



**MINUTES – PUBLIC MEETING 22-12
DECEMBER 20, 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 State Attorney General Matthew J. Platkin (via teleconference), Robert Tighue for State Treasurer Elizabeth M. Muoio (via teleconference), James Plousis (via teleconference), William Sproule (via teleconference), Karen Worman (via teleconference)
- ABSENT:** Mayor Marty Small Sr.
- STAFF:** Sean Pattwell (via teleconference), Maisha Moore (via teleconference), Lisa Britt (via teleconference), Jane Fontana (via teleconference), James Kutch (via teleconference), Lance Landgraf (via teleconference), Kathy Marshall (via teleconference), Karen Martin (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.

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. Beson and seconded by Ms. Holmes. The Treasurer’s Report was approved and adopted by unanimous vote of the members.

RATIFICATION OF THE MINUTES OF THE NOVEMBER 15, 2022 BOARD MEETING

The Chairman requested a motion to approve the minutes of the November 15, 2022 Board Meeting. A motion was made by Mr. Beson and seconded by Ms. Matik. Resolution 22-152 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY



GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(5) TO CONVERT THE EXISTING 308 ROOM HOTEL TO A 312 UNIT APARTMENT BUILDING ON PROPERTY LOCATED AT 800 PACIFIC AVENUE, 800 PACIFIC AVENUE REAR, 150 AND 170 NEW JERSEY AVENUE AND 801 BOARDWALK, BLOCK 61, LOTS 22.01 THROUGH 22.05 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-09-3297

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 22-153 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(c) TO PERMIT CONSTRUCTION OF A 125,000 SQUARE FOOT CLASS I CANNABIS CULTIVATION AND CLASS 2 CANNABIS MANUFACTURING FACILITY AND EMPLOYEE PARKING (SURFACE) LOT CONSISTING OF 75 SPACES ON PROPERTY LOCATED AT 1705 TO 1717 ATLANTIC AVENUE, 1714 ARTIC AVENUE AND 19 NORTH MARTIN LUTHER KING BOULEVARD, BLOCK 298, LOTS 1, 9, 12 & 14 AND BLOCK 290, LOTS 2, 3 & 4 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-07-3251

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 22-154 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 THE AMENDMENT OF THE CONTRACT CAP OF THE SERVICE AGREEMENT WITH ABM INDUSTRY GROUPS, LLC, FOR THE PERIOD AUGUST 19, 2021 TO AUGUST 18, 2022, IN A SUPPLEMENTAL AMOUNT NOT TO EXCEED \$5,200 TO REIMBURSE ACTUAL COSTS INCURRED UNDER THE CONTRACT DUE TO OVERTIME HOURS RELATED TO ADDITIONAL BOARDWALK CONCERTS AND EVENTS AND APPROVAL OF AN AMENDED CONTRACT CAP IN THE AGGREGATE NOT TO EXCEED AMOUNT OF \$686,488



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 22-155 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING AN AS-NEEDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$50,000
TO WARRINER’S CONSTRUCTION, INC. FOR THE PURCHASE OF LANDSCAPE
HARDSCAPE MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT FOR THE
TERM 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 Mr. Beson and seconded by Ms. Holmes. Resolution 22-156 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING AN AS-NEEDED CONTRACT IN AN AMOUNT NOT TO EXCEED
\$100,000 TO WARRINER’S CONSTRUCTION, INC. FOR THE PURCHASE OF
LANDSCAPE PLANT MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT FOR
THE TERM 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 Mr. Beson and seconded by Ms. Matik. Resolution 22-157 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 \$330,000
FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND;
AWARDING A TOURISM, MARKETING & SPECIAL EVENTS GRANT TO NEW
JERSEY PERFORMING ARTS CENTER; AND AUTHORIZING THE EXECUTIVE
DIRECTOR TO NEGOTIATE AND ENTER INTO A PUBLIC PRIVATE PARTNERSHIP
AGREEMENT WITH NEW JERSEY PERFORMING ARTS CENTER IN AN AMOUNT
NOT TO EXCEED \$330,000 TO SUPPORT THE NORTH TO SHORE NJ ARTS AND**



INNOVATION FESTIVAL IN ATLANTIC CITY ON JUNE 7 – 11, 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. Chairman Butler and Ms. Matik recused themselves. 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. Hill. Resolution 22-158 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH DELMO SPORTS, LLC TO AUTHORIZE DIRECT PAYMENT TO WORLD TRIATHLON CORPORATION FOR THE 2022-2024 IRONMAN 70.3 EVENTS AS A RESULT OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT EXECUTED BETWEEN DELMO SPORTS LLC AND WORLD TRIATHLON CORPORATION

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 Mr. Beson. Resolution 22-159 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$55,290, GRANTING PROJECT APPROVAL FOR THE ELECTRIC VEHICLE TOURISM PROGRAM FOR THE ATLANTIC CITY CONVENTION CENTER PARKING GARAGE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CONTRACTS WITH CHARGEPOINT FOR THE PURCHASE OF EV CHARGING STATIONS AND CALVI ELECTRIC FOR INSTALLATION THEREOF

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 22-160 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$93,659, GRANTING PROJECT APPROVAL FOR THE ELECTRIC VEHICLE TOURISM PROGRAM FOR THE WAVE GARAGE AND AUTHORIZING THE



EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CONTRACTS WITH CHARGEPOINT FOR THE PURCHASE OF EV CHARGING STATIONS AND CALVI ELECTRIC FOR INSTALLATION THEREOF

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. Sproule and seconded by Mr. Rebeck. Resolution 22-161 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO CONSENT TO THE ROLL OVER OF THE \$1M CRDA MORTGAGE AND SUBORDINATE TO A NEW NJHMFA RE-SYDICATIONED MORTGAGE, THE ORIGINAL NJHMFA SECOND MORTGAGE AND THE ORIGINAL HOME EXPRESS MORTGAGE IN SUPPORT OF REHABILITATION OF THE CLAYTON PROVIDENCE HOUSE PROJECT AND TO NEGOTIATE THE TERMS OF AND EXECUTE RELATED DOCUMENTS

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 22-162 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Kevin Shelley requested that someone contact him to provide information regarding 3112 Atlantic Ave. The Chairman advised Mr. Shelley that someone from staff would be contacting him.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12b (7)

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 Ms. Matik. and seconded by Ms. Holmes. Resolution 22-163 was approved by unanimous vote of the members.



ACTION COMING OUT OF EXECUTIVE SESSION

Upon return to the open public session portion of the meeting, the Chairman requested consideration of the following action:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE SETTLEMENT OF THE PENDING MATTER ENTITLED LINY INVESTOR LLC VS. HEADQUARTERS HOTEL ASSOCIATIONS, L.P. AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE LETTER OF INTENT AND TO NEGOTIATE AND EXECUTE FURTHER DOCUMENTS CONTEMPLATED THEREIN SETTING FORTH THE TERMS AND CONDITIONS OF THE SETTLEMENT TO EFFECTUATE THE SETTLEMENT

The resolution was read by title. Ms. Worman 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. Holmes. Resolution 22-164 was approved by unanimous vote of the eligible 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

MICHAEL BESON, SECRETARY

December 20, 2022