



- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Paulina Banasiak (via teleconference), Michael Beson (via teleconference), Daniel Cosner (via teleconference), Edward Gant (via teleconference), Michael Hanley (via teleconference), Michael Laughlin (via teleconference), Brett Matik (via teleconference), William Mullen (via teleconference), Robert Tighue for State Treasurer Elizabeth M. Muoio (via teleconference), Kimberly Holmes for Lt. Governor and DCA Commissioner Sheila Oliver (via teleconference), David Rebeck for State Attorney General Matthew J. Platkin (via teleconference), James Plousis (via teleconference), Mayor Marty Small, Sr. (via teleconference)
- ABSENT:** William Sproule
- STAFF:** Sean Pattwell (via teleconference), Maisha Moore (via teleconference), Kathy Marshall (via teleconference), Liza Barrick (via teleconference), Lisa Britt (via teleconference), Jane Fontana (via teleconference), Kathryn Jones (via teleconference), Lance Landgraf (via teleconference), John Tracy (via teleconference), Thomas Meehan (via teleconference), John Ostwald (via teleconference), Rick Santoro (via teleconference), James Kutch (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 MARCH 21, 2023 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the March 21, 2023 Board Meeting. A motion was made by Mr. Beson and seconded by Ms. Matik. Resolution 23-52 was approved by unanimous vote of the members.



**LAND USE REGULATION & ENFORCEMENT**

**AC OCEAN WALK, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL TO PERMIT THE CONSTRUCTION OF 10 OPEN-AIR CABANAS AND THE USE OF TWO EXISTING SHEDS FOR THE RENTAL OF BEACH CHAIRS AND UMBRELLAS AND THE SALE OF BEACH-RELATED SUNDRIES ON THE SUBJECT PROPERTY LOCATED AT 500 BOARDWALK, BLOCK 1, LOTS 162 THROUGH 175, PART OF LOT 176 (BEACH LOTS 39 AND 40) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-03-3411**

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 23-53 was approved by unanimous vote of the members.

**DGMB CASINO, LLC & IMCMV ATLANTIC CITY, LLC- RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A 40:55D-70(c) TO PERMIT THE CONSTRUCTION OF SEASONAL BEACH BAR AMENITIES, INCLUDING A BEVERAGE TRAILER, STAGE WITH AWNING, A SHED FOR BEACH CHAIR AND UMBRELLA STORAGE AND SIGNAGE ON THE SUBJECT PROPERTY LOCATED AT 1133 BOARDWALK, BLOCK 1, LOTS 131 THROUGH 142, AND LOTS 142 AND 142.01 (BEACH LOTS 33 AND 34) IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-03-3412**

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. 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. Tighue. Resolution 23-54 was approved by unanimous vote of the eligible members.

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



**MICROSOFT 365/AZURE – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF MICROSOFT 365 ENTERPRISE PRODUCTS AND ENTERPRISE ONLINE SERVICES FROM DELL MARKETING LP UNDER STATE CONTRACT #T3121 20-TELE-01510 IN AN AMOUNT NOT TO EXCEED \$69,824.84**

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 23-55 was approved by unanimous vote of the members.

**ENGINEERING & PLANNING CONSULTING SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACTS WITH ADAMS REHMAN & HEGGAN INC., ENVIRONMENTAL RESOLUTIONS INC. AND T&M ASSOCIATES FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING JUNE 15, 2023 THROUGH JUNE 14, 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. Beson and seconded by Mr. Plousis. Resolution 23-56 was approved by unanimous vote of the eligible members.

**RELEASE AND REALLOCATION OF COMMITTED FUND BALANCES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RELEASING AND REALLOCATING UNSPENT PROJECT FUNDS BACK TO THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND**

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 23-57 was approved by unanimous vote of the members.



**RESCIND RESOLUTIONS 19-104 & 19-105 – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RESCINDING RESOLUTIONS 19-104 AND 19-105 DESIGNATING VILLAGE SUPER MARKET, INC. AS DEVELOPER AND OPERATOR OF THE GROCERY STORE PROJECT ON BLOCK 396 IN ATLANTIC CITY**

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 23-58 was approved by unanimous vote of the members.

