



Casino Reinvestment Development Authority



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

MINUTES – PUBLIC MEETING 22-05 May 24, 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), William Mullen (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), Karen Worman (via teleconference)
ABSENT: Lt. Governor and DCA Commissioner Sheila Oliver, William Sproule
STAFF: Sean Pattwell (via teleconference), Maisha Moore (via teleconference), 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)
OTHER ATTENDEES: Joy-Michele Johnson, Esq., Governor's Authorities Unit (via teleconference)

OPENING STATEMENT

The meeting was called to order by the Chairman at 11:00 am. 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 APRIL 19, 2022 BOARD MEETING

The Chairman requested a motion to approve the minutes of the April 19, 2022 Board Meeting. A motion was made by Mr. Hill and seconded by Ms. Matik. Resolution 22-56 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 PURSUANT TO N.J.S.A. 40:55D-70(c)(2) AND (d)(5) TO PERMIT THE USE OF AN EXISTING EIGHT STORY BUILDING FOR GROUND FLOOR COMMERCIAL AND OFFICE SPACE AND COVERSON OF FLOORS TWO THROUGH EIGHT TO FIFTY-SIX (56) RESIDENTIAL UNITS ON PROPERTY LOCATED AT 1 SOUTH NEW YORK AVENUE, BLOCK 146, LOT 1 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-03-3158



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. Rebuck stated that there must be a commitment by the Applicant to provide parking for the commercial tenants, the commercial tenants' employees and visitors, residents and residential visitors. He requested that CRDA verify compliance with that commitment. Jack Plackter, the attorney on behalf of the Applicant stated that that he had contacted the manager of the New York Ave Parking Garage and confirmed that monthly parking spaces can be leased for \$87 each with a discount if the Applicant is leasing multiple parking spots. Ms. DiLorenzo asked for clarification on the report where it states that there are no loading spaces. Mr. Plackter clarified that there is no loading space if the residents are loading/unloading furniture on the public street and deliveries are made with panel trucks for the commercial tenants. 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. Hill. Resolution 22-57 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 A CONTRACT WITH PHL DESIGN, INC. D/B/A MASTERPIECE DESIGN FOR ADVERTISING AGENCY SERVICES IN AN AMOUNT NOT TO EXCEED \$1,125,000 FOR AN INITIAL PERIOD OF EIGHTEEN MONTHS BEGINNING JUNE 17, 2022 THROUGH DECEMBER 31, 2023, WITH AN OPTION TO RENEW FOR AN ADDITIONAL TWELVE MONTH PERIOD**

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. DiLorenzo. Resolution 22-58 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING FOR AN ADDITIONAL ONE-YEAR TERM THE SERVICE CONTRACT WITH CTM MEDIA GROUP IN THE NOT TO EXCEED AMOUNT OF \$116,456.25 FOR DISTRIBUTION OF THE ATLANTIC CITY VISITOR MAP AND ATLANTIC CITY RESTAURANT WEEK RACK CARD FOR THE PERIOD BEGINNING JUNE 16, 2022 AND ENDING JUNE 15, 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 Ms. DiLorenzo. Resolution 22-59 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A TOURISM MARKETING AND SPECIAL EVENT GRANT TO THE JEWISH COMMUNITY CENTER OF ATLANTIC COUNTY, ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$150,000 (\$50,000 PER YEAR FOR THREE YEARS) FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE JEWISH COMMUNITY CENTER OF ATLANTIC COUNTY TO SUPPORT THE ATLANTIC CITY RACE SERIES FOR THREE (3) YEARS - 2022, 2023 AND 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. Ms. Genia Bittner from the Atlantic City Marathon Races thanked the board for their support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Ms. DiLorenzo. Resolution 22-60 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A TOURISM MARKETING AND SPECIAL EVENT GRANT TO THE CHICKEN BONE BEACH HISTORICAL FOUNDATION, INC., ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$200,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE CHICKEN BONE BEACH HISTORICAL FOUNDATION TO SUPPORT THE PRODUCTION OF THREE (3) JAZZ CONCERTS AT BROWNS PARK AND TEN (10) JAZZ CONCERTS AT KENNEDY PLAZA**

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. Ms. Henrietta Shelton from the Chicken Bone Beach Historical Foundation thanked the board for their support and extended an invitation to the members to attend the events. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Ms. DiLorenzo. Resolution 22-61 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A TOURISM MARKETING AND SPECIAL EVENT GRANT TO JUDILUDI PRODUCTIONS LLC, ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$278,893 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH JUDILUDI PRODUCTIONS LLC TO PRODUCE AND MARKET 'BROADWAY ON THE BOARDWALK' SHOWS FOR EIGHT (8) WEEKS AT KENNEDY PLAZA**



