



# BOARD MEETING AGENDA

SEPTEMBER 19, 2023

2:00 PM

- I. CALL TO ORDER
- II. OPENING STATEMENT and ROLL CALL – Lisa Britt
- III. RATIFICATION of the MINUTES of the July 18, 2023 Meeting
- IV. TREASURER’S REPORT
- V. PROPOSED ACTION ITEMS

## LAND USE REGULATION & ENFORCEMENT

1. **106 S. OCEAN AVENUE, LLC** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING A USE VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO CONVERT AN EXISTING BOARDING HOUSE TO A SINGLE-FAMILY DWELLING AT THE SUBJECT PROPERTY LOCATED AT 106 OCEAN AVENUE, BLOCK 54, LOT 60, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-07-3493
2. **BAKING BAD GROUP, INC** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL TO PERMIT THE OPERATION OF A CLASS 5 MICRO-DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL AT THE SUBJECT PROPERTY LOCATED AT 2834 ATLANTIC AVENUE, BLOCK 176, LOT 1 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-11-3329
3. **CHELSEA ATLANTIC EQUITIES, 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 PERMIT THE CONVERSION OF A NON-CONFORMING ROOMING HOUSE INTO THREE APARTMENTS WITH GROUND FLOOR RETAIL AND STORAGE AT THE SUBJECT PROPERTY LOCATED AT 1740 ATLANTIC AVENUE, BLOCK 156, LOT 1 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-06-3472
4. **RIDLEY LOFTS URBAN RENEWAL ENTITY, LLC** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SUBDIVISION APPROVAL, 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 RENOVATION OF THE FORMER YMCA BUILDING ON LOT 3 WITH 35 RESIDENTIAL UNITS, AND TO CONSTRUCT A NEW BUILDING ON LOT 4 WITH 34 RESIDENTIAL UNITS, AS WELL AS, APPROXIMATELY 1,000 SQUARE FEET OF RETAIL SPACE AT THE SUBJECT PROPERTY LOCATED AT 1307 PACIFIC AVENUE, BLOCK 143, LOTS 3 AND 4 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-08-3494
5. **SALT AIR BOTANICALS, 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 PERMIT THE OPERATION OF A CLASS 5 MICRO-DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL AT THE SUBJECT PROPERTY LOCATED AT 2310 ATLANTIC AVENUE, BLOCK 163, LOTS 9, 10 AND 12 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-04-3449

