Atlantic County Projects and Developments

May 2021

Breaking: New Jersey will Allow 100% Occupancy on May 19th

New Jersey will allow businesses to expand to 100% capacity if distancing and mask rules are observed. For Atlantic County and Atlantic City's tourism dominant economy, this event has tremendous positive ramifications for the historically important summer season.

Restaurants, gyms, personal services, movie theaters, stores, museums, and amusement parks will be allowed to operate without capacity limits for the first time in more than a year. People will still be required to wear masks indoors and individuals will need to be separated by six feet. There will no longer be outdoor gathering limits, but masks must be worn if social distancing is not possible.

The State of New Jersey Instituting a New Business Incentive Package

A new business incentive bill known as the *"New Jersey Economic Recovery Act of 2020"* has been signed by the Governor and will focus on jobs, property development, small and early-stage businesses, wind energy, and film production. The rules for the incentive package are being written by the New Jersey Economic Development Authority (NJEDA) and should be in effect by early summer. The incentives entail $14 billion in corporate tax-breaks that are taking the place of state incentives that expired over a year ago but also enact several new programs to encourage historic preservation and brownfield remediation.

Atlantic City

AtlantiCare Medical Arts Pavilion

AtlantiCare has broken ground on a three story 70,000 square foot Medical Arts Pavilion and will have it open by summer 2022. The CRDA donated land on the corner of Ohio and Atlantic Avenues to AtlantiCare and has pledged $15 million in grant funding toward the $38 million project. The facility will enable AtlantiCare to expand care to the Atlantic City and Atlantic County communities.



International Union of Operating Engineers Local 68 Building Training Center

The International Union of Operating Engineers Local 68 purchased a 13,000-square-foot former bank building in the city for $1.5 million. Local 68 added an additional $700,000 for renovations to the building and has been approved the Casino Reinvestment Development Authority for matching monies of $2.25 million for further improvements. The building will be used for classrooms and offices to provide access to local residents interested in union jobs training.

A Water Park, Arcade, and Sports Bar to be Constructed at the Showboat Hotel

The owner of the Showboat Hotel is moving forward with an adjacent 100,000 square foot water park and entertainment complex offering family-oriented entertainment. The proposed water park has been designated by the Casino Reinvestment Development Authority as an entertainment retail district allowing for annual rebates of $2.5 million a year for 20 years. The proposed water park has received final land use approval and has an estimated construction costs of $100 million. The water park and the largest gaming arcade in New Jersey are expected to be a destination attraction with shoulder and off-season drawing capability.



The arcade, *The Lucky Snake*, includes a 25,000 square foot sports bar. The facility will open in late Spring and employ 100 people and cost $7 million to build. The Atlantic County Improvement Authority (ACIA) has agreed to review issuing a multimillion-dollar bond to fund the construction of the water park at New Jersey Avenue next to the Showboat Hotel. The bonds will be paid by the proceeds of the water park. This is a revenue bond with no recourse to the authority or guarantee by the Atlantic County Government.

Boardwalk Hall restoration project on schedule

Construction work on the façade of Jim Whelan Boardwalk Hall is on schedule to be completed by summer 2021. The CRDA approved the $1.8 million restoration and masonry project last year, and work began earlier this year. The work includes structural repairs, repointing, and crack repairs.



Stockton has Groundbreaking for City Dormitory



Stockton University broke ground for its Phase II Residence Hall in Atlantic City. The Galloway-based University will build a six-story, 416-bed building at Atlantic and South Providence Avenues in the University District. The building is scheduled to open in Spring 2023. The development is a public-private partnership led by Atlantic City Development Corporation (AC Devco), which developed the 2018 Gateway Project including the Atlantic City campus and South Jersey Gas headquarters.
The project is expected to cost $69.3 million, which will be financed with a $60 million bond issue from the ACIA, a $10 million loan from the CRDA, and $4.6 million appropriation from the State of New Jersey. The bond issue received an A- rating from Fitch Ratings.

Stockton launches task force to expand School of Business in Atlantic City

Stockton University has established a task force to explore ways it can expand its School of Business in Atlantic City. The Galloway-based university has a campus in the city and is hoping to provide more internship and employment opportunities for students, as well as develop a series of events there.