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. Hill 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 Ms. Matik. Resolution 22-62 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A TOURISM MARKETING AND SPECIAL EVENT GRANT TO THE NATIONAL RHYTHM AND BLUES MUSIC SOCIETY INC., ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$182,896 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE NATIONAL RHYTHM AND BLUES MUSIC SOCIETY INC. TO PRESENT THE 2022 FREE SUMMER CONCERTS AT GARDNER'S BASIN**

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. DiLorenzo. Resolution 22-63 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A TOURISM MARKETING AND SPECIAL EVENT GRANT TO TONY MART, LLC, ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$186,200 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH TONY MART, LLC TO PRESENT THE 2022 SUMMER CONCERT SERIES – MARDI GRAS AC AT KENNEDY PLAZA**

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. Rebuck. Resolution 22-64 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO ENVIRONMENTAL DESIGN, INC. FOR ENVIRONMENTAL CONSULTING SERVICES ON AN AS-NEEDED BASIS FOR JIM WHELAN BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) WITH AN AGGREGATE SPENDING AUTHORIZATION NOT TO EXCEED \$1,000,000 FOR A TWO-YEAR PERIOD BEGINNING JUNE 1, 2022 AND ENDING MAY 31, 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 Ms. DiLorenzo. Resolution 22-65 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE ENERGY SAVINGS IMPROVEMENT PROJECT ("ESIP") FOR THE ATLANTIC CITY CONVENTION CENTER, AC RAIL TERMINAL, JIM WHELAN BOARDWALK HALL (EAST HALL AND WEST HALL), THE WAVE PARKING GARAGE AND THE AUTHORITY'S MAIN OFFICE**

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. Beson and seconded by Mr. Plousis. Resolution 22-66 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE ELECTRIC VEHICLE TOURISM PROGRAM FOR THE ATLANTIC CITY CONVENTION CENTER PARKING GARAGE AND AUTHORIZATION TO RECEIVE AN INCENTIVE GRANT FROM THE STATE OF NEW JERSEY BOARD OF PUBLIC UTILITIES ("BPU") - SPONSORED ELECTRIC VEHICLE TOURISM PROGRAM**

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 22-67 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE ELECTRIC VEHICLE TOURISM PROGRAM FOR THE WAVE GARAGE AND AUTHORIZATION TO RECEIVE AN INCENTIVE GRANT FROM THE STATE OF NEW JERSEY BOARD OF PUBLIC UTILITIES ("BPU") - SPONSORED ELECTRIC VEHICLE TOURISM PROGRAM**

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. Rebuck. Resolution 22-68 was approved by unanimous vote of the members.





**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING PROFESSIONAL SERVICE AGREEMENTS TO ADAMS REHMAN & HEGGAN ASSOCIATES, ENVIRONMENTAL RESOLUTIONS INC. AND T&M ASSOCIATES FOR ENGINEERING & PLANNING CONSULTING SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$170,000 FOR THE PERIOD JUNE 15, 2022 THROUGH JUNE 14, 2023, WITH AN OPTION TO RENEW FOR TWO ADDITIONAL ONE-YEAR TERMS**

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 22-69 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING AN ECONOMIC DEVELOPMENT GRANT TO INLET PUBLIC/PRIVATE ASSOCIATION, INC. D/B/A THE ABSECON LIGHTHOUSE, ESTABLISHING A FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$100,000 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH INLET PUBLIC/PRIVATE ASSOCIATION, INC. FOR THE THREE-YEAR PERIOD THROUGH DECEMBER 31, 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. Ms. Jean Muchanic from the Absecon Lighthouse thanked the members for their support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Shaughnessy. Resolution 22-70 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$210,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; APPROVING A LOAN IN THE NOT TO EXCEED AMOUNT OF \$135,000 AND AWARDDING AN ECONOMIC DEVELOPMENT GRANT IN THE NOT TO EXCEED AMOUNT OF \$75,000 TO ERNEST TRANS SCHOOL OF TRUCKING LLC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A LOAN AGREEMENT AND GRANT AGREEMENT WITH ERNEST TRANS SCHOOL OF TRUCKING LLC TO SUPPORT THE START UP OF A COMMERCIAL DRIVING SCHOOL AND TUITION FOR THE FIRST 15 ATLANTIC CITY RESIDENTS**

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. Mayor Small 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. Hill. Resolution 22-71 was approved by unanimous vote of the eligible members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING RESOLUTION 22-49 TO REINSTATE PROJECT FUND BALANCES FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND**

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. Plousis. Resolution 22-72 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

No public comment was made.

**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:

  
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GARY HILL, SECRETARY

May 24, 2022