



Casino Reinvestment Development Authority



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

MINUTES – PUBLIC MEETING 22-07 JULY 28, 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), Kimberley Holmes for Lt. Governor and DCA Commissioner Sheila Oliver (via teleconference), David Rebeck for Acting 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: Mayor Marty Small Sr.
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), Rick Santoro (via teleconference), Thomas Meehan (via teleconference), Oriana Mondragon (via teleconference)
OTHER ATTENDEES: Dorian Smith, Esq., Governor's Authorities Unit (via teleconference), Christopher Brown, Senior Advisor for Atlantic City Affairs, DCA (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 JUNE 21, 2022 BOARD MEETING

The Chairman requested a motion to approve the minutes of the June 21, 2022 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Plousis. Resolution 22-83 was approved by unanimous vote of the members.

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

Consent Agenda:

The following items were read by title, described by the Chair and after public comment, duly moved by Mr. Beson, seconded by Ms. Matik and then voted on by the members as a single action:



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE ANNUAL NOTICE OF MEETINGS AND ANNUAL NOTICE OF LAND USE HEARINGS

Resolution 22-84 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING CERTAIN NEWSPAPERS TO RECEIVE MEETING AND GENERAL NOTICES, AND DESIGNATING THE PRESS OF ATLANTIC CITY AS THE OFFICIAL NEWSPAPER OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY

Resolution 22-85 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPOINTING CERTAIN INDIVIDUALS TO THE OFFICES OF SECRETARY AND ASSISTANT SECRETARY

Resolution 22-86 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING AN INDIVIDUAL TO SERVE AS THE PUBLIC AGENCY COMPLIANCE OFFICER

Resolution 22-87 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS CUSTODIAN OF RECORDS AND ALTERNATE CUSTODIAN OF RECORDS

Resolution 22-88 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS THE ETHICS LIAISON OFFICER AND ALTERNATE ETHICS LIAISON OFFICER

Resolution 22-89 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS CERTIFYING OFFICER AND SUPERVISOR OF THE CERTIFYING OFFICER FOR MATTERS PERTAINING TO THE STATE OF NEW JERSEY RETIREMENT SYSTEM

Resolution 22-90 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS AS SIGNATORIES IN ACCORDANCE WITH STATE TREASURY REQUIREMENTS

Resolution 22-91 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING SIGNATORIES TO CONDUCT BUSINESS WITH US BANK, AS BOND TRUSTEE, TO THE AUTHORITY'S SERIES 2014 LUXURY TAX REVENUE BONDS, SERIES 2004 HOTEL ROOM FEE REVENUE BONDS AND SERIES 2005 PARKING FEE REVENUE BONDS

Resolution 22-92 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO CHECK SIGNING PRIVILEGES ON AUTHORITY BANK ACCOUNTS

Resolution 22-93 was approved by unanimous vote of the members.

Regular Agenda:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN INCREASE IN THE CONTRACT WITH WARRINER'S CONSTRUCTION, INC. FOR THE PURCHASE OF LANDSCAPE PLANT MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT IN AN AMOUNT NOT TO EXCEED \$25,000, FOR A TOTAL NOT TO EXCEED 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. Hill and seconded by Mr. Hanley. Resolution 22-94 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING A CONTRACT TO ACB SERVICES INC. FOR BOARDWALK COMFORT STATION CLEANING SERVICES ON AN AS-NEEDED BASIS FOR THE PERIOD AUGUST 19, 2022 TO AUGUST 18, 2023 IN AN AMOUNT NOT TO EXCEED \$818,796

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. Holmes. Resolution 22-95 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING A PROFESSIONAL SERVICES CONTRACT TO COFONE CONSULTING GROUP LLC FOR PLANNING CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$75,000 FOR A ONE YEAR TERM BEGINNING SEPTEMBER 16, 2022 THROUGH SEPTEMBER 15, 2023, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE-YEAR TERM

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 22-96 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AWARD OF SERVICES CONTRACTS TO THE AMBIENT GROUP, LLC AND BRINKS TANK & ENVIRONMENTAL SERVICES FOR AS-NEEDED ENVIRONMENTAL REMEDIATION SERVICES FOR A ONE (1) YEAR TERM BEGINNING AUGUST 19, 2022 AND ENDING AUGUST 18, 2023, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE-YEAR TERM, IN AN AGGREGATE AMOUNT NOT TO EXCEED \$120,000

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. Sproule and seconded by Mr. Hanley. Resolution 22-97 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PUBLIC SALE AND CONVEYANCE OF CRDA-OWNED REAL PROPERTY THAT IS NO LONGER NEEDED FOR CRDA PURPOSES

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. Rebeck. Resolution 22-98 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AWARD OF A CONTRACT TO G & F GRAPHIC SERVICES, INC. (d/b/a INSERTS EAST INC.) FOR PRINTING SERVICES FOR THE OFFICIAL ATLANTIC CITY VISITOR GUIDE AND VISITOR MAP FOR THE TWO-YEAR PERIOD BEGINNING SEPTEMBER 1, 2022 AND ENDING AUGUST 31, 2024 IN AN AMOUNT NOT-TO-EXCEED \$285,192 (\$133,096 FOR YEAR ONE AND \$152,096 FOR YEAR TWO)



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 22-99 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE TERM OF THE NON-EXCLUSIVE PUBLIC-PRIVATE PARTNERSHIP BOOKING AND PROMOTION AGREEMENT WITH LIVE NATION MID-ATLANTIC, INC. FOR INDOOR PERFORMANCES AT JIM WHELAN BOARDWALK HALL FOR TWO (2) ADDITIONAL YEARS THROUGH MARCH 31, 2024

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 about how Live Nation is compensated for performances at Boardwalk Hall. CRDA's Director of Project Implementation and Management Tom Meehan responded that there is an agreement that sets forth how much Live Nation receives. Mr. Meehan further stated that there were 12,755 attendees for the Wild N' Out Concert on July 2, 2022 and 6,195 attendees for the Big Time Rush event on July 3, 2022. Mr. Mullen inquired about the beach concerts in Wildwood and how Live Nation is compensated there. CRDA's Executive Director Sean Pattwell responded that the Authority is not involved in these concerts, but that he will attempt to look into it and follow up with any information learned. 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. Hanley and seconded by Ms. DiLorenzo. Resolution 22-100 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE DESIGNATION OF SPECIAL LEGAL COUNSEL AND AWARDED PROFESSIONAL SERVICES CONTRACTS TO CONNELL FOLEY, LLP, RIKER DANZIG SCHERER HYLAND AND PERRETTI LLP, MCMANIMON, SCOTLAND & BAUMANN, LLC AND GENOVA BURNS LLC FOR THE ONE YEAR PERIOD BEGINNING AUGUST 1, 2022 AND ENDING JULY 31, 2023

The resolution was read by title. Mr. Hanley recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Gant inquired if these services are on an as-needed basis or for ongoing issues. CRDA General Counsel Monica de los Rios responded that the Authority requires these services on an ongoing basis and they are utilized on an as-needed basis and billed monthly. 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. Mullen and seconded by Ms. Matik. Resolution 22-101 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING RESOLUTION 22-06 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) TO REDUCE THE PREVIOUSLY APPROVED PURCHASE PRICE OF \$100,000 BY \$50,000 TO COMPENSATE FOR THE LOSS OF THE COPPER FAÇADE AND COPPER TRIM AROUND THE SKYLIGHTS STOLEN FROM THE PROPERTY ON OR AROUND JULY 15, 2022 AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH DOUGLAS TO SELL THE PROPERTY FOR THE AMOUNT OF \$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 Mr. Beson and seconded by Ms. Holmes. Resolution 22-102 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Vernon Walker inquired if there was any update on the ShopRite project. Chairman Butler responded that as of right now there is no update and stated that once there is Mr. Walker would be contacted.

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:

A handwritten signature in black ink, appearing to read 'Gary Hill', is written over a horizontal line.

GARY HILL, SECRETARY

July 28, 2022