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

- 1. STOCKTON UNIVERSITY BANNER INSTALLATION AND MAINTENANCE – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXTENSION OF THE INTERGOVERNMENTAL AGREEMENT WITH STOCKTON UNIVERSITY FOR THE SPECIAL IMPROVEMENT DISTRICT DIVISION TO PROVIDE BANNER INSTALLATION AND MAINTENANCE SERVICES FOR THE UNIVERSITY’S CAMPUS, LOCATED IN THE ATLANTIC CITY TOURISM DISTRICT, FOR A TWO-YEAR TERM BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2025**
- 2. ENERGY SAVINGS IMPROVEMENT PROJECT – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (“CRDA”) APPROVING AND ADOPTING AN ENERGY SAVINGS PLAN (“ESP”) FOR ITS ENERGY SAVINGS IMPROVEMENT PROJECT (“ESIP”); AUTHORIZING AND APPROVING THE PREPARATION, DISTRIBUTION AND SOLICITATION OF BIDS TO SELECT A LESSOR TO ENTER INTO A LEASE PURCHASE AGREEMENT WITH CRDA TO FINANCE THE COSTS OF THE ESIP; APPROVING AND AUTHORIZING, SUBJECT TO AVAILABILITY OF FUNDS, THE EXECUTION AND DELIVERY OF AN IMPLEMENTATION AGREEMENT WITH DCO ENERGY, LLC RELATING TO THE ESP IN AN AMOUNT NOT TO EXCEED \$70,000,000; DECLARING ITS INTENT TO BE REIMBURSED FROM THE PROCEEDS OF THE LEASE PURCHASE AGREEMENT FOR ESIP COSTS IT HAS PAID PRIOR TO THE EXECUTION AND DELIVERY OF THE LEASE PURCHASE AGREEMENT; AND AUTHORIZING CERTAIN OFFICERS TO EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND TO TAKE SUCH OTHER ACTIONS AS MAY BE NECESSARY OR APPROPRIATE IN ORDER TO EFFECTUATE THE FOREGOING, ALL IN FURTHERANCE OF THE CRDA’S ESIP FOR THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL), JIM WHELAN BOARDWALK HALL, WEST HALL, THE WAVE PARKING GARAGE, AND THE CRDA MAIN OFFICE (FIREHOUSE)**
- 3. FACILITIES MANAGEMENT SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACT WITH GLOBAL SPECTRUM LP FOR AN ADDITIONAL TWO-YEAR PERIOD BEGINNING JANUARY 1, 2024 THROUGH DECEMBER 31, 2025 TO PROVIDE FACILITY MANAGEMENT SERVICES FOR THE ATLANTIC CITY CONVENTION CENTER AND JIM WHELAN BOARDWALK HALL**
- 4. FOOD, BEVERAGE, AND MERCHANDISE CONCESSION SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACT WITH OVATIONS FOOD SERVICES L.P. FOR AN ADDITIONAL TWO-YEAR PERIOD BEGINNING JANUARY 1, 2024 THROUGH DECEMBER 31, 2025 TO PROVIDE FOOD, BEVERAGE AND MERCHANDISE CONCESSIONS SERVICES FOR THE ATLANTIC CITY CONVENTION CENTER AND JIM WHELAN BOARDWALK HALL**
- 5. MASONRY SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.’S AWARD OF CONTRACTS TO MPG AND PREMIER BUILDING RESTORATION FOR MASONARY SERVICES ON AN AS-NEEDED BASIS AT THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) IN AN AMOUNT NOT TO EXCEED \$1,000,000 FOR THE TWO-YEAR PERIOD BEGINNING OCTOBER 13, 2023 AND ENDING OCTOBER 12, 2025**
- 6. CONCRETE SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM L.P.’S AWARD OF A SERVICE AGREEMENT TO PRO CONSTRUCTION & DESIGN, INC. FOR CONCRETE SERVICES ON AN AS-NEEDED BASIS AT THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC**

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RAIL TERMINAL) IN AN AMOUNT NOT TO EXCEED \$200,000 FOR THE ONE-YEAR PERIOD BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024