**SENCIT LIBERTY URBAN RENEWAL, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO CONSENT TO SENCIT LIBERTY URBAN RENEWAL LLC SECURING A SUBORDINATE LOAN FROM THE AFFORDABLE HOUSING GAP SUBSIDY LOAN PROGRAM IN AN ESTIMATED AMOUNT OF \$2.5 MILLION IN PERMANENT FINANCING FOR THE SENCIT LIBERTY APARTMENT PROJECT, WHICH LOAN WILL BE SUBORDINATE TO THE EXISTING DEBT, INCLUDING THE CRDA LOAN OF SEPTEMBER 30, 2019**

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 23-59 was approved by unanimous vote of the members.

**STEEL PIER LOAN MODIFICATION – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE TERMS OF A 2023 LOAN MODIFICATION AGREEMENT TO RESTRUCTURE THE 2012 AND 2013 LOANS MADE TO BORROWER STEEL PIER ASSOCIATES, LLC IN LIGHT OF THE FULL PAYOFF OF THE 2014 LOAN AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE THE 2023 LOAN MODIFICATION AGREEMENT AND ALL NECESSARY AND APPROPRIATE DOCUMENTS RELATED THERETO SO AS TO EFFECTUATE TENTATIVELY AGREED UPON REFINANCING TERMS OF THE REMAINING 2012 AND 2013 LOANS**



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. Before requesting member discussion, the Chair stated that he felt the Executive Director, Mr. Pattwell, and his executive team were highly focused on this matter, and he thanked them all for their hard work. The Chair then requested member discussion. Mr. Gant acknowledged how much progress has been made on the loan with Steel Pier. He then asked if appropriate action will be taken in the case of possible delinquency of the loan payment by Steel Pier. Ms. Marshall responded in the affirmative and Ms. Fontana confirmed that the Authority will be in a position to take action should there be a default. Mr. Mullen congratulated Ms. Marshall for her perseverance throughout this agreement with Steel Pier and expressed his pride in the team for their efforts made on this Resolution. The Chair acknowledged Mr. Mullen by agreeing with his comment. 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. Mullen. Resolution 23-60 was approved by unanimous vote of the eligible members.

**TOURISM MARKET EXPANSION PROJECT (ATLANTIC CITY FREE SUMMER CONCERT SERIES AT GARDNER’S BASIN) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$208,905 FROM THE TOURSIM AND COMMUNITY DEVELOPMENT FUND, AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE PRODUCTION OF THE 2023 FREE SUMMER CONCERTS AT GARDNER’S BASIN AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A TOURISM AND SPECIAL EVENT GRANT AGREEMENT WITH THE NATIONAL RHYTHM AND BLUES MUSIC SOCIETY INC.**

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 23-61 was approved by unanimous vote of the members.

**TOURISM MARKET EXPANSION PROJECT (MARDI GRAS ATLANTIC CITY SUMMER CONCERT SERIES) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$216,120 FROM THE TOURSIM AND COMMUNITY DEVELOPMENT FUND, AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE PRODUCTION OF THE SUMMER CONCERT SERIES – MARDI GRAS AC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE**



**AND EXECUTE A TOURISM AND SPECIAL EVENT GRANT AGREEMENT WITH CM FUNDING, LLC T/A TONY MART PRESENTS**

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 23-62 was approved by unanimous vote of the members.

**TOURISM MARKET EXPANSION PROJECT (IMPACT GOLF MARKETING) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$180,000 FROM THE TOURISM AND COMMUNITY DEVELOPMENT FUND, AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE CREATION OF THE ATLANTIC CITY GOLF TOURISM MARKETING PROMOTION CAMPAIGN**

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 23-63 was approved by unanimous vote of the members.

**TOURISM DISTRICT AMBASSADOR SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A \$1,250,000 INCREASE OF THE CONTRACT CAP WITH ABM INDUSTRY GROUPS, LLC FOR TOURISM DISTRICT AMBASSADOR SERVICES FOR A TOTAL NOT TO EXCEED AMOUNT OF \$3,047,845 FOR THE PERIOD 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. Hanley and seconded by Mr. Beson. Resolution 23-64 was approved by unanimous vote of the members.



**PUBLIC COMMENT**

No public comment

**ADJOURNMENT**

The Chair requested a motion to adjourn the meeting at 2:46pm. A motion was made by Mr. Beson and seconded by Mr. Plousis.

**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 April 18, 2023:

*Michael Beson*  

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**MICHAEL BESON, SECRETARY**