



**MINUTES – PUBLIC MEETING 22-08
September 20, 2022**

- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Daniel Cosner (via teleconference), Debra DiLorenzo (via teleconference), Edward Gant (via teleconference), Michael Hanley (via teleconference), Gary Hill (via teleconference), Brett Matik (via teleconference), William Mullen (via teleconference), Lt. Governor and DCA Commissioner Sheila Oliver (via teleconference), James Plousis (via teleconference), David Rebeck for Acting State Attorney General Matthew J. Platkin (via teleconference), Robert Shaughnessy for State Treasurer Elizabeth M. Muoio (via teleconference), Mayor Marty Small Sr. (via teleconference), William Sproule (via teleconference), Karen Worman (via teleconference)
- ABSENT:** Michael Beson
- STAFF:** Sean Pattwell (via teleconference), Maisha Moore (via teleconference), Monica de los Rios (via teleconference), Lisa Britt (via teleconference), Jane Fontana (via teleconference), Lance Landgraf (via teleconference), Kathy Marshall (via teleconference), Karen Martin (via teleconference), Rick Santoro (via teleconference), Thomas Meehan (via teleconference), Oriana Mondragon (via teleconference)
- OTHER ATTENDEES:** Dorian Smith, Esq., Governor’s Authorities Unit (via teleconference)

OPENING STATEMENT

The meeting was called to order by the Chairman at 2:00 pm. Ms. Britt read a statement of compliance with the notice requirements of the Senator Byron M. Baer Open Public Meetings Act and called the roll.

RATIFICATION OF THE MINUTES OF THE JULY 28, 2022 BOARD MEETING

The Chairman requested a motion to approve the minutes of the July 28, 2022 Board Meeting. A motion was made by Mr. Plousis and seconded by Ms. Matik. Resolution 22-103 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE PURSUANT TO N.J.S.A. 40:55D-70((d) AND WAIVER OF SITE PLAN TO PERMIT THE OPERATION OF A CLASS 5 DISPENSARY FOR THE SALE OF RECREATIONAL CANNABIS ON PROPERTY LOCATED AT 153 S. NEW YORK AVENUE, BLOCK 52, LOT 7 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-06-3212



The resolution was read by title. Ms. Worman recused herself. Ms. DiLorenzo, Ms. Oliver, and Mr. Rebeck abstained from the vote. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Ms. Oliver inquired if medical marijuana would be sold at this location. Mr. Landgraf responded in the affirmative and further commented that it is required to do so by state statute. Ms. DiLorenzo inquired who are the managing members of this LLC. Mr. Landgraf responded lanthus NJ, LLC and lanthus Capitol Holdings but no specific members were listed. Ms. DiLorenzo inquired if MPX is licensed to operate any other dispensary outside of Atlantic City and their track record. Mr. Landgraf responded that they have been operating a medical facility for about 4-6 months and there have been no issues. Mr. Hill stated that he lives close by the facility and there has been no issues and is a safe facility. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Ms. Matik and seconded by Mr. Cosner. Resolution 22-115 was approved by unanimous vote of the eligible members.

ITEMS LISTED BELOW HAVE BEEN REVIEWED AND RECOMMENDED BY COMMITTEE FOR BOARD APPROVAL

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF A CONTRACT TO AMTECH SOLUTIONS FOR ROOF AND SKYLIGHT DESIGN FOR THE ATRIUM SKYLIGHTS AND ADJOINING FLAT ROOF AREAS OF THE ATLANTIC CITY CONVENTION CENTER IN AN AMOUNT TO EXCEED \$426,823

