



Agenda
Meeting of the Municipal Council
Wednesday, February 18, 2026
SPECIAL MEETING 6:00 PM

I. Executive Session - 5:00 p.m.

A. 2026-124 Resolution Authorizing A Meeting Which Excludes The Public

B. Attorney-Client Privilege

II. Workshop Session - 6:00 p.m.

Call to Order/Roll Call

Silent Prayer/Moment of Reflection

Salute to the Flag

Announcement - Open Public Meetings Act

As to comply with the “Open Public Meetings Act,” Chapter 231, P.L. 1975, adequate Notice of this meeting has been provided in the following manner: The Special Meeting Notice was forwarded to the Asbury Park Press and The Coaster on February 10, 2026, and posted on the bulletin board the same date. All notices are on file with the City Clerk.

Items to be Presented:

Matters from City Council

Matters from City Manager

Matters from City Attorney

1. Presentation by Waterfront Redevelopment Attorney, Joseph Maraziti

III. Regular Meeting

A. Public Participation

B. Individual Resolutions

2026-125 Resolution Of The Mayor And Council Of The City Of Asbury Park Acting As The Waterfront Redevelopment Entity To Support The Pending Applications Of Madison Asbury Retail, LLC For Historic And Cultural Arts Facility Expansion Tax Credits And Urging New Jersey Economic Development Authority To Approve The Applications To Enable The Restoration Of The Historic Asbury Park Convention Complex

2025-126 Resolution Of The Mayor And Council Of The City Of Asbury Park Acting As The Waterfront Redevelopment Entity Requiring Actions Be Taken To Repair And Renovate The Casino Building, Including The Boardwalk Arcade Aka “Breezeway” Portion, The Structure Between The Boardwalk Arcade And The Carousel, The Carousel, And The Power Plant

C. Adjournment



RESOLUTION - 2026-124

**City of Asbury Park
County of Monmouth
State of New Jersey**

Resolution Authorizing A Meeting Which Excludes The Public

BE IT RESOLVED by the Mayor and Council of the City of Asbury Park that this body will hold a meeting on February 18, 2026 at 6:00 PM in the Council Chambers located at 1 Municipal Plaza, Asbury Park, New Jersey, that will be limited only to consideration of an items or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.

The general nature of the subject or subjects to be discussed are as follows:

1. Attorney-Client Privilege

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with section 8 and 4a of the Open Public Meetings Act.

ANTHONY CUCCI
CITY CLERK

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ___, 2026

CERTIFIED BY ME THIS ___ DAY OF ___, 2026.

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK



Individual Resolutions
Meeting of the Municipal Council
Wednesday, February 18, 2026
RESOLUTION SUMMARY

2026-125

Support The Pending Applications Of Madison Asbury Retail, LLC For Historic And Cultural Arts Facility Expansion Tax Credits And Urging New Jersey Economic Development Authority To Approve The Applications To Enable The Restoration Of The Historic Asbury Park Convention Complex



RESOLUTION - 2026-125

**City of Asbury Park
County of Monmouth
State of New Jersey**

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ASBURY PARK ACTING AS THE WATERFRONT REDEVELOPMENT ENTITY TO SUPPORT THE PENDING APPLICATIONS OF MADISON ASBURY RETAIL, LLC FOR HISTORIC AND CULTURAL ARTS FACILITY EXPANSION TAX CREDITS AND URGING NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY TO APPROVE THE APPLICATIONS TO ENABLE THE RESTORATION OF THE HISTORIC ASBURY PARK CONVENTION COMPLEX

WHEREAS, on June 1, 2010, Madison Asbury Retail, LLC (“MAR” or “MA Retail”), a subsidiary of Madison Marquette, Asbury Partners, LLC, and the City of Asbury Park (the “City”) entered into a Subsequent Developer Agreement (“SDA”) wherein, *inter alia*, title to Convention Hall, the Grande Arcade and the Paramount Theater (the “Convention Hall Complex”) was transferred to MAR and MAR was formally designated as the Subsequent Developer of the “Retail Properties” in the Waterfront Redevelopment Area, including but not limited to the Convention Hall Complex; and