Casino Internet Gaming Revenue Doubles During Covid

Internet gaming revenue more than doubled year-to-date. Internet gaming revenue significantly helped to offset losses in casino win from brick-and-mortar slots and table games according to the *Lloyd D. Levenson Institute of Gaming, Hospitality & Tourism* at Stockton University.

Sports Betting



FanDuel and Bally's Atlantic City have opened a temporary sports betting operation in the casino, with a more permanent facility coming in 2021. With the move, all nine of Atlantic City's casinos now offer retail sports betting. The temporary sports book will feature six live odds boards, 10 self-service betting kiosks and three live betting windows with attendants. It is located on the main casino floor and is accessible from the Boardwalk.

Construction on a permanent facility is underway and will include 34 self-service kiosks, five attended live betting windows, and an 80-seat lounge with a food and beverage menu, according to Bally's. It is expected to open in the spring.

NFL Concludes Deals with Caesars, FanDuel, DraftKings

The National Football League (NFL) has announced deals with three companies to become sports betting partners. The league is partnering with Caesars Entertainment, DraftKings, and FanDuel, which will be allowed to use the NFL trademarks and league data and may integrate their betting content into NFL.com media.



Twin River commits $90 million to improve Bally's Atlantic City

Twin River, the new owners of Bally's Atlantic City, has committed to invest $90 million into upgrading the casino hotel over the next five years. Executives with Twin River Worldwide Holdings Inc. are committed to a significant capital expenditure program stating their belief that doing so will make the 41-year-old property more attractive and competitive in the Atlantic City market.

Caesars Atlantic City Commits to $400 Million in Property Improvements

Caesars Atlantic City—consisting of Caesars, Tropicana, and Harrah's Resort—is investing $400 million into its city properties. The first is $170 million in improvements for Harrah' Resort in the city's back bay Marina District. Included in the improvements are room renovations, a first class spa, a lobby bar, outdoor bars and venues, a seafood restaurant, and a dining and nightlife facility next to the existing pool. Caesars will also renovate rooms in Caesars Hotel's Centurion and Ocean towers.

Ocean Casino to Spend $15 Million on Improvements

Ocean Casino will spend $15 million to upgrade its casino floor, improve the outdoor pool and cabanas, open a new high limit gaming space, and create guest lounges for loyal customers. During the COVID impacted 2020 season, Ocean tripled its gross operating profit in a dampened gaming market.



Hard Rock to Upgrade Casino Hotel

Hard Rock will spend $20 million to improve its recently renovated casino hotel. Hard Rock will renovate hotel suites, open a Starbucks, purchase new gaming tables and slots, add a new restaurant, and upgrade its beach front facilities.

The $3 Million Offshore Wind Safety Training Challenge

The New Jersey Economic Development Authority and the Secretary of Higher Education announced the New Jersey Offshore Wind Safety Training Challenge, a $3 million program funded by the New Jersey Board of Public Utilities that will establish a Global Wind Organization safety training program and facility to prepare state workers for jobs in the offshore wind industry. Stockton University and Atlantic Cape Community College have made a joint application for this program to be housed in Atlantic City at the Atlantic Cape Community College Charles D. Worthington Campus. Ørsted and Atlantic Offshore Winds have opened offices in Atlantic City, and both have announced plans to locate their Operation and Maintenance facilities in the city's back bay.



Island Development

Margate's Amherst Avenue project is on track for spring completion

An elevated promenade will be completed by late Spring 2021. The next stage of the project will bring a restaurant and a boat fueling station to the bay side of Amherst Avenue. The final phase of the waterfront improvement project includes lighting, benches, trash receptacles, and parking.



Mainland Development

Absecon

$650,000 in Absecon infrastructure



Camden-based New Jersey American Water will replace approximately 2,250 feet of aging water main. The project will replace fire hydrants and 34 service lines along the pipeline route. This $650,000 investment will continue to advance water service reliability and increase water flows for household consumption and fire protection in this community.

Egg Harbor Township

A Major Aviation Research Corporation Takes Space in the National Aviation Research and Technology Park

A major aviation research corporation is taking space in the National Aviation Research and Technology Park. This corp will lease 4,500 square feet and bring in 30 engineers and technicians to conduct various aviation research projects at the Federal Aviation Administration William J. Hughes Technical Center.

