



**MINUTES – PUBLIC MEETING 22-09
October 18, 2022**

- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Michael Beson (via teleconference), 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), Kimberley Holmes for 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), William Sproule (via teleconference)
- ABSENT:** Mayor Marty Small Sr., Karen Worman
- 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 SEPTEMBER 20, 2022 BOARD MEETING

The Chairman requested a motion to approve the minutes of the September 20, 2022, Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Shaughnessy. Resolution 22-116 was approved by unanimous vote of the members.

TREASURER’S REPORT

The Chair asked the members to review the Treasurer’s report. A motion to approve and file the report was made by Mr. Shaughnessy and seconded by Ms. Matik. The Treasurer’s Report was approved and adopted by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING A VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d) AND WAIVER OF SITE PLAN TO PERMIT THE OPERATION OF A CLASS 5 MICRO DISPENSARY FOR THE SALE OF RECREATIONAL CANNABIS AND A RECREATIONAL CANNABIS CONSUMPTION LOUNGE ON PROPERTY



LOCATED AT 3112-3114 ATLANTIC AVENUE, BLOCK 182, LOT 4 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-06-3233

The resolution was read by title. Ms. Matik recused herself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Ms. DiLorenzo inquired as to the identity of the LLC's principles. CRDA's Director of Planning and Development Lance Landgraf responded Lou Friedman, Rashon White, Holly Pugh, and Jason Lentz who are each 25% owner. Ms. DiLorenzo inquired if the principles operate any other cannabis facilities in New Jersey. Mr. Landgraf responded no. Mr. Mullen inquired about how this project conforms with indoor smoking laws. Mr. Landgraf responded that if the applicant gets a consumption license from the state, then they are exempt from indoor smoking laws. Mr. Landgraf further stated the applicant must also provide a plan to address how the smoke will be filtered from the building. 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. Beson and seconded by Ms. Holmes. Resolution 22-117 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) AND (d) TO PERMIT THE OPERATION OF A 125,000 SQUARE FOOT CLASS 1 AND CLASS 2 CANNABIS BUSINESS FACILITY FOR THE GROWTH AND MANUFACTURE OF CANNABIS ON PROPERTY LOCATED AT 1705-1717 ATLANTIC AVENUE, BLOCK 289, LOTS 1, 9, 12 AND 14 AND BLOCK 290, LOTS 2, 3 AND 4 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-07-3251

The resolution was read by title. Ms. DiLorenzo 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. Mr. Rebuck requested clarification on the Authority's procedures regarding ownership interest. Mr. Landgraf confirmed Mr. Rebuck's understanding that the Authority does not require knowledge of owners or investors with an interest of 10% or less of the business. Mr. Rebuck inquired if the Authority requires information as to whether an interested party is a passive or active investor. Mr. Landgraf responded that the requirement under the MLUL (Municipal Land Use Law) is that only information regarding individuals with ownership of 10% or more is required to be provided. Mr. Rebuck inquired if the Authority has the ability to go outside the requirements of the MLUL if there are any concerns regarding the intentions of the interested parties and suggested that the cannabis regulatory commission may have additional information. Mr. Landgraf responded that he will look into it. Ms. DiLorenzo inquired about the applicant's track record with other facilities they operate. Mr. Landgraf responded that the applicant operates a state-of-the-art facility in Chester, Pennsylvania which they claim has positively changed the neighborhood. Ms. DiLorenzo inquired if the applicants mentioned any other facilities. Mr. Landgraf responded no, but that he drove by another facility that they do not own and he stated that there was no odor of cannabis off-site but that the odor of marijuana could be noticed on-site and in the parking lot of the facility. Mr. Landgraf further stated that unlike the facility in Atlantic City, that particular facility did not require an air quality permit. 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. Beson and seconded by Mr. Hanley. Resolution 22-118 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING 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 CONVERSION OF AN EXISTING THREE STORY MOTEL ON PROPERTY LOCATED AT 2707 PACIFIC AVENUE, BLOCK 173, LOT 16 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-08-3272