WHEREAS, the Convention Hall Complex was constructed in the late 1920’s, based on the design of renowned architects Warren and Wetmore, designers of Grand Central Station in New York City and it has hosted performances by world famous entertainers, trade shows and cultural and social events, and has served as a landmark and a renowned symbol of the Jersey Shore; and

WHEREAS, the Convention Hall Complex has been recognized as an iconic structure and a valuable example of a unique and early oceanfront mixed-use complex and is included on both the State of New Jersey Register of Historic Sites and the National Registry of Historic Places; and

WHEREAS, on January 15, 2004, the State Historic Preservation Office, entered into an Historic Preservation Easement, which provides for the preservation of the Convention Complex in perpetuity; and

WHEREAS, Convention Hall and Paramount Theater have fallen into a serious state of disrepair and have been closed to the public for several years and are in need of major repair and restoration; and

WHEREAS, significant and immediate capital funding is critically necessary to finance the repair and restoration of the Convention Hall Complex to arrest the deterioration that results from the salt air environment on the oceanfront: and

WHEREAS, the Cultural Arts Facilities Expansion Program (“CAFE”), tax credit program requires that public access be provided on terms to be set forth in an agreement between the owner and NJEDA and also requires that the owner provide an equity contribution, among many other conditions of approval in order to receive the requested tax credits; and

WHEREAS, Madison Asbury Retail, LLC has submitted applications to the New Jersey Economic Development Authority (the “NJEDA”) in the amounts of \$75 million in tax credits under the CAFE program and \$8 million in tax credits under the NJEDA’s Historic Property Reinvestment Program; and

WHEREAS, as of the adoption of this Resolution, NJEDA has not yet approved the combined \$83 million in tax credits applied for by MAR to partially finance the repair and restoration of the Convention Hall Complex.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Asbury Park, County of Monmouth, State of New Jersey as follows:

1. Expresses its full support for and endorsement of the pending applications of MAR to the NJEDA’s CAFE Program and Historic Property Reinvestment Program for tax credits that will serve as crucial elements of the financial plan to fund the urgently needed project to repair and restored the Convention Hall Complex so that it may be once again opened to and enjoyed by the public.
2. Urges the New Jersey Economic Development Authority to promptly approve the requested tax credits in the amount of \$75 million under the CAFE Program and \$8 million in the Historic Property Reinvestment Program.
3. The Clerk of the City of Asbury Park is authorized and directed to send a Certified Copy of this Resolution to Mikie Sherrill, Governor of the State of New Jersey, Terence M. O’Toole, Chairman of New Jersey Economic Development Authority Evan Weiss, Chief Executive Officer of New Jersey Economic Development Authority, Katherine Macopul, Administrator/Deputy State Historic Preservation Officer, Office of Historic Preservation, Meghan Baratta, Supervising Historic Preservation Specialist, Office of Historic Preservation, New Jersey State Senator Vin Gopal, New Jersey Assemblywoman Margie Donlon, M.D, New Jersey Assemblywoman Luanne Peterpaul.
4. This Resolution shall take effect immediately.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New

Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-__ which was finally adopted by the City Council at a meeting held on the __ day of __, 2026

CERTIFIED BY ME THIS __ DAY OF __, 2026.

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK



Individual Resolutions
Meeting of the Municipal Council
Wednesday, February 18, 2026
RESOLUTION SUMMARY

2026-126

Resolution Of The Mayor And Council Of The City Of Asbury Park Acting As The Waterfront Redevelopment Entity Requiring Actions Be Taken To Repair And Renovate The Casino Building, Including The Boardwalk Arcade AKA “Breezeway” Portion, The Structure Between The Boardwalk Arcade And The Carousel, The Carousel, And The Power Plant



