

Atlantic County Projects and Developments

June 2023

Around Atlantic City International Airport

Private sector firms negotiating to develop ACY

Industrial Reality Group (IRG) and Optimal Solutions & Technologies (OST) are negotiating Air Cargo projects at ACY. IRG is a billion dollar a year developer of airport properties negotiating to be the developer of 400 acres in the northwest quadrant of ACY. OST, an aviation firm at the airport and a company the ACEA has worked with for years, is exploring the construction of a hangar and facilities at ACY. The ACEA is spending \$175,000 to work with the ACIA and SJTA to perform infrastructure planning and assessment to support the future development.



Building Two work is underway at the NARTP

ACEA has received \$5 million in State of New Jersey appropriations for Building 2 in the National Aerospace Research and Technology Park (NARTP) to complement the existing project funding stack. The architectural and engineering RFP was awarded by Atlantic County Improvement Authority (ACIA) to Clarke Caton Hintz and a biddable package for a 40,000 square foot \$18.5 million research center will be ready by October-November of this year. The building site has been cleared and prepped for infrastructure work. The NARTP and ACEA are working with Performance Marketing on a robust multi-phase outreach plan to tenants. A groundbreaking is expected in late fall of 2023.



of 2023.

NARTP receives \$2.25M to advance airfield automation

The National Aerospace Research & Technology Park in Egg Harbor Township was awarded a \$2.249 million spending request to advance development and testing of autonomous devices that can perform routine, recurring, labor-intensive activities on military and civilian airfields.

The NARTP will work in cooperation with the U.S. Air Force Air Mobility Command, the National Center for Manufacturing Sciences, the FAA William J. Hughes Technical Center (WJHTC), the Atlantic County Economic Alliance, and private industry to pioneer the



development and demonstration of the first-ever, dual-use, airfield-specific autonomy command and control (C2) systems.

While some automated technologies already exist, the AAI will focus on establishing software that can incorporate them into a comprehensive operating system to enable their use in airfield operations in a scalable and consistent manner: such devices will allow more efficient and safer ground operations, as well as reduce operating costs and labor.

Funding for ACY projects

The Infrastructure Investment and Jobs Act is providing \$4.8 million in federal infrastructure funding for Atlantic City International Airport to replace two passenger loading bridges.

The South Jersey Transportation Authority and the National Aerospace Research and Technology Park announced \$5.2 million to be used for a new taxiway at Atlantic City International Airport to provide access to a proposed cargo terminal, as well as the development of emerging technologies associated with autonomous vehicles.



An additional \$8.1 million was allocated to the Air National Guard's 177th Fighter Wing for upgrades to its Atlantic City base.

Atlantic City International Airport to host national airline conference in 2023



From Aug. 13 to 15, 2023, airline, airport and destination stakeholders will convene at ACY to discuss travel routes and negotiate service proposals. Delegates will also hold in-person meetings with senior network planners from the region's leading airlines, according to a news release issued on Monday.

The airport is hosting the event by partnering with Meet AC. Airport and tourism officials will have the chance to showcase the region for possibly expanding air service.

ACY airport hotel and conference center

Leo Schoffer's airport hotel and conference center is assembling its financing and continues to move forward with its plans. The plan calls for two hotels, a restaurant and conference center, and conference space.



Aviation Training Academy of the future

Embry-Riddle has completed their feasibility study of the Aviation Training Academy of the Future. Atlantic Cape will play a central role in the Academy. We are working with Congressman Van Drew's office to tap the National Defense Authorization Act to download \$4 million to ensure this project gets funded.



Atlantic City Continues to Rise

Continent 8 expands its Atlantic City operations

Continent 8 has opened the third addition to its Atlantic City data center that serves online gaming, consisting of a 5,330 square foot addition to the existing computer center in the Atlantic City Convention Center. Hundreds of computer systems operate around the clock supported by backup generators and environmental controls.



