



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

**MINUTES – PUBLIC MEETING 23-12
DECEMBER 19, 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, James Plousis, David Rebeck for State Attorney General Matthew J. Platkin, Mayor Marty Small, Sr., William Sproule, Robert Tighue for State Treasurer Elizabeth M. Muoio
- ABSENT:** Joseph Tyrrell
- STAFF:** Maisha Moore, Sharon Dickerson, Kathleen Marshall, Laura Berrios, Lisa Britt, Eric Carrier, Elizabeth Daley, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Karen Martin, Tom Meehan, John Tracy
- 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 NOVEMBER 21, 2023 BOARD MEETING

The Chairman requested a motion to approve the minutes of the November 21, 2023 Board Meeting. A motion was made by Mr. Beson and seconded by Ms. Matik. Resolution 23-181 was approved by unanimous vote of the members.

RECOGNITION OF EXECUTIVE DIRECTOR, SEAN M. PATTWELL

The Members approved Resolution 23-182 in recognition of Executive Director Sean M. Pattwell who has announced his resignation from the Authority effective at the end of the year. Chairman Butler thanked Mr. Pattwell for his service to the Authority and wished him well in his future endeavors.

LAND USE REGULATION & ENFORCEMENT

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO
N.J.S.A. 40:55D-70(C) TO PERMIT EXPANSION OF AN EXISTING RESTAURANT**



WITH OUTDOOR SEATING AND THE ADDITION OF A PARKING LOT ON THE SUBJECT PROPERTIES LOCATED AT 1112, 1114, 1118, AND 1124 ATLANTIC AVENUE, BLOCK 139, LOTS 4, 5, 6, 7, 8, AND 10, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-08-3503

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 business has a liquor license. Mr. Landgraf stated that they do not have a liquor license. 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. Banasiak. Resolution 23-183 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL TO PERMIT THE OPERATION OF A CLASS 5 MICRO-DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS AT THE SUBJECT PROPERTY LOCATED AT 2415-2417 PACIFIC AVENUE, BLOCK 164 LOTS 54, 56, 57, 65 AND 66, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-09-3521

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. Gant asked if the waivers requested by the applicant in the Engineer's Report were granted. Mr. Landgraf confirmed that they were. 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. Matik. Resolution 23-184 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR A SINGLE-FAMILY DWELLING RESIDENTIAL USE ON PROPERTY LOCATED AT 107 N. OHIO AVENUE, BLOCK 330, LOT 31 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-09-3525

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. Tighue asked how the applicant is able to make changes to a single-family dwelling that is located in the business district. Mr. Landgraf stated the certificate of non-conformity allows the applicant to make these changes based on the dwelling's unchanging use dating back to 1908. 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. Matik and seconded by Ms. Magee. Resolution 23-185 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(C) TO PERMIT THE OPERATION OF A CLASS 5 DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS AT THE SUBJECT PROPERTY LOCATED AT 2301 ATLANTIC AVENUE, BLOCK 280 LOT 39, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-09-3522

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 there were any objections voiced at the hearing for this item. Mr. Landgraf stated that a number of residents expressed concerns regarding the proximity to the church located behind the site as they hold educational classes for youth. He stated a distance restriction only applies for schools and the church does not qualify as an institution for general education. Mr. Rebuck asked why roof signs are prohibited for this site. Mr. Landgraf clarified that the site zone is geared towards casino development, thus prohibiting the use of roof signs. Ms. Matik inquired about the distance between the proposed site and the church on Mississippi Avenue. Mr. Landgraf stated it is just under 100 feet apart. She then asked what the distance requirement is for schools from a site such as this and Mr. Landgraf stated 200 feet from schools. Mr. Beson asked if this applicant has been approved yet by the state Cannabis Control Commission (CCC). Mr. Landgraf stated they have received their preliminary license only. Mr. Beson asked if the church conducts classes in the evenings or afternoon. Mr. Landgraf responded both times of the day, evenings for adults and afternoons for youth. Hearing no further comments from the members, the Chair requested public comment. Attorney Lou Magazzu asked Mr. Landgraf to confirm that the loading zone, as depicted on the site plan, for the proposed site is within the public right-of-way. Attorney Magazzu further asked for confirmation that the applicant does not own area depicted as the loading zone. Mr. Landgraf confirmed that the loading zone is within the right-of-way and the applicant does not own the right-of-way. Attorney Magazzu asked for confirmation that the area depicted can be utilized as a loading zone because it has been used for this purpose for many years. Mr. Landgraf confirmed that the loading zone has been so utilized for many years. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mayor Small, Sr. Mr. Beson and Ms. Matik voted no. Resolution 23-186 was approved by a majority vote of the members.