Woolpert establishes UAS Hub at the National Aviation Research at Technology Park in Egg Harbor Twp.



Woolpert announced it will open an office to serve as its aviation and unmanned aircraft systems hub in the National Aviation Research and Technology Park. Woolpert is an architecture, engineering, geospatial, and strategic consulting firm that supports the needs of airports and air bases worldwide. The hub will support Woolpert's full suite of UAS and urban air mobility personnel, technology, and equipment.

Galloway

New Jersey American Water is Installing $1.2 million in Galloway infrastructure upgrades

New Jersey American Water is installing about 6,360 feet of new water main in the township. The project includes fire hydrants and new 12-inch ductile iron water lines. The $1.2 million investment will advance water service reliability, increase water flow for household consumption, increase fire protection, and allow the utility to serve more customers in the future. The improvements and road restoration with be complete by the winter 2021.

Mullica Township

Mullica Township considers $6M for new municipal building

The township has asked the Atlantic County Improvement Authority to help with funding a new Township Hall estimated at $6 million.

Pleasantville

Lakes Bay Project in Pleasantville Moves Forward



Spyglass LLC Lakes Bay has proposed a $50 million housing and restaurant development on Lakes Bay in Pleasantville. The property will be raised 6 feet, the nearby back bay and city marina dredged, and various properties around the site renovated and beatified. The city will use $1.6 million in Green Acres monies combined with $633,000 in city appropriations to improve city owned properties around the development.

Somers Point

Target Corporation Coming to Somers Point

Target will occupy the location of the former Kmart in the Somers Point Plaza. Kmart's closure left a void in the Somers Point Plaza, a strip mall that also includes PetSmart, Big Lots, and ACME Markets. The plaza hosts more than 25 stores.



$2.4 Million Water Main Replacement

10,700 feet of aging water main is being replaced by New Jersey American Water, a $2.4 million project. The project includes replacing fire hydrants and 100 utility-owned service lines.

Offshore Wind

Paulsboro to Host $250 Million Plant to Construct Offshore Wind Towers



New Jersey announced a $250 million private investment to construct a manufacturing facility for wind turbine towers at the Paulsboro Marine Terminal on the Delaware River in South Jersey. The German company EEW will build the giant towers at the site for Ørsted who is building the State's first wind farm off Atlantic City. EEW is working to secure future Tower contracts along the east coast.

NJEDA begin work on Wind Port Project



The New Jersey Economic Development Authority has issued a Request for Qualifications for construction management services at the planned New Jersey Wind Port manufacturing facility in Lower Alloway's Creek Township. The project will create 1,500 jobs and is estimated to cost between $300 million and $400 million. The project has a goal of awarding 15% of the total contract value to minority, women, and veteran-owned subcontractors and suppliers.

Upper Township Committee Prepares for Offshore Wind



The Upper Township Committee has voted to allow Danish-based Ørsted to lay underground cables along Roosevelt Boulevard. The work may qualify Upper Township for money through the state Energy Tax Receipts program. Ørsted, or Ocean Wind, is looking at bringing its cable ashore in Upper Township and at Lacey Township at the site of the Oyster Creek Nuclear Generating Station.

Ørsted Signs Labor Agreements

Ørsted signed a nationwide agreement with North America's Building Trades Unions to bring U.S. union construction workers into the offshore wind industry. Ørsted will work with the unions to identify the skills needed in the offshore wind construction workforce.

PSEG Acquires 25% of Ocean Wind

Public Service Enterprise Group (PSEG) expanded its partnership with Ørsted by acquiring a 25% interest in the 1,100-megawatt Ocean Wind project. The alliance combines Ørsted's global expertise in offshore wind with PSEG's state and regional experience executing complex energy infrastructure projects. The partnership will benefit New Jersey's development of the offshore wind supply chain and job creation efforts.

Atlantic Shores Offshore Wind Testing Ocean Floor

Atlantic Shores Offshore Wind has made application to test if the ocean floor will support a power transmission cable. The firm seeks to test the ocean substrate from 155 feet out to 3 miles off the coast of Atlantic City. Atlantic Shores Offshore Wind plans to build wind turbines from Barnegat Light to Atlantic City. Construction may begin as early as 2025 and operations by 2027.