NeoGames' Pariplay expands into New Jersey

NeoGames S.A., a technology-driven provider of end-to-end iLottery and iGaming solutions, announced that its subsidiary Pariplay has partnered with the online arm of Resorts Casino and Hotel in a deal that will see the online brand take a collection of proprietary and third-party content via the Fusion platform. Pariplay's presence in Atlantic City continues to grow, with the provider being licensed to operate in five online gambling jurisdictions in the United States as well as seven Canadian provinces.



Stockton University opens new residence hall

Stockton University opened a new residence hall located in the University District of Atlantic City. The building features apartments and suites with 416 beds. Most suites offer four single bedrooms, a common area, two bathrooms and a full kitchen. There's also a lounge on each floor, a meeting room, business center and laundry facilities.

Students have views of the beach, boardwalk, O'Donnell Memorial Park and the Atlantic City skyline.



The new building at the corner of Atlantic and South Providence avenues in the Chelsea Heights section of the city is a short walk from the rest of the Stockton Atlantic City campus.

Dave & Buster's opening in Atlantic City

Dave & Buster's is opening in the Tanger Outlets in Atlantic City on October 16, 2023. The entertainment and dining venue will feature a bar and a 40-foot wall of televisions and will offer arcade games, bowling and billiards.



DEEM Enterprises' 'car-centric' plan for Bader Field

A Memorandum of Agreement with DEEM Enterprises to move forward with a \$2.7 billion car-centric development at Bader Field. The plan is to build upscale housing and a 2.4-mile raceway for high-powered cars owned by residents. It would include 4,000 units of housing, retail and other space, plus park areas.

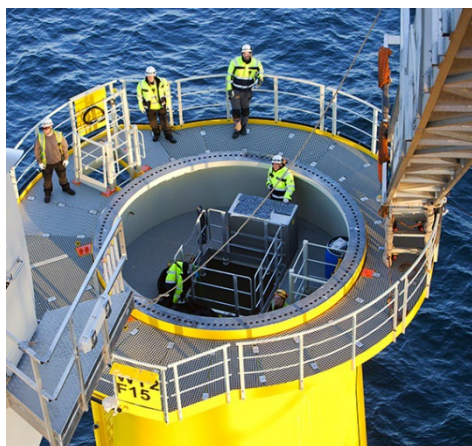


New Jersey gross gaming revenues up nearly 12% in the first quarter

The first three months of 2023 brought good news. Atlantic City’s casino hotel industry total gross gaming revenue compared to 2022 increased nearly 12%, but total gross operating profits decreased nearly 15% due to higher costs and competition.



Ørsted initiative for offshore wind training



Ørsted has announced a wind technician job readiness program. The program provides a pathway for individuals from underserved communities to train in well-paying careers in wind energy. Ørsted will recruit and train individuals in Atlantic City and the surrounding area to become wind technicians.

Resiliency Investments

Atlantic City was awarded two \$179,000 grants for resiliency plans for Ducktown/Chelsea and Venice Park neighborhoods. The monies will address the impacts of climate change and prepare the communities for application for FEMA funding for construction projects in the future.



Showboat Begins Multimillion-Dollar Renovation

Showboat Resort has begun the final remodeling work on the hotel's 800 rooms, suites, lobby, and common areas. The \$50 million dollar renovation project will be completed in time for the opening of the \$100 million indoor Island Waterpark. Tower Investments, the owner of the Showboat, has also submitted plans and permit applications to create 312 studio apartments in place of 308 hotel rooms.



Atlantic City Planning Board approves Ørsted waterfront maintenance facility



The city's Planning Board approved the second phase of the waterfront maintenance and operations facility being built in the Bungalow Park by Ørsted North America. The approval allows Ørsted to repurpose the Davenport Community Center building on New Jersey Avenue as a construction office. Ørsted will invest about \$200,000 for improvements, including replacing the ceiling and collapsed floor slabs, waterproofing the floor and walls, adding new windows, and remediating asbestos and lead.

CRDA approves cannabis facilities

The Casino Reinvestment Development Authority (CRDA) approved use variances for a cannabis dispensary and consumption lounge at 3112 Atlantic Avenue and to a proposed cannabis growing facility that will take up most of the block at 1705 Atlantic Avenue. The CRDA also approved a variance to allow a cannabis dispensary and consumption lounge at the site of a former food market at 3004 Atlantic Avenue.