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Hill inquired about the time frame on this project. CRDA's Director of Project Implementation and Management Thomas Meehan responded Spring 2023. Mr. Mullen stated that contractors who work on public job sites in New Jersey must have a state and federally approved apprenticeship program. Ms. Oliver concurred with Mr. Mullen's comment. Mr. Mullen inquired if this contractor has a federal or state approved apprenticeship program. Mr. Meehan responded that CRDA's public solicitation includes a requirement that bidders must provide certification evidencing that they are participating in a U.S. Department of Labor Registered apprentice program in order to be considered responsive to the solicitation. Mr. Meehan further stated that the current action item is for design services only and therefore not applicable. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Sproule and seconded by Mr. Shaughnessy. Resolution 22-104 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF CONTRACTS TO CZAR ENGINEERING LLC, O&S ASSOCIATES, INC., AND REMINGTON & VERNICK ENGINEERS FOR STRUCTURAL ENGINEERING SERVICES AT THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) ON AN AS-NEEDED BASIS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$500,000 FOR A TWO-YEAR PERIOD BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2024



The resolution was read by title. Mr. Hanley recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Ms. DiLorenzo. Resolution 22-105 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT’S AWARD OF A SERVICE AGREEMENT TO PRO CONSTRUCTION, INC. FOR CONCRETE 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 \$200,000 FOR THE ONE-YEAR PERIOD BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Geoffrey Dorsey commented that a single bid item is not favorable and suggested multiple bids for projects. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo. and seconded by Ms. Matik. Resolution 22-106 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT’S REQUEST TO AWARD A CONTRACT TO SIEMENS INDUSTRY, INC. FOR THE PURCHASE AND INSTALLATION OF AN UPGRADE TO THE PRE-ACTION FIRE SYSTEM AT THE JIM WHELAN BOARDWALK HALL IN AN AMOUNT NOT TO EXCEED \$66,789

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Ms. Oliver and seconded by Mr. Hanley. Resolution 22-107 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT’S REQUEST TO AWARD A CONTRACT TO JOHNSON CONTROLS FIRE PROTECTION LP FOR THE PURCHASE AND INSTALLATION OF FIRE ALARM EQUIPMENT AND TECHNICAL SUPPORT FOR THE ATLANTIC CITY CONVENTION CENTER IN AN AMOUNT NOT TO EXCEED \$126,040



The resolution was read by title. Ms. Oliver recused herself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Plousis. Resolution 22-108 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AMENDMENT OF THE CONTRACT CAP OF THE SERVICE AGREEMENT WITH TRIBRIDGE HOLDINGS, LLC, A DXC TECHNOLOGY COMPANY, DATED APRIL 1, 2021, IN A SUPPLEMENTAL AMOUNT NOT TO EXCEED \$15,040 (\$12,040 PLUS A 25% CONTINGENCY IN THE AMOUNT OF \$3,000) FOR THE COST TO IMPLEMENT THE REQUIRED UPDATED TO THE ELECTRONIC PURCHASE REQUISITION MODULE OF THE MICROSOFT DYNAMICS FINANCIAL SYSTEM AND APPROVAL OF AN AMENDED CONTRACT CAP IN THE AGGREGATE NOT TO EXCEED AMOUNT OF \$48,040

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Rebeck and seconded by Mr. Plousis. Resolution 22-109 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED CONTRACTS TO KHS&S CONTRACTOR INC., MASSETT BUILDING CO., SHORE BUILDING CONTRACTORS, INC., AND TN WARD CO. FOR AS-NEEDED GENERAL CONTRACTOR SERVICES FOR ON-GOING CONSTRUCTION PROJECTS ON PROPERTY OWNED OR MAINTAINED BY THE AUTHORITY IN AN AGGREGATE AMOUNT NOT TO EXCEED \$2,000,000 FOR THE TWO-YEAR PERIOD BEGINNING OCTOBER 15, 2022 THROUGH OCTOBER 14, 2024

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Ms. Matik and seconded by Ms. Oliver. Resolution 22-110 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$11,975 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CAPITAL GRANT AGREEMENT WITH FRIENDS OF JEAN WEBSTER, INC. FOR REIMBURSEMENT OF THE COST OF THE INSTALLATION OF WATER SERVICE AT 112 N. PENNSYLVANIA AVENUE



