



**CASINO REINVESTMENT  
DEVELOPMENT AUTHORITY  
15 SOUTH PENNSYLVANIA AVENUE  
ATLANTIC CITY, NJ 08401**

**MINUTES – PUBLIC MEETING 22-10  
NOVEMBER 15, 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), David Rebeck for Acting State Attorney General Matthew J. Platkin (via teleconference), Ryan Feeney for State Treasurer Elizabeth M. Muoio (via teleconference), William Sproule (via teleconference), Karen Worman(via teleconference)
- ABSENT:** Mayor Marty Small Sr., James Plousis
- STAFF:** Sean Pattwell (via teleconference), Maisha Moore (via teleconference), Lisa Britt (via teleconference), Jane Fontana (via teleconference), Lance Landgraf (via teleconference), Heidi Manning (via teleconference), Kathy Marshall (via teleconference), Karen Martin (via teleconference), John Ostwald (via teleconference), Thomas Meehan (via teleconference), Oriana Mondragon (via teleconference), Rick Santoro (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 OCTOBER 18, 2022 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the October 18, 2022 Board Meeting. A motion was made by Ms. Worman and seconded by Mr. Beson. Resolution 22-128 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 AND A CONSUMPTION LOUNGE ON PROPERTY LOCATED AT 3004 ATLANTIC AVENUE, BLOCK 180, LOT 2 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-09-3295**

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. Hanley. Resolution 22-129 was approved by unanimous vote of the members.

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

**CONSENT AGENDA:**

The following items were read by title, described by the Chair and after public comment, duly moved by Mr. Beson seconded by Mr. Hanley, and then voted on by the members as a single action:

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING AN INDIVIDUAL TO SERVE AS THE PUBLIC AGENCY COMPLIANCE OFFICER**

Resolution 22-130 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS AS SIGNATORIES IN ACCORDANCE WITH STATE TREASURY REQUIREMENTS**

Resolution 22-131 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING SIGNATORIES TO CONDUCT BUSINESS WITH US BANK, AS BOND TRUSTEE TO THE AUTHORITY'S SERIES 2014 LUXURY TAX REVENUE BONDS, SERIES 2004 HOTEL ROOM FEE REVENUE BONDS AND SERIES 2005 PARKING FEE REVENUE BONDS**

Resolution 22-132 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPOINTING CERTAIN INDIVIDUALS TO THE OFFICES OF SECRETARY AND ASSISTANT SECRETARY**

Resolution 22-133 was approved by unanimous vote of the members.

**REGULAR AGENDA:**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING TO ADOPT THE PROVISIONS OF N.J.S.A. 52:14-17.38 UNDER WHICH THE AUTHORITY WOULD AGREE TO PAY FOR THE STATE HEALTH BENEFITS PROGRAM (SHBP) COVERAGE OF CERTAIN RETIREES WHO QUALIFY UNDER THE PROGRAM GUIDELINES AND AUTHORIZATION TO SUBMIT THE REQUIRED DOCUMENTATION TO THE DIVISION OF PENSION AND BENEFITS TO EFFECTUATE THE PROGRAM**



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 employees who have retired from CRDA are eligible for these benefits. CRDA's Human Resources Director Heidi Manning responded no. Mr. Hanley inquired if the state has provided the CRDA with an estimate of the balance sheet liability for this benefit. CRDA's Chief Financial Officer Kathy Marshall responded the State has not been able to provide this information but that she will reach out to the appropriate office again. Mr. Hanley stated the state would have to provide since they run the program and must evaluate. Ms. Marshall responded that would happen at the end of the year 2023 when the State's entire post-retirement benefit plan undergoes its annual audit. Mr. Beson inquired if these benefits would put CRDA on par with every other state agency. Ms. Manning responded in the affirmative. Ms. DiLorenzo inquired how many CRDA employees have retired at 25 years of service who would not get these benefits. Ms. Manning responded she will find out and email her the information. Mr. Rebeck inquired if state service accrues based on where employees may have worked in eligible state positions not just CRDA. Ms. Manning responded in the affirmative. Mr. Rebeck stated that there is a contribution amount for employees' post-retirement benefit that is tied to statutory date of when an employee may be eligible which has changed numerous times and that there is a personal contribution depending on everyone's eligibility and the factors associated when the employee has accumulated eligibility for the benefits. Ms. Manning responded in the affirmative and stated that there is a premium rate chart to determine the employees cost in retirement salary, the type of coverage and if they are eligible for Medicare. Mr. Rebeck stated that there use to be free benefits and inquired if there is there is anyone who is eligible. Ms. Manning responded no. 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 22-134 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT FOR THE CALENDAR YEAR 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. Beson and seconded by Mr. Hanley. Resolution 22-135 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACTS WITH ACTION UNIFORM COMPANY, LLC AND LANDSMAN UNIFORMS, INC. FOR THE PURCHASE OF STAFF UNIFORMS ON AN AS-NEEDED BASIS IN THE AGGREGATE AMOUNT NOT TO EXCEED \$55,000 FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING JANUARY 1, 2023 THROUGH DECEMBER 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 Ms. Worman and seconded by Mr. Beson. Resolution 22-136 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE SERVICE CONTRACT WITH ABM INDUSTRY GROUPS, LLC FOR TOURISM DISTRICT AMBASSADOR SERVICES FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING JANUARY 1, 2023 THROUGH DECEMBER 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 expressed his support for the Ambassador program. 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 22-137 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE NEGOTIATION AND EXECUTION OF AN AGREEMENT WITH STOCKTON UNIVERSITY FOR THE SPECIAL IMPROVEMENT DISTRICT DIVISION TO PROVIDE BANNER INSTALLATION AND MAINTENANCE SERVICES FOR THE UNIVERSITY'S CAMPUS, LOCATED IN THE ATLANTIC CITY TOURISM DISTRICT**

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 22-138 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION NOT TO EXCEED \$875,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING A SEVEN MONTH INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO CONTINUE FUNDING FIFTEEN POLICE OFFICERS TO SERVE EXCLUSIVELY AS NEIGHBORHOOD COORDINATION OFFICERS UNDER THE CITY'S COMMUNITY POLICING INITIATIVE FOR THE PERIOD JUNE 1, 2022 THROUGH DECEMBER 31, 2022**

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. Cosner. Resolution 22-139 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE ANNUAL OPERATING BUDGET OF MEET AC, INC. FOR THE CALENDAR YEAR 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. Beson and seconded by Ms. DiLorenzo. Resolution 22-140 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE CONVENTION CENTER DIVISION BUDGET FOR THE CALENDAR YEAR 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. Beson and seconded by Mr. Hanley. Resolution 22-141 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET FOR THE CALENDAR YEAR 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. Beson and seconded by Mr. Sproule. Resolution 22-142 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING DISTRICT COUNCIL 21 IUPAT, AT ITS SOLE COST AND EXPENSE, TO LEASE AND RENOVATE 7,800 SQ. FT. OF OFFICE SPACE AT JIM WHELAN BOARDWALK HALL AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT FOR A TEN-YEAR TERM BEGINNING JANUARY 2, 2023 THROUGH DECEMBER 31, 2032, WITH AN OPTION TO RENEW FOR TWO ADDITIONAL FIVE-YEAR TERMS**

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. Hanley. Resolution 22-143 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE CRDA GENERAL FUND OPERATING BUDGET FOR THE CALENDAR YEAR 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. Beson and seconded by Mr. Hanley. Resolution 22-144 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A CONTRACT WITH INTEGRATED SYSTEMS & SERVICES INC. IN AN AMOUNT NOT TO EXCEED \$54,395 FOR SECURITY CAMERA SYSTEM UPGRADES FOR THE CRDA OFFICES AT 15 S. PENNSYLVANIA AVENUE**

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. Holmes. Resolution 22-145 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING A CONTRACT FOR PARKING GARAGE MANAGEMENT AGREEMENT TO PROPARK AMERICA NEW YORK, LLC FOR MANAGEMENT, OPERATIONS AND MAINTENANCE SERVICES FOR THE CORRIDOR PARKING GARAGE FOR THE TWO-YEAR PERIOD BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 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 Mr. Beson and seconded by Ms. Holmes. Resolution 22-146 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 \$22,900 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH AFRICAN AMERICAN HERITAGE MUSEUM OF SOUTHERN NJ FOR REIMBURSEMENT OF THE COST OF REFURBISHING AND PRODUCING TRAVELING EXHIBITS**

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. Rebuck. Resolution 22-147 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE LAND USE REGULATION AND ENFORCEMENT FEE SCHEDULE TO REQUIRE APPROPRIATE FEES TO BE SUBMITTED FOR REVIEW AND ISSUANCE OF ZONING DETERMINATION LETTERS FOR APPLICANTS SEEKING CERTIFICATION AS TO THE APPROPRIATE ZONING FOR CANNABIS USE IN THE TOURISM DISTRICT**





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. Hanley. Resolution 22-148 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE AS-NEEDED ELECTRICAL SERVICES CONTRACT TO INCREASE THE CONTRACT CAP BY AN ADDITIONAL \$395,649 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$595,649; RESCINDING RESOLUTION 22-125 ADOPTED OCTOBER 18, 2022 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A NEW INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO INSPECT, REPAIR, MAINTAIN, REPLACE AND PROVIDE OVERSIGHT FOR CITYWIDE STREETLIGHTS AND ELECTRICAL SERVICES AS-NEED FOR PUBLIC SAFETY ON AN EMERGENT BASIS**

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 Mr. Hanley. Resolution 22-149 was approved by unanimous vote of the eligible members.

*(Chairman Butler and Mr. Michael Hanley leave the board meeting at 2:55 PM. Mr. Beson chaired the remainder of the meeting.)*

**PUBLIC COMMENT**

Mr. Steve Young, Atlantic City resident expressed his concerns about the streetlights and public safety. Mr. Young expressed support for the union apprenticeship program that is in place at Boardwalk Hall. Mr. Young inquired about a possible move of the Atlantic City Board of Education office to Boardwalk Hall. Mr. Beson declined to comment on the Atlantic City Board of Education. CRDA’s Director of Project Implementation and Management Tom Meehan responded that on October 21, 2022, the CRDA was directed by the Governor’s office to take all necessary measures to immediately take control of the Citywide streetlight outage issue within the City of Atlantic City.

**EXECUTIVE SESSION**

The resolution was read by title. The Chair requested a motion to go into the executive session portion of the meeting. A motion was made by Mr. Hill. and seconded by Ms. Holmes. Resolution 22-150 was approved by unanimous vote of the members.

**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*  

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**MICHAEL BESON, SECRETARY**

November 15, 2022