Former Atlantic City casino will become luxury condos

The vacant boardwalk property known as the Atlantic Club Casino Hotel will be renovated into luxury condominiums. Further information to follow.



Meet AC becomes to become Visit Atlantic City



The resort's meetings and events marketing organization is getting a new look. The resort's meetings and events marketing organization, Meet AC, will now be known as Visit Atlantic City, as reflected by a revised branding and website, visitatlanticcity.com. While their primary focus remains on bringing meetings and events to the destination, their new name broadens the enticement to choose Atlantic City. The former Meet AC and the Atlantic City Sports Commission hosted 209 events, resulting in 264,551 room nights and 498,795 attendees, generating nearly \$300 million, the agency said. For every dollar invested in luxury tax revenue, Meet AC returned \$34 to Atlantic City's economy.

AtlantiCare and Cheyney University partner to expand career opportunities

AtlantiCare and Cheyney University of Pennsylvania, the nation's first historically Black college, announced an enhanced partnership aimed at expanding student learning and career opportunities. With the goal of creating a more diversified workforce to help achieve greater health equity across the region, both organizations welcomed 25 Cheyney life sciences and technology students who spent their winter break participating in rotations with health care professionals at AtlantiCare's Regional Medical Center Atlantic City Campus and in its newly opened Medical Arts Pavilion.



Two roller coasters for Steel Pier on Atlantic City Boardwalk

Two high-flying roller coasters will make their debut on Atlantic City's Steel Pier in the coming years. A spinning coaster is expected to open in 2024, while the Skyrocket II will welcome riders the following year.



Esports gaining foothold in Atlantic City

The Casino Esport Conference kicked off at Stockton University's Atlantic City Campus with breakout sessions on esports, as well as a ribbon cutting for an innovation lab focusing on the industry. Amid the activities was a lot of optimism about the impact of the video gaming market. Stockton University believes the Esports Innovation Center will give New Jersey a step up in the \$1.38 billion global industry.



Stockton University hosts state esports championship

Garden State Esports is a nonprofit scholastics esports organization that seeks to teach about the opportunities of eGaming while introducing social, emotional, and academic growth. The interest in esports careers continues to grow nationally and internationally. Stockton University recently introduced a bachelor's degree program for esports management. Additionally, Stockton University's Rocket League team finished second in the Collegiate World Championship in 2022 and placed in the top 16 in 2023.



Around Atlantic County

Transformation of Ventnor Plaza



New tenants, construction and other offseason development are underway at the Ventnor Plaza, as Starbucks has officially signed a lease for the site.

Mark Greco, the plaza's developer, said Burger King and another brand to be decided soon are also in the site work stage. The multimillion-dollar renovations Greco has planned involve repaving the parking lot, adding ornamental lighting and giving the largely barren property "a touch of green" by improving the landscape and streetscape. Other improvements include installing solar panels and three electronic vehicle charging stations.

The 15.3-acre plaza at 5100 Wellington Avenue houses an Acme, an AutoZone, Buy Rite Liquor store, Island Gym and other businesses, but is more than 40% vacant.

Atlantic Cape Community College opens Innovation Center

Atlantic Cape Community College opened an Innovation Center on its Mays Landing campus. The Innovation Center was funded with a \$4 million grant from New Jersey's Securing Our Children's Future Bond Act and \$1.33 million from Atlantic County. The center will provide instruction in esports, cybersecurity, computer forensics, game design and computer science.



Downbeach communities receive resiliency grants



Ventnor was awarded \$546,003 for bulkhead replacement along a portion of Winchester Avenue between Marion Avenue and Jackson Avenue. The city has already secured a FEMA grant for the remaining cost of this improvement.

Margate was awarded a Trust Grant of \$446,880 for the proposed Adams Avenue Pump Station. The city has applied to FEMA for additional funding for this project.

Longport received a \$546,003 grant for the Winchester Avenue Resiliency Project which includes upgrading stormwater piping on Winchester Avenue from 31st Street to 34th Avenue and 34th Avenue from Winchester Avenue to the 34th Avenue pump station. Also included is replacing pumping equipment at the 34th Avenue pump station and constructing a new pump station at 31st Street and the bay. The city has already secured a FEMA grant for the remaining cost of this project.