7. **MEP ENGINEERING SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.’S AWARD OF PROFESSIONAL SERVICES AGREEMENTS FOR MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING SERVICES TO CONCORD ENGINEERING GROUP INC., REMINGTON AND VERNICK ENGINEERS AND DEDC ENGINEERING FOR THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$500,000 FOR A TWO YEAR PERIOD BEGINNING SEPTEMBER 21, 2023 AND ENDING SEPTEMBER 20, 2025
8. **HVAC MECHANICAL SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE AS-NEED LICENSED HVAC MECHANICAL CONTRACTOR SERVICES CONTRACT CAP BY AN ADDITIONAL \$1.85M FOR AN AGGREGATE TOTAL NOT TO EXCEED AMOUNT OF \$2.85M TO ADDRESS THE NECESSARY HVAC SERVICES CURRENTLY REQUIRED AT THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL)
9. **RESTRUCTURED GRANT PROCESS** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A RESTRICTURED GRANT PROCESS FOR COMMUNITY DEVELOPMENT, TOURISM/MARKETING AND GOVERNMENT GRANTS
10. **CUSTOMER RELATIONSHIP MANAGEMENT SOFTWARE & EMAIL MARKETING SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO EXTEND THE CURRENT CONTRACT WITH SIMPLEVIEW, LLC FOR CUSTOMER RELATIONSHIP MANAGEMENT SOFTWARE AND EMAIL MARKETING SERVICES FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING NOVEMBER 1, 2023 THROUGH OCTOBER 31, 2024, IN AN AMOUNT NOT TO EXCEED \$70,710
11. **GROCERY STORE DEVELOPER AND OPERATOR** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REJECTING ALL PROPOSALS RECEIVED ON JUNE 8, 2023 IN RESPONSE TO A REQUEST FOR PROPOSALS RELEASED ON FEBRUARY 2, 2023 FOR A GROCERY STORE DEVELOPER AND OPERATOR AND RETURN OF ALL ADMINISTRATIVE FEES PAID AND BID BONDS OR LETTERS OF CREDIT DELIVERED IN CONNECTION WITH THE SUBMISSION OF RESPONSES
12. **CHILDREN’S HOSPITAL OF PHILADELPHIA** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE 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 TO ADD A LINE ITEM TO THE BUDGET
13. **NEW JERSEY PERFORMING ARTS CENTER** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE PUBLIC PRIVATE PARTNERSHIP AGREEMENT WITH THE NEW JERSEY PERFORMING ARTS CENTER TO ALLOW THE REMAINING BALANCE OF \$172,344 FROM THE 2023 NORTH TO SHORE NJ ARTS AND INNOVATION FESTIVAL TO BE UTILIZED FOR THE 2024 NORTH 2 SHORE FESTIVAL IN ATLANTIC CITY AND TO EXTEND THE TERM OF THE AGREEMENT THROUGH JUNE 30, 2024
14. **NJ STATE POLICE LICENSE PLATE READERS** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED

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\$273,171.05 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF NJ DEPARTMENT OF LAW & PUBLIC SAFETY IN THE AMOUNT OF \$273,171.05 FOR THE ATLANTIC CITY AUTOMATED LICENSE PLATE READER PUBLIC SAFETY INITIATIVE

- 15. LEADERS IN TRAINING** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT GRANT WITH LEADERS IN TRAINING, INC. TO ALLOW THE REMAINING BALANCE OF \$38,019.86 FROM THE 2023 SPRING/SUMMER SESSION TO BE USED TO SUPPORT THE 2023 FALL SESSION
- 16. OPEN CONTAINER ZONE** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REAFFIRMING RESOLUTION 20-143 AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES BY A LICENSED PREMISES IN A DESIGNATED OPEN CONTAINER ZONE AND APPROVING TO SUPPLEMENT THE PRIOR RESOLUTION TO INCLUDE PARAMETERS AS CODIFIED IN ATLANTIC CITY ORDINANCE 48-43
- 17. PLANNING CONSULTING SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACT WITH COFONE CONSULTING GROUP, LLC FOR PLANNING CONSULTING SERVICES FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING SEPTEMBER 16, 2023 THROUGH SEPTEMBER 15, 2024 IN AN AMOUNT NOT TO EXCEED \$75,000
- 18. ENGINEERING & PLANNING CONSULTING SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN INCREASE TO THE CONTRACT CAP FOR AS NEEDED ENGINEERING & PLANNING CONSULTING SERVICES BY AN ADDITIONAL \$200,000 FOR AN AGGREGATE TOTAL NOT TO EXCEED AMOUNT OF \$370,000 FOR THE PERIOD JUNE 15, 2023 THROUGH JUNE 14, 2024
- 19. CRDA-OWNED REAL PROPERTY** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING CRDA-OWNED REAL PROPERTY LOCATED AT 2405 PACIFIC AVENUE (BLOCK 164, LOT 63) AS SURPLUS PROPERTY THAT IS NO LONGER NEEDED FOR CRDA PURPOSES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE THE AUTHORITY’S PUBLIC AUCTIONEER TO HOLD A PUBLIC AUCTION OF THE PROPERTY WITH A MINIMUM BID BEING SET AT THE CURRENT APPRAISED VALUE OF \$660,000
- 20. TEMPORARY STAFFING SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A CONTRACT TO J&J STAFFING RESOURCES FOR TEMPORARY STAFFING SERVICES IN AN AMOUNT NOT TO EXCEED \$100,000 FOR THE ONE-YEAR PERIOD BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024
- 21. ARMED SECURITY GUARD SERVICES** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A CONTRACT TO COPS LLC/EXPERT INVESTIGATION GROUP IN AN AMOUNT NOT TO EXCEED \$136,906 FOR ARMED SECURITY GUARD SERVICES FOR THE ONE-YEAR PERIOD BEGINNING OCTOBER 15, 2023 AND ENDING OCTOBER 14, 2024, WITH AN OPTION TO RENEW FOR TWO ADDITIONAL ONE-YEAR TERMS
- 22. FINANCIAL SYSTEM ELECTRONIC PURCHASE REQUISITION (EPR) MODULE** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A THREE-YEAR LICENSE AGREEMENT WITH PARAMOUNT/PAIRSOFT, PROCESSED THROUGH THE AUTHORITY’S MICROSOFT DYNAMICS SL SUPPORT CONTRACT, IN AN AMOUNT NOT TO EXCEED \$54,360 (\$18,120 PER YEAR

