



# BOARD MEETING AGENDA

February 21, 2023

2:00 PM

- I. CALL TO ORDER
- II. OPENING STATEMENT and ROLL CALL – Lisa Britt
- III. RATIFICATION of the MINUTES of the January 17, 2023 Board Meeting
- IV. READING OF RESOLUTIONS IN RECOGNITION OF DEBRA DILORENZO AND GARY HILL – Chairman Mo Butler
- V. PROPOSED ACTION ITEMS

## LAND USE REGULATION & ENFORCEMENT

1. **155 SOUTH TENNESSEE QOZB, LLC** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(c) AND (d)(5) TO CONSTRUCT A NEW FIVE-STORY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL AND 12 1-BEDROOM RESIDENTIAL APARTMENTS ON PROPERTY LOCATED AT 155 AND 159 SOUTH TENNESSEE AVENUE, BLOCK 54, LOTS 16 AND 17 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-10-3313
2. **AMOR REAL ESTATE HOLDINGS, LLC** - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(c) TO CONSTRUCT AN INDOOR/OUTDOOR CAFÉ ON THE FIRST FLOOR, TWO TWO-BEDROOM APARTMENTS ON THE SECOND FLOOR AND ONE FOUR BEDROOM APARTMENT ON THE THIRD FLOOR ON PROPERTY LOCATED AT 147 SOUTH TEXAS AVENUE, BLOCK 36, LOT 25 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-11-3334
3. **BL 51 QOZF, LLC** - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL AND FINAL SUBDIVISION APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO PERMIT THE CONSTRUCTION OF 20 SINGLE-FAMILY ATTACHED DWELLING UNITS, RELATED SITE IMPROVEMENTS AND A PARKING LOT ON PROPERTY LOCATED AT WESTMINSTER AVENUE AND NEW YORK AVENUE, BLOCK 51, LOTS 19 THROUGH 33 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-12-3345
4. **CCAM REALTY, LLC** - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(5) TO LEGALIZE A PREVIOUSLY CONSTRUCTED FOURTH STORY ADDITION TO A THREE-STORY STRUCTURE ON PROPERTY LOCATED AT 2805 ATLANTIC AVENUE, BLOCK 271, LOT 20 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-12-3346
5. **HIGH ROLLERS DISPENSARY, LLC** - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(c) TO RENOVATE AN APPROXIMATELY 10,000 SQUARE FOOT PORTION OF THE CLARIDGE HOTEL AND CONVERT IT INTO A CLASS 5 CANNABIS DISPENSARY AND LOUNGE ON PROPERTY LOCATED AT 112, 116 & 12 PARK PLACE, 1804 AND 1800 PACIFIC AVENUE, AND 106 AND 120 SOUTH INDIANA AVENUE, BLOCK 44, LOTS 1, 2, 3, AND 6, AND BLOCK 46, LOTS 1, 2, 3 AND 4 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-12-3334

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6. **LONG RIVER ATLANTIC, LLC - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO CONVERT THE EXISTING THREE-STORY STRUCTURE FROM GROUND-FLOOR COMMERCIAL (RESTAURANT) AND FOUR RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS TO GROUND-FLOOR COMMERCIAL (RESTAURANT) AND TWO RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS TO PROVIDE PROPER EGRESS IN ACCORDANCE WITH THE FIRE CODE ON PROPERTY LOCATED AT 1729 ATLANTIC AVENUE, BLOCK 289, LOT 32 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-11-3333**
  7. **161-163 WESTMINSTER, LLC - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c)(2) AND (d)(1) TO CONVERT A 13-ROOM BOARDING HOUSE TO A SINGLE-FAMILY DWELLING WITH A FIRST-FLOOR OFFICE ON PROPERTY LOCATED AT 161-163 WESTMINSTER AVENUE, BLOCK 51, LOT 40 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-06-3213**

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

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1. **ADVERTISING AGENCY SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE SPENDING CAP FOR THE CONTRACT WITH PML DESIGN, INC. D/B/A MASTERPIECE DESIGN FOR ADVERTISING AGENCY SERVICES TO INCREASE THE CAP IN AN AMOUNT NOT TO EXCEED \$750,000 FOR AN AGGREGATE TOTAL NOT TO EXCEED \$1,875,000 FOR THE EIGHTEEN MONTH PERIOD BEGINNING JUNE 17, 2022 THROUGH DECEMBER 31, 2023.**
2. **TOURISM MARKET EXPANSION PROJECT (ATLANTIC CITY BEER & MUSIC FESTIVAL) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$25,000 FROM THE TOURSIM AND COMMUNITY DEVELOPMENT FUND, AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE MARKETING OF THE 2023 BEER AND MUSIC FESTIVAL AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A TOURISM AND SPECIAL EVENT GRANT AGREEMENT WITH GOOD TIME TRICYCLE PRODUCTIONS**
3. **CHILDREN’S HOSPITAL OF PHILADELPHIA – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$250,000 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH THE CHILDREN’S HOSPITAL OF PHILADELPHIA FOR REIMBURSEMENT OF THE COST TO REPLACE TWO BUSES TO CONTINUE TO MAKE PROGRAMS ACCESSIBLE TO ATLANTIC CITY AREA CHILDREN THROUGH SAFE, RELIABLE TRANSPORTATION**
4. **LEADERS IN TRAINING PROGRAM – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A COMMUNITY DEVELOPMENT GRANT TO LEADERS IN TRAINING, INC.; ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$779,767.32 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH LEADERS IN TRAINING, INC. TO ADMINISTER THE LEADERS IN TRAINING YOUTH DEVELOPMENT TRAINING PROGRAM IN AN AMOUNT NOT TO EXCEED \$779,767.32**
5. **COMMERCIAL INSURANCE BROKER SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXTENSION OF THE PROFESSIONAL SERVICES**