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. Ms. Matik inquired about whether an agreement for parking was provided by the applicant. Mr. Landgraf responded that an agreement for parking is not required. Instead, the applicant is required to provide a letter from the parking lot owner that indicates that spaces will be leased to tenants as requested. Ms. DiLorenzo inquired if this LLC is based in Florida or New Jersey. Mr. Landgraf responded that the owners are based in Passaic, New Jersey. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Shaughnessy. Resolution 22-119 was approved by unanimous vote of the members.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED 1.5 MILLION DOLLARS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY FOR THE DEPLOYMENT OF THIRTY CLASS II SPECIAL POLICE OFFICERS AND FIVE FULL-TIME POLICE OFFICERS IN THE TOURISM DISTRICT FOR THE PERIOD JUNE 1, 2022 THROUGH MAY 31, 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. Mr. Beson inquired if the hourly rate was going to change. CRDA's Special Improvement District Director Rick Santoro responded that CRDA is working with the Atlantic City Police Department and is advocating for an increase so that there is less turnover and more availability of these officers. 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. Beson and seconded by Mr. Hanley. Resolution 22-120 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF A SERVICE AGREEMENT FOR PAINTING SERVICES ON AN AS-NEEDED BASIS FOR THE JIM WHELAN BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL), TO DOWCO PAINTING COMPANY, INC. WITH AN AGGREGATE SPENDING AUTHORIZATION NOT TO EXCEED 100,000 FOR A ONE-YEAR PERIOD BEGINNING NOVEMBER 1, 2022 AND ENDING OCTOBER 31, 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. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Plousis and seconded by Ms. Holmes. Resolution 22-121 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT’S AWARD A CONTRACT TO JOHNSON CONTROLS FIRE PROTECTION LP FOR THE PURCHASE AND INSTALLATION OF A NEW FIRE CONTROL PANEL AT THE ATLANTIC CITY RAIL TERMINAL IN AN AMOUNT NOT TO EXCEED \$69,552

The resolution was read by title. Chairman Butler 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. Shaughnessy and seconded by Mr. Plousis. Resolution 22-122 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE CAESAR’S NON-GAMING CAPITAL PROJECTS AT CAESARS, TROPICANA, AND HARRAH’S PROPERTIES

The resolution was read by title. Mr. Rebeck abstained from the vote. Ms. Matik recused herself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Beson asked Mr. Landgraf to confirm that funds to be used for this project are not CRDA or public dollars. Mr. Landgraf confirmed this and added that funding for this project comes from Investment Alternative Taxes, or IATs on hand. These funds may be utilized for qualifying non-gaming improvement projects at casino properties. 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. Beson and seconded by Mr. Plousis. Resolution 22-123 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$500,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A NEW INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY (“CITY”) TO CONTINUE DEMOLITION EFFORTS OF DERELICT PROPERTIES THROUGHOUT THE CITY IN AN AMOUNT NOT TO EXCEED \$500,000



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. Beson and seconded by Ms. Matik. Resolution 22-124 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING EXTENDING THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY FOR MAINTENANCE OF CITY STREET LIGHTING AND AUTHORIZING A MEMORANDUM OF AGREEMENT WITH OTHER PARTIES THAT OWN OR OPERATE STREETLIGHTS WITHIN THE CITY, INCLUDING ATLANTIC CITY ELECTRIC COMPANY OR OTHER PRIVATE PARTIES, FOR INSPECTION, REPAIR AND MAINTENANCE FOR A PERIOD OF TWO YEARS THROUGH JULY 16, 2024

The resolution was read by title. Ms. DiLorenzo 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. Beson and seconded by Ms. Matik. Resolution 22-125 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (“CRDA”) ACCEPTING A \$5,000,000 APPROPRIATION FROM THE STATE OF NEW JERSEY CORONAVIRUS STATE FISCAL RECOVERY FUND AND ALLOCATING THE FUNDS TO THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY (“NJEDA”) FOR THE COMMUTER HUB COVID-IMPACTED REDEVELOPMENT PROGRAM; APPROVAL OF THE NJEDA’S DEVELOPMENT AND ADMINISTRATION OF THE ACTIVATION REVITALIZATION AND TRANSFORMATION PROGRAM AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN INTER-AGENCY AGREEMENT WITH THE NJEDA FOR USE OF THE FUNDS AND A MEMORANDUM OF UNDERSTANDING WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS (“NJDCA”) FOR RECEIPT AND USE OF THE FUNDS

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. Beson and seconded by Mr. Plousis. Resolution 22-126 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND ACCEPTING BIDS RECEIVED AT THE OCTOBER 6, 2022, PUBLIC AUCTION OF CRDA-OWNED PROPERTY NO LONGER NEEDED FOR AUTHORITY PURPOSES AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENTS WITH THE INDIVIDUAL BUYERS FOR THE SALE OF THE PROPERTIES



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 about the cost to hire the auction company, Max Spann. Mr. Landgraf responded that CRDA does not pay them directly. Instead the company is paid a premium by the buyer based on the bid price of the individual property. 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. Holmes and seconded by Mr. Shaughnessy. Resolution 22-127 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Kurt Kwart inquired if there has been any movement on the 155 S. Tennessee Ave Project. Mr. Landgraf responded that the Tennessee Ave Project is in the process of developing their site plan for approval. Mr. Kwart inquired about the John Brooks Facility. He stated that he was the only local bidder, but the facility was sold for \$1 to another developer. Mr. Landgraf responded that the Authority reviewed all bids received, and the choice was based on the type of project proposed rather than dollars. Mr. Kwart expressed his concerns about the sale of John Brooks Facility. Chairman Butler requested that Mr. Landgraf follow up with Mr. Kwart to discuss further.

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

October 18, 2022