RESOLUTION - 2026-126

**City of Asbury Park
County of Monmouth
State of New Jersey**

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ASBURY PARK ACTING AS THE WATERFRONT REDEVELOPMENT ENTITY REQUIRING ACTIONS BE TAKEN TO REPAIR AND RENOVATE THE CASINO BUILDING, INCLUDING THE BOARDWALK ARCADE Aka “BREEZEWAY” PORTION, THE STRUCTURE BETWEEN THE BOARDWALK ARCADE AND THE CAROUSEL, THE CAROUSEL, AND THE POWER PLANT

WHEREAS, on June 1, 2010, Madison Asbury Retail, LLC (“MAR” or “MA Retail”), a subsidiary of Madison Marquette, Asbury Partners, LLC, and the City of Asbury Park (the “City”) entered into a Subsequent Developer Agreement (“SDA”) wherein MAR, inter alia, was formally designated as the Subsequent Developer of the “Retail Properties” in the Waterfront Redevelopment Area, including but not limited to: the Boardwalk Arcade aka the “Breezeway” portion of the historic boardwalk structure known as the Casino Building, the structure between the Boardwalk Arcade and the Carousel, defined in the SDA as the “Casino House,” the attached Carousel, and the adjacent Power Plant aka Heating Plant or Steam Plant (collectively the “Casino Buildings and Power Plant”); and

WHEREAS, Section 4.01(a)(iii) of the SDA requires MA Retail and the City to enter into a separate Subsequent Developer Agreement in order to commence construction on the Casino Building, including the Boardwalk Arcade portion, in a manner that is in accordance with the Waterfront Redevelopment Plan; and

WHEREAS, the Waterfront Redevelopment Plan was adopted on March 15, 2002 and expressly envisions the restoration and renovation of all historical buildings in Asbury Park, including the Casino Building and the Power Plant, namely in Sections 2.1, 3.2, and 3.3 of the Waterfront Redevelopment Plan, which contain the following:

1. Section 2.1 Redevelopment Area – Boardwalk Area: “Restoration and/or adaptive reuse of historic structures such as the Casino and Convention Hall.”
2. Section 3.1 Plan Summary: “History is an important part of this plan. Buildings with significant architectural character, such as the Casino, Heating Plant...will be renovated for retail/entertainment use.”
3. Section 3.2 Open Space, Recreation, and Community Facilities – Beach and Boardwalk:

The Casino and Convention Hall will be renovated and will serve as focal points for community events along the Boardwalk.

4. Section 3.3 Historic and/or Significant Buildings – Casino Heating Plant: “Under the Waterfront Redevelopment Plan, the developer will acquire the Casino and Heating Plant from the City. These two buildings will be renovated and form the core of the Boardwalk entertainment district described previously.”

WHEREAS, in addition to the provisions of the Waterfront Redevelopment Plan requiring restoration of the aforementioned buildings, the Coastal Area Facility Review Act (“CAFRA”) Permit issued by the New Jersey Department of Environmental Protection (“NJDEP”) on March 26, 2004, which is on file at the Office of the City Clerk, requires not only that the Casino Building and Powerplant be repaired and renovated, but that they are done so in compliance with the Secretary of Interior standards for rehabilitation, as per Administrative Condition Fourteen (14) of the CAFRA Permit; and

WHEREAS, MA Retail has repeatedly failed to not only uphold its obligations under the SDA to repair, renovate, and maintain the Casino Buildings and Power Plant, it has also violated the Administrative Conditions set forth in the State-issued CAFRA permit by failing to rehabilitate the Casino Buildings and Power Plant; and

WHEREAS, in May 2023, the Boardwalk Arcade portion of the Casino Building was closed to the public due to the unsafe structure posing public safety concerns, and thereafter the “Oceanside Passage” was temporarily constructed on the east side of the Casino Building to allow passage around the Boardwalk Arcade; and

WHEREAS, the Casino Buildings and Power Plant have deteriorated and are in a state of disrepair and dilapidation, leading to the issuance of an Unsafe Structure Notice by the Construction Code Official on January 22, 2026 to Repair or Demolish the Broadway Arcade on or before February 1, 2026, later extended to April 2, 2026, together with the closure of the Casino Building and Oceanside Passage to the public; and

