



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

**MINUTES – PUBLIC MEETING 23-11
NOVEMBER 21, 2023**

PRESIDING: Chairman, Modia Butler

PRESENT: Paulina Banasiak, Michael Beson, Christopher A. Brown for Acting DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Edward Gant, Michael Hanley, Michael Laughlin, Alicia Magee, Brett Matik, William Mullen, David Rebeck for State Attorney General Matthew J. Platkin, James Plousis, William Sproule, Joseph Tyrrell

ABSENT: Mayor Marty Small, Sr., Robert Tighue for State Treasurer Elizabeth M. Muoio

STAFF: Sean Pattwell, Maisha Moore, Sharon Dickerson, Kathleen Marshall, Liza Barrick, Laura Berrios, Lisa Britt, Eric Carrier, Jane Fontana, Dawn Hinton, Kathryn Jones, James Kutch, Lance Landgraf, Karen Martin, Tom Meehan

OTHER ATTENDEES: Dorian Smith, Esq, Governor’s Authorities Unit,

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 17, 2023 BOARD MEETING

The Chairman requested a motion to approve the minutes of the October 17, 2023 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Tyrrell. Resolution 23-167 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)(1) TO PERMIT CONSTRUCTION OF 29 SINGLE-FAMILY ATTACHED TOWNHOUSES ON THE SUBJECT PROPERTIES LOCATED AT 105, 107, 117, 123, 125, 127 AND 177 S. NEW HAMPSHIRE AVENUE; 105, 107 AND 109 WESTMINSTER AVENUE; AND 1514, 1514RR, 1516 AND 1520 PACIFIC AVENUE, BLOCK 50, LOTS 1-4 AND BLOCK 51, LOTS 1-10, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-08-3512



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 a motion. A motion was made by Mr. Beson and seconded by Ms. Matik. Resolution 23-168 was approved by unanimous vote of the members.

TAMBRE, LLC

The Chair announced that this item has been tabled and will be considered at a later date.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE PERIOD OF JANUARY 1 THROUGH DECEMBER 31, 2024, ON INTRODUCTION

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 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. Hanley and seconded by Mr. Beson. Resolution 23-169 was approved by unanimous vote of the members.

RESOLUTION AUTHORIZING THE AUCTION OF SURPLUS ITEMS NO LONGER NEEDED FOR PUBLIC USE THROUGH GOVDEALS, 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 Ms. Matik and seconded by Mr. Hanley. Resolution 23-170 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO EXTEND THE CONTRACT WITH PML DESIGN, INC. D/B/A MASTERPIECE DESIGN FOR ADVERTISING AGENCY SERVICES IN AN AMOUNT NOT TO EXCEED \$1,500,000 FOR A ONE-YEAR PERIOD BEGINNING JANUARY 1, 2024 THROUGH 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. Ms. Matik asked if the contract includes placing all advertising. Marketing Director, Karen Martin responded that the contract includes creative design, production, and placement of all advertising. Ms. Matik inquired about the increase in this contract from \$750,000. Ms. Martin confirmed the prior contract cap and explained that increasing the cap to \$1.5 million will allow the Authority to compete with the North Jersey, Philadelphia and New York advertising markets and will provide for more digital advertising. The Chair commented that the Authority's advertising is woefully underfunded. Ms. Martin agreed and added that she anticipates requesting an increased budget for advertising in 2025. Hearing no further comments from the members, the Chair requested public comment. Mr. Michael Lopez asked if Masterpiece Design will be the only agency doing the marketing for the Authority as a whole. Ms. Martin responded, for leisure advertising, yes. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Ms. Banasiak. Resolution 23-171 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM L.P.'S AWARD OF A CONTRACT TO THOMAS COMPANY, INC. FOR REPAIRS TO THE ROOF AND ATRIUM SKYLIGHT FOR THE ATLANTIC CITY CONVENTION CENTER IN AN AMOUNT TO EXCEED \$5,726,243

The resolution was read by title. Ms. Banasiak 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. Cosner and seconded by Mr. Beson. Resolution 23-172 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED CONTRACTS TO ENVIRONMENTAL RESOLUTIONS, INC., REMINGTON VERNICK ENGINEERS AND ON-BOARD ENGINEERING CORP. IN AN AGGREGATE AMOUNT NOT TO EXCEED \$500,000 FOR STRUCTURAL ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD DECEMBER 9, 2023 THROUGH DECEMBER 8, 2025



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. Matik and seconded by Mr. Beson. Resolution 23-173 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING CONTRACTS TO CONCORD ENGINEERING GROUP, INC.,
REMINGTON VERNICK ENGINEERING AND H2M ASSOCIATES, INC. IN AN
AGGREGATE AMOUNT NOT TO EXCEED \$500,000 FOR MEP ENGINEERING
SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD DECEMBER
9, 2023 THROUGH DECEMBER 8, 2025**

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 Ms. Matik. Resolution 23-174 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING CONTRACTS TO ENVIRONMENTAL RESOLUTIONS, INC.,
REMINGTON VERNICK ENGINEERS AND MFS CONSULTING ENGINEERS AND
SURVEYOR IN AN AGGREGATE AMOUNT NOT TO EXCEED \$500,000 FOR SURVEY
AND CIVIL ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR THE
TWO-YEAR PERIOD DECEMBER 9, 2023 THROUGH DECEMBER 8, 2025**

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 Ms. Matik. Resolution 23-175 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AUTHORIZING AN AMENDMENT TO EXTEND THE PUBLIC-PRIVATE
PARTNERSHIP AGREEMENT WITH DELMO SPORTS, LLC AND TO AUTHORIZE
USE OF THE REMAINING FUNDS OF \$250,000 FOR THE ATLANTIC CITY
TRIATHLON IN 2024, 2025 AND 2026**



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. Mr. Steve Delmonte of Delmo Sports stated that the Ironman organization decided to take their event to Jones Beach, NY this year. At the same time, USA Triathlon was seeking a new location for its championships in 2024 and 2025. Mr. Delmonte stated that was able to work with the City of Atlantic City to make that happen. The triathlon will be a 6,000-athlete competition. He stated the reason this has been possible is due to the CRDA giving him an Entertainment Grant some time ago. Mr. Delmonte thanked the Authority for this opportunity. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Ms. Banasiak. Resolution 23-176 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. John Exadaktilos, proprietor of Ducktown Tavern and resident of Atlantic City stated he was speaking on behalf of the residents of Ducktown and small businesses and raised three areas of concern: 1) The abundance of cannabis businesses and the lack of space/distance restrictions from churches and other areas where the smell of cannabis is present and at times, overpowering, and deters some visitors. 2) The “lawlessness” in the area between Tropicana Casino and Jim Whelan Boardwalk Hall, particularly Florida Avenue, Texas Avenue and Bellevue Avenue. Mr. Exadaktilos requested that the CRDA work with the Chief of Police to address this matter due to the Authority’s responsibilities in the Tourism District and asked that the CRDA also look into the lack of strict, code enforcement on absentee landlords. 3) An adjustment of setbacks for small businesses. Mr. Exadaktilos stated that the COVID pandemic created new outdoor dining experiences out of necessity, but the old rules have setbacks and financial outlines for small businesses that need to be adjusted to accommodate today’s economy. The Chair thanked Mr. Exadaktilos for expressing his concerns. Mr. Peter White with UFCW Local 152 spoke in support of Tambre, LLC and stated they have a Labor Peace Agreement and a Project Labor Agreement with Local 152. He supports the cannabis industry because of the Union jobs it creates with good pay, good benefits and healthcare that is affordable. Attorney Lou Magazzu spoke on behalf of Tambre, LLC stating that he respects the Chair and the decision to table the Tambre, LLC item, however, he has had people travel to New Jersey for this item and wanted to know if it will be discussed further today after the Board Meeting. The Chair responded that it will be discussed on a later date. Mr. Magazzu thanked the Chair.



Attorney Nicholas Talvacchia, Partner at Cooper Levinson on behalf of AtlantiCare stated objection to the Tambre, LLC item and feels they should not have another chance to be heard by the hearing officer. He stated that he has never seen the CRDA give multiple opportunities for an applicant to be heard and this is not standard procedure of the Authority, the applicant has had their one opportunity to present their request, the hearing officers report has all the required information from thorough research and the documents and facts support that this applicant should be denied. He added that if the Tambre, LLC applicants are to be given an additional hearing, the CRDA would have to give all future applicants the same opportunities to be equal to all. He urged the Authority not to take any additional documentation or meetings with the applicants and this matter should not be relitigated. Attorney, Louis Magazzu responded to Mr. Talvacchia's comments stating that prior counsel was incorrect, and the laws do state that the applicant is allowed the opportunity for a second hearing. The Chair reminded counsel that this Board Meeting is not the place to litigate this matter. In addition, he stated that there must be more internal deliberation before proceeding with the Tambre, LLC item and the Authority will rely on its own counsel for this process.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 2:42 pm. A motion was made by Ms. Matik and seconded by Mr. Sproule.

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 November 21, 2023:

Michael Beson
MICHAEL BESON, SECRETARY