The resolution was read by title. Mr. Hill recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Ms. Matik and seconded by Mr. Sproule. Resolution 22-111 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
CONSENTING TO THE CITY OF ATLANTIC CITY'S GREEN ZONE REDEVELOPMENT PLAN
PERMITTING THE OPERATION AND CONSUMPTION CLASSES OF RECREATIONAL
CANNABIS WITHIN THE TOURISM DISTRICT**

The resolution was read by title. Ms. Worman recused herself. Ms. DiLorenzo, Ms. Oliver, and Mr. Rebeck abstained from the vote. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mayor Small expressed his support for the action. Mr. Rebeck inquired if the intent is to ban retail cannabis sale on the boardwalk. Mayor Small responded that an application was rejected for having a backdoor entrance. CRDA's Director of Planning and Development Lance Landgraf stated that CRDA land use process requires a letter from the City to approve the location of the facility. Ms. DiLorenzo inquired if public consumption of recreational cannabis is allowed or banned from this Green Zone. Mr. Landgraf responded that outdoor consumption is still regulated and that one of the class operations is a consumption lounge and would be permitted. Hearing no further comments from the members, the Chair requested public comment. Kevin Sheehan, attorney from Parker McCay on behalf of Arctic Realty LLC and Nicholas Moles, Vice President and General Counsel of Resorts Casino Hotel expressed their concerns about these operations within the Tourism District. Chairman Butler inquired if Mr. Sheehan was able to share his concerns prior to the board meeting. Mr. Sheehan responded in the affirmative. Mr. Landgraf provided clarification regarding the Tourism District Master Plan and the cannabis consumption redevelopment plan. Chairman Butler requested Mr. Landgraf explain the process. Mr. Landgraf responded that if CRDA consents, the City would adopt the plan and then individual applications will be reviewed. Geoffrey Dorsey and Gina Gill expressed their support for this action. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Small and seconded by Mr. Gant. Resolution 22-112 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING
THE PROFESSIONAL SERVICE AGREEMENTS WITH ADAMS REHMAN & HEGGAN
ASSOCIATES, ENVIRONMENTAL RESOLUTIONS INC. AND T&M ASSOCIATES FOR
ENGINEERING & PLANNING CONSULTING SERVICES ON AN AS-NEEDED BASIS TO
REMOVE LANGUAGE PROHIBITING THOSE CONSULTANTS SERVING THE CRDA FROM
PROVIDING SERVICES TO THE CITY OF ATLANTIC CITY**



The resolution was read by title. Mr. Hanley recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Mr. Hill. Resolution 22-113 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE 2021 AUDITED FINANCIAL STATEMENTS SUBMITTED BY MERCADIEN P.C. AND AUTHORIZING SUBMISSION OF THE AUDIT TO THE GOVERNOR, STATE TREASURER AND THE LEGISLATURE

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Ms. DiLorenzo inquired if there are any material findings in the audit. CRDA's Chief Financial Officer Kathy Marshall responded no. Chairman Butler commended Kathy Marshall for her work. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Plousis and seconded by Mr. Shaughnessy. Resolution 22-114 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Michael Krawitz inquired about the funding of the Atlantic City Project Office and if any funds were returned to CRDA since the office is now closed. Mr. Krawitz also inquired about the date that the project office closed. Mr. Sean Pattwell, CRDA Executive Director responded that he believes the office closed in late August and added that prior to the office closing, he received updates on various projects that the Project Office work on. Mr. Krawitz expressed further concerns about the Project Office. Chairman Butler stated that the office did critical work that involved state government, federal government, local government, and county government on the improvement of Atlantic City. Chairman Butler stated that he would send Mr. Krawitz the report.

CERTIFICATION

I, MICHAEL BESON, Secretary of the Casino Reinvestment Development Authority, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the Minutes of the Open Session of the Casino Reinvestment Development Authority conducted on:

Michael Beson

MICHAEL BESON, SECRETARY

September 20, 2022