WHEREAS, on February 6, 2025, William Doll, PE, Senior Project Manager of Colliers Engineering & Design (“Colliers”) submitted a report (the Colliers Report”) titled “Breezeway Roof Truss Structural Conditions” to Madison Marquette (attached as **Exhibit A**) stating that seven (7) roof trusses required immediate repair, and doing so would allow the Oceanside Passage to be reopened to the public; and

WHEREAS, the Report specifically notes that “The repairs...are not permanent repairs. They are only intended for temporary structural stability of the roof to allow access on the exterior East side of the Breezeway. Plans for full repairs, full shoring/bracing, or demolition of the Breezeway should be made within the next year or risk failing in the roof and/or North wall framing.”; and

WHEREAS, the Colliers Report does not address the structure between the Boardwalk Arcade and the Carousel which are the other structures that comprise the Casino Building, nor does it address the adjacent Power Plant; and

WHEREAS, also on February 6, 2025, Madison Marquette issued a press release on social media stating that the Boardwalk Arcade will be “repaired and preserved,” and that “as soon as

repairs are completed, the outdoor pathway to Ocean Grove will be reopened;” and

WHEREAS, promptly after receiving the Colliers Report, MA Retail submitted to the City a Zoning Permit Application, on February 13, 2026 for the temporary repair of the Boardwalk Arcade, which described the temporary repair as consisting of “Casino roof truss structural repair per engineer’s letter”; and

WHEREAS, on February 17, 2026, the City issued the Zoning Permit subject to the condition that the scope of the repair work is limited to the temporary repairs described in the Colliers Report, and that any further interior or exterior renovations or changes shall require additional approvals from the City; and

WHEREAS, the City acknowledges that MA Retail promptly proceeded to undertake the temporary repairs to the Boardwalk Arcade, but also recognizes that full repairs are needed within a year to avoid demolition of the Boardwalk Arcade; and

WHEREAS, it is essential to obtain from MA Retail a full assessment of the structural condition of the Power Plant, the Carousel and the structure between the Boardwalk Arcade and the Carousel, in order to assure public safety and identify measures to prevent deteriorations prior to restoration. ; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Asbury Park, County of Monmouth, State of New Jersey as follows:

Section 1. Permanent Repair Assurances

That MAR promptly submit a formal and express commitment, in writing, to permanently repair the Boardwalk Arcade aka “Breezeway,” including, but not limited to the “full repairs” and “full shoring/bracing” that must be completed “within the next year or risk failing in the roof and/or North wall framing” as stated in the Colliers Report. These commitments shall include project plans, construction dates, and any other items that demonstrate MAR’s commitment to permanently repairing and mitigating any future possibility of demolishing the Boardwalk Arcade, which would be in violation of the SDA and CAFRA Permit.

Section 2. Structural Analysis and Report on Entire Casino Building Structure

That MAR provide the City with a report by a certified structural engineer of the entire Casino Building Structure, including the Boardwalk Arcade, the structure between the Boardwalk Arcade and the Carousel the structure between the Boardwalk Arcade and the Carousel, and the Power Plant, the condition of said buildings, and stabilization methods, if any, that should occur to prevent further deterioration or hazards to the public.

Section 3. Demand of Proposed Project Description for Subsequent Developer Agreement Negotiations

That MAR promptly provide the City with a Proposed Project Description in order to undertake negotiations of a Subsequent Developer Agreement to specifically address the rehabilitation of the Boardwalk Arcade, the structure between the Boardwalk Arcade and the Carousel, the Carousel, and Power Plant, as required by Section 4.01(a)(iii) of the SDA.

Section 5. Severability

The invalidity of any Section, clause, or provision of this Resolution shall not affect the validity of the remaining Sections, clauses or provisions hereof.

Section 6. This Resolution shall take effect immediately.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-__ which was finally adopted by the City Council at a meeting held on the __ day of __, 2026

CERTIFIED BY ME THIS __ DAY OF __, 2026.

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK