



BOARD MEETING AGENDA

December 16, 2025

2:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. OPENING STATEMENT and ROLL CALL – Lisa Britt
- IV. RATIFICATION of the MINUTES of the November 18, 2025 Board Meeting
- V. TREASURER’S REPORT
- VI. PROPOSED ACTION ITEMS

LAND USE REGULATION & ENFORCEMENT

- 1. **2901 ATLANTIC PROPERTY LLC** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO PERMIT THE CONVERSION OF AN EXISTING OFFICE BUILDING ON THE SUBJECT PROPERTY INTO A SIX BEDROOM SINGLE-FAMILY HOME WITH A TWO-CAR GARAGE ON THE SUBJECT PROPERTY LOCATED AT 2901 ATLANTIC AVENUE, BLOCK 269 LOT 6, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-10-3926
- 2. **107 S. KENTUCKY AVENUE LLC** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(C) TO SUBDIVIDE THE PREVIOUSLY APPROVED 29-UNIT TOWNHOUSE DEVELOPMENT INTO 11 SEPARATE LOTS ON THE SUBJECT PROPERTY LOCATED AT KENTUCKY AVENUE AND WESTMINSTER AVENUE, BLOCK 51 LOTS 1-10, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-09-3903
- 3. **DANIEL FAST II LLC** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SUBDIVISION AND PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(D)(1) TO PERMIT THE CONSTRUCTION OF 7 SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLING UNITS ON SEPARATE LOTS ON THE SUBJECT PROPERTIES LOCATED AT 19 S. VERMONT AVENUE, BLOCK 129 LOTS 55, 56 57 AND 58 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-09-3902

Items listed below have been reviewed and recommended by Committee for Board approval.

- 1. **2026 SID DIVISION BUDGET** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE CALENDAR YEAR 2026
- 2. **UNIFORMS** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AWARD OF CONTRACTS TO ACTION UNIFORM COMPANY, LLC, MES SERVICE COMPANY LLC AND LANDSMAN UNIFORMS, INC. FOR THE PURCHASE OF STAFF UNIFORMS ON AN AS-NEEDED BASIS IN THE AGGREGATE AMOUNT NOT TO EXCEED \$70,000 FOR THE ONE-YEAR PERIOD BEGINNING JANUARY 1, 2026 THROUGH DECEMBER 31, 2026, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE-YEAR TERM

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- 3. TOURISM DISTRICT AMBASSADOR PROGRAM – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING A SERVICE CONTRACT TO ALLIED UNIVERSAL SECURITY SERVICES FOR TOURISM DISTRICT AMBASSADOR SERVICES IN AN AMOUNT NOT TO EXCEED \$2,151,778, INCLUSIVE OF THE BUDGETED LABOR COSTS AND MANAGEMENT FEE OF 1.148%, FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026**
- 4. HVAC SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.’S AWARD OF CONTRACTS TO FALASCA MECHANICAL, EMCOR SERVICES AND HERMAN GOLDNER CO., INC. FOR LICENSED HVAC MECHANICAL CONTRACTOR SERVICES ON AN AS-NEEDED BASIS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$7,000,000 FOR JIM WHELAN BOARDWALK HALL, WEST HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) FOR A TWO-YEAR PERIOD BEGINNING JANUARY 25, 2026 AND ENDING JANUARY 24, 2028**
- 5. PLUMBING SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.’S AWARD OF CONTRACTS FOR LICENSED PLUMBING CONTRACTOR SERVICES TO NORTHEAST PLUMBING SERVICES, LLC, FALASCA MECHANICAL, HERMAN GOLDNER CO., INC. FOR JIM WHELAN BOARDWALK HALL, WEST HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$5,000,000 FOR A TWO-YEAR PERIOD BEGINNING JANUARY 25, 2026 AND ENDING JANUARY 24, 2028**
- 6. BLOCKS 71, 73, 74, 76 & 78 IN THE SOUTHEAST INLET REDEVELOPMENT PLAN (AMENDED) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE AMENDED BLOCKS 71, 73, 74, 76 AND 78 SOUTHEAST INLET REDEVELOPMENT PLAN IN THE CITY OF ATLANTIC CITY**
- 7. MARINA DISTRICT REDEVELOPMENT PLAN (AMENDED & RESTATED) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE AMENDED AND RESTATED MARINA DISTRICT REDEVELOPMENT PLAN IN THE CITY OF ATLANTIC CITY**
- 8. COASTAL COUSINS HERITAGE GARDEN – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$116,500 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDDING A COMMUNITY DEVELOPMENT GRANT TO COASTAL COUSINS HERITAGE COMMUNITY GARDEN INC. AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH COASTAL COUSINS HERITAGE COMMUNITY GARDEN INC. IN AN AMOUNT NOT TO EXCEED \$116,500 TO SUPPORT THE DEVELOPMENT OF OUR LADY STAR OF THE SEA’S PEACE GARDEN**
- 9. ESPORTS INNOVATION CENTER – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$49,500 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDDING A COMMUNITY DEVELOPMENT GRANT TO THE E-SPORTS INNOVATION CENTER AT STOCKTON UNIVERSITY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE E-SPORTS INNOVATION CENTER AT STOCKTON UNIVERSITY IN AN AMOUNT NOT TO EXCEED \$49,500 TO BUILD AND ENHANCE PROGRAMMING THROUGH ESPORTS AND STEM ACTIVITIES WITHIN THE ATLANTIC CITY COMMUNITY**

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- 10. ATLANTIC CITY FOOTBALL CLUB – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$45,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO THE ATLANTIC CITY FOOTBALL CLUB AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CITY FOOTBALL CLUB IN AN AMOUNT NOT TO EXCEED \$45,000 TO SUPPORT THE SPORT OF SOCCER WITHIN THE ATLANTIC CITY COMMUNITY**
- 11. IMMIGRANTS & MINORITIES UNIFY SERVICES ASSOCIATION – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$30,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO IMMIGRANTS & MINORITIES UNIFY SERVICES ASSOCIATION AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH IMMIGRANTS & MINORITIES UNIFY SERVICES ASSOCIATION IN AN AMOUNT NOT TO EXCEED \$30,000 TO SUPPORT THE 2026 CHINESE NEW YEAR AND MID-AUTUMN FESTIVALS**
- 12. FRIENDS OF JEAN WEBSTER – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$111,600 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A COMMUNITY DEVELOPMENT GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$111,600 WITH FRIENDS OF JEAN WEBSTER, INC. TO SUPPORT SISTER JEAN’S PANTRY AND SISTER JEAN’S KITCHEN**
- 13. INTERNATIONAL LIFEGUARD MUSEUM – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$59,000 AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH INTERNATIONAL LIFEGUARD MUSEUM, INC. (“ILM”) TO SUPPORT THEIR EFFORT TO CELEBRATE THE VITAL ROLE OF LIFEGUARDS, EDUCATE THE PUBLIC ABOUT WATER SAFETY, AND EMPOWER COMMUNITIES THROUGH IMMERSIVE STORYTELLING AND MEANINGFUL ENGAGEMENT THROUGH A MUSEUM TO BE LOCATED AT JIM WHELAN BOARDWALK HALL**
- 14. 2026 CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET FOR THE CALENDAR YEAR 2026**
- 15. FACILITIES MANAGEMENT SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO THE CURRENT CONTRACT TO EXTEND THE CURRENT CONTRACT WITH GLOBAL SPECTRUM L.P. D/B/A OVG 360 (GLOBAL SPECTRUM) FOR FACILITIES MANAGEMENT SERVICES AT JIM WHELAN BOARDWALK HALL, WEST HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) FOR AN ADDITIONAL NINETY (90) DAYS THROUGH MARCH 31, 2026 TO PROVIDE THE AUTHORITY WITH ADDITIONAL TIME TO REVIEW THE SUBMISSIONS, CONDUCT INTERVIEWS AND UNDERTAKE DUE DILIGENCE RELATING TO DISCLOSURES RECEIVED IN CONNECTION WITH THE RECENT SOLICITATION FOR THESE SERVICES**
- 16. FACILITIES FOOD, BEVERAGE & CONCESSION SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO EXTEND THE CURRENT CONTRACT WITH OVATIONS FOOD SERVICE**

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L.P. D/B/A OVG HOSPITALITY TO PROVIDE FOOD, BEVERAGE AND MERCHANDISE CONCESSION SERVICES AT JIM WHELAN BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER FOR AN ADDITIONAL NINETY (90) DAYS THROUGH MARCH 31, 2026 TO PROVIDE THE AUTHORITY WITH ADDITIONAL TIME TO REVIEW THE SUBMISSIONS, CONDUCT INTERVIEWS AND UNDERTAKE DUE DILIGENCE RELATING TO DISCLOSURES RECEIVED IN CONNECTION WITH THE RECENT SOLICITATION FOR THESE SERVICES

PUBLIC COMMENT

ADJOURNMENT
