTAL AND INDUSTRIAL HYGIENE CONSULTING SERVICES ON AN AS NEEDED BASIS FOR AN ADDITIONAL ONE-YEAR TERM BEGINNING JUNE 15, 2022 THROUGH JUNE 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 Ms. Holmes and seconded by Mr. Plousis. Resolution 22-46 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$500,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND EXTENDING THE TERM OF THE GRANT AGREEMENT WITH THE ATLANTIC CITY BOARDWALK HOLOCAUST MEMORIAL INC. TO CONSTRUCT A YEAR-ROUND HOLOCAUST MEMORIAL AT PROPERTY LOCATED ON THE BOARDWALK, ROOSEVELT PLAZA, ATLANTIC CITY, NEW JERSEY THROUGH APRIL 15, 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. Hill and seconded by Ms. DiLorenzo. Resolution 22-47 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING RESOLUTION 21-120 ADOPTED SEPTEMBER 21, 2021, WHICH APPROVED AND ACCEPTED THE REDEVELOPMENT PROPOSAL FROM AUTHENTIC CITY PARTNERS LLC (ACP, LLC) TO DEVELOP VACANT LAND LOCATED ON BLOCK 54, LOT 16, ALSO KNOWN AS 155 S. TENNESSEE AVENUE, TO REFLECT ITS NEWLY FORMED OPPORTUNITY ZONE ENTITY, 155 S TENNESSEE QOZB LLC, IN ITS STEAD, AND AUTHORIZING THE ASSIGNMENT OF THE DEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH ACP, LLC TO 155 S. TENNESSEE AVENUE QOZB LLC**

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 Ms. Holmes. Resolution 22-48 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RELEASING AND REALLOCATING UNSPENT PROJECT FUNDS BACK TO THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND**

The resolution was read by title. Ms. DiLorenzo 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. Shaughnessy and seconded by Ms. Matik. Resolution 22-49 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN EXTENTION OF THE MATURITY DATES OF THE 2012 AND 2014 LOAN FACILITIES WITH STEEL PIER ASSOCIATES, LLC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A REFINANCING OF ALL LOANS SUBJECT TO BOARD APPROVAL**

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. Mullen inquired if CRDA loaned Steel Pier \$14.3 million. Ms. Marshall responded in the affirmative and that the remaining principal amount is \$14.3 million. Mr. Mullen inquired how much was the original loan. Ms. Marshall responded that the 2012 loan was \$6.1 million, the 2013 loan was \$4.1 million and the 2014 loan was also \$4.1 million. Mr. Mullen inquired if the loan was increased in 2020 to what is owed to CRDA. Ms. Marshall responded in the affirmative and stated that was a result of how the agreement was originally written. Mr. Mullen expressed concerns about the loans and further stated that he believes the Authority loss leverage in future negotiation of this matter if this approval is granted today. Chairman Butler inquired if CRDA's bargaining leverage is at risk. Ms. Marshall responded she does not believe the Authority loses leverage and that this action item is to extend the terms of the existing loans for two reasons; to avoid being in a default position and to have time to renegotiate and refinance all three loans. Chairman Butler inquired if this matter would come back to the board once all loans are renegotiated and



refinanced. Ms. Marshall responded in the affirmative. CRDA Executive Director Sean Pattwell joined the discussion and stated that outside counsel is also involved. Hearing no further comments from the members, the Chair requested public comment. Mr. Richard Tolson inquired about the length of the extension. Mr. Pattwell responded that is not known at this time. Mr. Tolson concurred with Mr. Mullen's comments. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Hill. Mr. Mullen voted no. Resolution 22-50 was approved by a vote of 12-1.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE LEASE AGREEMENT WITH STOCKTON UNIVERSITY FOR RETAIL SPACE AT THE CORRIDOR PARKING GARAGE A/K/A WAVE GARAGE**

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 discrepancy in the resolution. CRDA's General Counsel Monica de los Rios responded that it will be corrected. 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. Shaughnessy and seconded by Mr. Hanley. Resolution 22-51 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH ATLANTIC CAPE COMMUNITY COLLEGE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AMENDED GRANT AGREEMENT WITH ATLANTIC CAPE COMMUNITY COLLEGE TO SUPPORT THE ATLANTIC CITY WORKS PROGRAM 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. Mr. Rebeck expressed his support for the project and stated the importance of the workforce development program in connection to job opportunities and training. Mr. Rebeck further stated that there are currently 1,863 vacant full-time jobs and 407 vacant part-time jobs in the casinos that need to be filled. 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. Rebeck and seconded by Mr. Plousis. Resolution 22-52 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED A COMMUNITY DEVELOPMENT GRANT TO THE CITY OF ATLANTIC CITY; ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$100,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE CITY OF ATLANTIC CITY TO FUND A PORTION OF THE COST OF THE REDEVELOPMENT OF WEEKES PARK**



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. Matik and seconded by Ms. DiLorenzo. Resolution 22-53 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REFUNDING THE \$50,000 FUND RESERVATION FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND APPROVED BY RESOLUTION 20-110 ADOPTED SEPTEMBER 15, 2020, FOR THE SMALL BUSINESS GRANT PROGRAM**

The resolution was read by title. Ms. DiLorenzo 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. Plousis and seconded by Ms. Matik. Resolution 22-54 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REJECTING ALL PROPOSALS SUBMITTED AND COLLAPSING THE PROJECT APPROVED BY RESOLUTION 20-146 ADOPTED DECEMBER 15, 2020, FOR THE W/MBE ENTREPRENEURSHIP CENTER PROJECT**

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. 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. Holmes. Resolution 22-55 was approved by unanimous vote of the eligible members.

**PUBLIC COMMENT**

Mr. Richard Tolson inquired if the board is receiving statistics on the success of the Atlantic City Works project. Ms. de los Rios responded in the affirmative. Mr. Tolson inquired if this program has been deemed successful. Ms. de los Rios responded in the affirmative but with the caveat that the program had to be readjusted to meet demand and therefore the extension was requested. Mr. Tolson inquired if there was any information regarding CRDA's involvement in constructing the basketball court at Bader Field. Ms. de los Rios responded that she has looked through grant applications and other documents and there seems to be no indication that CRDA funds were used for any basketball court at Bader Field.

Ms. Andra Williams inquired what businesses would qualify for the Atlantic City Electric Business Grant. Mr. Landgraf responded that this was not a small business startup grant. This grant was to assist businesses that were damaged during the civil unrest that happened in May 2020.



**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

April 19, 2022