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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE CALENDAR YEAR 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. Banasiak. Resolution 23-187 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY TO EXTEND THE CONTRACT WITH WARRINER'S CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$50,000 FOR THE PURCHASE OF LANDSCAPE HARDSCAPE MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT FOR THE TERM 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. 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 23-188 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING TO EXTEND THE CONTRACT WITH WARRINER'S CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$100,000 FOR THE PURCHASE OF LANDSCAPE PLANT MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT FOR THE TERM 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. 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 23-189 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AWARD OF CONTRACTS TO 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 \$62,000 FOR THE ONE-YEAR PERIOD BEGINNING JANUARY 1, 2024 THROUGH DECEMBER 31, 2024, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE-YEAR TERM

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 23-190 was approved by unanimous vote of the eligible 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, 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. Mr. Rebeck asked Senior Project Officer Laura Berrios to provide detail regarding the hours and placement of the Ambassador staff from May 1st through September 30th, during the busiest tourism season. Ms. Berrios stated the staff are scheduled seven days a week with 15 staff per eight-hour overlapping shifts and that the start and end time of those eight-hour shifts vary based on events. The assigned locations are mostly on the boardwalk and at the event sites which varies. The ambassadors are also assigned to city public events to assist where needed. Mr. Rebeck thanked Ms. Berrios and stated that it is important to maintain strong coordination between the Ambassador Services and the City of Atlantic City to work together effectively and efficiently. He stated the Ambassador Services are a great addition to the City and he appreciates the effort made by the Authority. The Chair agreed. 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. Rebeck. Resolution 23-191 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.'S AWARD OF CONTRACTS FOR LICENSED PLUMBING CONTRACTOR SERVICES TO FALASCA MECHANICAL, HERMAN GOLDNER CO., INC. AND NORTHEAST PLUMBING SERVICES FOR JIM WHELAN BOARDWALK HALL, WEST HALL, AND THE ATLANTIC CITY



CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$2,500,000 FOR A TWO-YEAR PERIOD BEGINNING JANUARY 25, 2024 AND ENDING JANUARY 24, 2026

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. Beson and seconded by Mr. Tighue. Resolution 23-192 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.'S AWARD OF CONTRACTS FOR LICENSED HVAC MECHANICAL CONTRACTOR SERVICES TO FALASCA MECHANICAL AND HERMAN GOLDNER CO., INC. FOR JIM WHELAN BOARDWALK HALL, WEST HALL, AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$5,000,000 FOR A TWO-YEAR PERIOD BEGINNING JANUARY 25, 2024 AND ENDING JANUARY 24, 2026

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. Beson and seconded by Mr. Tighue. Resolution 23-193 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$30,000 TO SUPPORT INTERNATIONAL LIFEGUARD MUSEUM, INC. ("ILM") IN DEVELOPING THE CONCEPT FOR CREATION OF AN INTERNATIONAL LIFEGUARD MUSEUM AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A LEASE AT A NOMINAL RATE WITH ILM TO UTILIZE EXISTING STORAGE SPACE AT JIM WHELAN BOARDWALK HALL FOR AN INTERNATIONAL LIFEGUARD MUSEUM WITH AN INITIAL 10-YEAR TERM COMMENCING ON A DATE TO BE DETERMINED, WITH THE OPTION TO RENEW FOR TWO (2) ADDITIONAL FIVE (5) YEAR RENEWAL 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. Ms. Matik asked what the total project cost will be. Mr. Laughlin inquired about the project square footage. Thomas Meehan, Director of Project Implementation & Management



responded that the museum concept is being developed and will be sized according to needs and funding available, but a total project cost has not yet been determined. 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. Matik. Resolution 23-194 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$250,000; AWARD OF A COMMUNITY DEVELOPMENT GRANT TO THE GROCERY STORE OPERATOR AT RENAISSANCE PLAZA AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE GROCERY STORE OPERATOR FOR AN OPERATIONAL SUBSIDY IN THE AMOUNT OF \$250,000 TO SUPPORT THE CONTINUING OPERATIONS OF THE EXISTING GROCERY STORE

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. Mayor Small Sr. said his administration is currently working with the owner of Renaissance Plaza on a plan to include a much larger footprint for the grocery store. Mr. Meehan stated that the funds being requested would allow the owner to keep the store open and continue to provide service the public while all options are explored. Mr. Plousis asked if this proposal was for one year or ongoing. Mr. Meehan said it is a one-year. The Chair added that there are several stakeholders involved. 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. Banasiak. Resolution 23-195 was approved by unanimous vote of the members.

PUBLIC COMMENT

Regarding contracts awarded to Falasca Mechanical, Attorney Lou Magazzu stated that Dan Falasca, Sr., is being honored with a lifetime achievement award. He feels the business is an outstanding union operation that provides many jobs, and he is proud they represent his hometown of Vineland, NJ.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12B(8)



The resolution was read by title. The Chair requested a motion to enter an Executive Session of the Board. A motion was made by Ms. Matik. and seconded by Mr. Beson. Resolution 23-196 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 APPOINTMENT OF MAISHA Y. MOORE AS INTERIM EXECUTIVE DIRECTOR OF THE AUTHORITY EFFECTIVE JANUARY 1, 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. The Chair stated the Board's intention to approve the appointment of Ms. Moore as Interim Executive Director. Mayor Small Sr. said he has had the pleasure of working with Ms. Moore when he was newly transitioning as Mayor of Atlantic City. He also acknowledged her efforts towards community organizations in making sure they had all the funding available to them granted by the Authority. He applauded her hard work, helpfulness, and effort she has put forth for the City of Atlantic City and for the CRDA. He went on to mention the unveiling of a new 20 passenger bus for resident seniors and thanked Ms. Moore and the Authority for granting the funds for this to be possible. The Chair stated that he feels Ms. Moore is most qualified to handle the position of Interim Executive Director. 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. Matik and seconded by Mr. Beson. Resolution 23-197 was approved by unanimous vote of the members.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:03 pm. A motion was made by Ms. Matik and seconded by Mr. Beson.

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 December 19, 2023:

Michael Beson

MICHAEL BESON, SECRETARY