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FOR THREE YEARS) FOR SOFTWARE REQUIRED FOR THE AUTHORITY'S FINANCIAL SYSTEM ELECTRONIC PURCHASE REQUISITION MODULE, WORKPLACE

- 23. BOARDWALK RECONSTRUCTION PROJECT** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A THREE-YEAR LICENSE AGREEMENT WITH PARAMOUNT/PAIRSOFT, PROCESSED THROUGH THE AUTHORITY'S MICROSOFT DYNAMICS SL SUPPORT CONTRACT, IN AN AMOUNT NOT TO EXCEED \$54,360 (\$18,120 PER YEAR FOR THREE YEARS) FOR SOFTWARE REQUIRED FOR THE AUTHORITY'S FINANCIAL SYSTEM ELECTRONIC PURCHASE REQUISITION MODULE, WORKPLACE RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE ATLANTIC CITY BOARDWALK RECONSTRUCTION PROJECT; AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO INCLUDE THE AUTHORITY AS CO-APPLICANT ON THE GRANT APPLICATION TO SERVE AS PROJECT IMPLMENTER AND MANAGER AND TO RECEIVE THE PROJECT FUNDS THROUGH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS; APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$300,000 FROM THE 2023 OPERATING BUDGET TO ADVANCE THE INSPECTION AND ENGINEERING DESIGN SERVICES OF THE EXISTING BOARDWALK UTILIZING THE AUTHORITY'S CURRENT AS-NEEDED ENGINEERING CONTRACTS; AND AUTHORIZING A \$200,000 INCREASE TO THE STRUCTURAL ENGINEERING CONTRACT CAP FOR AN AGGREGATE CONTRACT CAP NOT TO EXCEED \$300,000
- 24. ROWAN COLLEGE OF SOUTH JERSEY** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE PREVIOUSLY APPROVED GRANT AGREEMENT WITH ROWAN COLLEGE OF SOUTH JERSEY TO SHIFT THE TRAINING TIMELINE FROM MAY-DECEMBER 2023 TO JANUARY-JUNE 2024 AND EXTENDING THE TERM OF THE GRANT AGREEMENT THROUGH JUNE 30, 2024 TO OFFER WIND TURBINE TECHNICIAN TRAINING FOR CAREER OPPORTUNITIES TO ATLANTIC CITY RESIDENTS IN THE WIND POWER READY AC PROGRAM
- 25. 2023 CONVENTION CENTER DIVISION BUDGET** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE CONVENTION CENTER DIVISION BUDGET FOR THE CALENDAR YEAR 2023 TO BE PROVIDED

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**PUBLIC COMMENT**

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**ADJOURNMENT**

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