The Atlantic County Utilities Authority Infrastructure Improvement

The Atlantic County Utilities Authority (ACUA) is planning a multi-million-dollar pump station replacement.

The pump station, which brings sewerage from Ventnor, Margate, Longport and Seaview Harbor to the ACUA Treatment Plant in Atlantic City where it is treated, cleaned and released into the ocean, is located at Wellington and Lafayette avenues in the Ventnor West section of the city. The regional sewer pumping station was originally built in 1970.



The pump station takes sewerage from the Downbeach area and pumps it across Wellington Avenue to Bader Field and under Beach Thorofare, Atlantic City Expressway, Atlantic City Rail Line, Venice Park and eventually to the treatment plant, which is powered by wind energy.

South Jersey Transportation Authority widens the Atlantic City Expressway



In 2025, there will be three lanes in both directions along the entire length of the Atlantic City Expressway. The \$180 million project is funded through proceeds from toll increase. Note: The Garden State Parkway continues to expand the north-south parkway to three lanes both ways. This work has been in progress for several years.

Select Medical and AtlantiCare to own and operate rehabilitation hospital

The construction of a leading-edge hospital in Galloway Township will begin this year. Expected to open in 2024-25, the new inpatient rehabilitation hospital will carry the Bacharach Institute for Rehabilitation name and serve patients recovering from debilitating illnesses and injuries, including stroke and other neurological disorders, brain injury, spinal cord injury, amputation and other complex orthopedic conditions.



Spencer's & Spirit Halloween expanding headquarters

Spencer's & Spirit Halloween is expanding its headquarters on the Black Horse Pike in Egg Harbor Township. The addition to their existing headquarters will span 81,000 square feet and 24 acres adjacent to the existing office building.

The new office area will provide the company with space to accommodate their growing workforce. It will also feature a variety of new amenities for associates including a state-of-the-art fitness center, a one-mile outdoor walking path, as well as outdoor meeting spaces, solar paneling, and EV charging stations in the new 400-unit parking lot.



Somers Point Developments

ALDI is on its way



ALDI supermarket at the Walgreens Pharmacy site on Route 9 is moving forward. Project entails demolition of the existing Walgreens and construction of a larger store, creating additional parking, adding stormwater management facilities and off tract drainage and roadway improvements at the New Road & Groveland Avenue intersection.

Clancy's to become a Mexiquila Restaurant

Clancy's Restaurant on Maryland Avenue has been sold to a restaurant developer who received City Planning Board approval for a wholesale renovation of the existing building interior and exterior, resurfacing of the parking lot, new fencing, landscaping and site work. The restaurant theme will be Mexican American with a large outdoor dining component.



Somers Point Paddle Club



The site redeveloper received city Planning Board approval and an application for a Coastal Area Facilities Review Act (CAFRA) permit has been filed with the NJDEP. The Scarborough Corporation has designed a private swim club for the former Bubba Max restaurant site on the east side of Bay Avenue at Pleasant Avenue.

South Jersey Yacht Sales



South Jersey Yacht Sales is located at 680 Bay Avenue in Somers Point. The company has demolished the old building to make room for a new showroom and service building with construction underway. A new driveway is proposed along Bay Avenue, which would be aligned with New York Avenue to allow larger vessels to be towed into and out of the site. The current driveway off Decatur Avenue will be eliminated.

Bayview Gardens East - Residential

Bayview Gardens East - Plans for this project involve a new parking lot along Shore Road with over 70 parking spaces and twelve new single-family units along Sunset Avenue. City planning board approvals were received and four dilapidated structures were demolished. Site preparation work has begun.

Great Bay housing is approved - residential

Great Bay Golf Course Housing - The Somers Point Planning Board has reviewed the project and has given final approval for the development of 210 residential units including 168 townhomes.

Out and About



Trophy Park is now looking in Galloway to house its mega sports complex.

A significant sized brewery is looking to open in Galloway financed by a well-known actor.