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AGREEMENT WITH CONNER STRONG AND BUCKLEW TO PROVIDE COMMERCIAL INSURANCE SERVICES FOR THE PERIOD APRIL 1, 2023 TO MARCH 31, 2025

6. **RELEASE OF COMMITTED FUND BALANCES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RELEASING AND REALLOCATING UNSPENT PROJECT FUNDS BACK TO THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND
7. **HVAC SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A CONTRACT TO FALASCA MECHANICAL, INC. IN AN AMOUNT NOT TO EXCEED \$200,000 FOR HVAC SERVICES ON AN AS-NEEDED BASIS FOR THE PERIOD MARCH 1, 2023 THROUGH FEBRUARY 29, 2024
8. **PLUMBING SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF THREE (3) AS-NEEDED CONTRACTS FOR PLUMBING SERVICES TO FALASCA MECHANICAL, INC., KISBY-LEES MECHANICAL LLC AND NORTHEAST PLUMBING SERVICES IN AN AGGREGATE AMOUNT NOT TO EXCEED \$200,000 FOR THE TWO-YEAR PERIOD MARCH 1, 2023 THROUGH FEBRUARY 28, 2025
9. **ARCHITECTURAL SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING FOUR (4) PROFESSIONAL SERVICES AGREEMENTS TO CRAIG F. DOTHE ARCHITECT, LLC, NETTA ARCHITECTS, LLC, PS&S ARCHITECTURAL AND ENGINEERING, PC AND SOSH ARCHITECTS FOR ARCHITECTURAL SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$300,000 FOR THE TWO-YEAR PERIOD MARCH 1, 2023 THROUGH FEBRUARY 28, 2025
10. **CITYWIDE STREETLIGHT MAINTENANCE AND IMPROVEMENT PROJECT** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN THE AMOUNT OF \$314,114; APPROVING THE TRANSFER OF \$227,886 IN REMAINING FUNDS AUTHORIZED PURSUANT TO RESOLUTION 13-107 TO BE USED FOR THE PROJECT, APPROVING A \$500,000 INCREASE TO THE CONTRACT CAP OF THE CURRENT AS-NEEDED ELECTRIC SERVICES AGREEMENT WITH CALVI ELECTRIC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH ARRIS ENGINEERING GROUP LTD FOR ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED \$42,000, ALL IN FURTHERANCE OF THE CITYWIDE STREETLIGHT MAINTENANCE AND IMPROVEMENT PROJECT.
11. **SHOWBOAT RESORT HOTEL ENTERTAINMENT RETAIL DISTRICT PROJECT AMENDMENT** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE PROJECT GRANT AGREEMENT FOR THE AUTHORITY-SPONSORED ENTERTAINMENT-RETAIL DISTRICT FOR SHOWBOAT RESORT HOTEL EXTENDING THE SUBSTANTIAL COMPLETION DATE TO DECEMBER 31, 2023.
12. **HARD ROCK ATLANTIC CITY CASINO AND HOTEL ENTERTAINMENT RETAIL DISTRICT PROJECT**- RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AMENDMENT OF THE PROJECT GRANT AGREEMENT WITH BOARDWALK 1000, LLC FOR THE HARD ROCK ATLANTIC CITY HOTEL AND CASINO PROJECT, TO REFLECT AND INCREASE OF \$161,702,460 IN TOTAL COST OF CONSTRUCTION TO \$632,509,012 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AMENDMENT TO THE PROJECT GRANT AGREEMENT AND OTHER DOCUMENTS IN FURTHERANCE THEREOF

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**13. FINANCIAL ADVISORY SERVICES - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A PROFESSIONAL SERVICE AGREEMENTS WITH PFM FINANCIAL ADVISORS LLC, PHOENIX ADVISORS, LLC AND ACACIA FINANCIAL GROUP TO PROVIDE FINANCIAL ADVISORY SERVICES ON AN AS-NEEDED BASIS FROM MARCH 1, 2023 THROUGH FEBRUARY 29, 2024**

**14. 2023 SID DIVISION BUDGET – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE CERTIFICATION OF THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL FOR THE PERIOD JANUARY 1, 2023 THROUGH DECEMBER 31, 2023**

**15. CRDA RULES - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A NOTICE OF PROPOSED READOPTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RULES, N.J.A.C 19:65, WITHOUT AMENDMENT, IN ACCORDANCE WITH THE ADMINISTRATIVE PROCEDURES ACT, N.J.S.A. 52:14B-1 ET SEQ.**

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**PUBLIC COMMENT**

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**ADJOURNMENT**

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