



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

**MINUTES – PUBLIC MEETING 24-02  
FEBRUARY 20, 2024**

- PRESIDING:** Chairman, Modia Butler
- PRESENT:** Michael Beson, Christopher A. Brown for Acting DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Michael Hanley, Michael Laughlin, Alicia Magee, Brett Matik, 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:** Paulina Banasiak, William Mullen, Joseph Tyrrell
- STAFF:** Maisha Moore, Sharon Dickerson, Kathleen Marshall, Jerry Barnhart, Lisa Britt, Loreta Acevedo, Laura Berrios, Jane Fontana, Kathryn Jones, Lance Landgraf, Karen Martin, Tom Meehan, Glenn Monroe, John Tracy
- OTHER  
ATTENDEES:** Dorian Smith, Esq, Governor’s Authorities Unit, Stuart Lederman, Riker Danzig Scherer Hyland and Perretti, LLP (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 JANUARY 16, 2024 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the January 16, 2024 Board Meeting. A motion was made by Mr. Beson and seconded by Ms. Matik. Resolution 24-07 was approved by unanimous vote of the members.

**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 THE OPERATION OF A CLASS 5 DISPENSARY  
FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS AT THE SUBJECT  
PROPERTY LOCATED AT 3001 ATLANTIC AVENUE, BLOCK 266 LOT 3, IN THE  
CITY OF ATLANTIC CITY UNDER APPLICATION #2023-03-3401**

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 about churches or schools within 1000 feet of this site. Lance Landgraf, Director of Planning and Development responded that there is a school within 1000 feet but that 200 feet is the standard not 1000 feet. Mr. Beson asked how many applications have been submitted to date for cannabis related businesses. Mr. Landgraf responded this would be the 29th approval. Ms. Matik inquired about parking at the site. Mr. Landgraf provided information on parking spots on the site. Mayor Small the city and CRDA's role in the rigorous approval process cannabis-related business and the City's rationale for approving the application. The Mayor further explain that there are only two operating businesses currently within the city. Mr. Beson acknowledged the Authority's responsibilities in this approval process and expressed his concerns regarding the potential density of businesses in the city. Hearing no further comments from the members, the Chair requested public comment. Ms. Trish Mooney commented about the shortage of parking on Morris Avenue and stated that she feels a cannabis dispensary will create more of a parking issue. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Sproule. Mr. Beson and Ms. Matik voted no. Resolution 24-08 was approved by a majority vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PRELIMINARY AND FINAL AMENDED SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO PERMIT CONSTRUCTION OF AN APPROXIMATELY 600 SQUARE FOOT STORAGE SPACE AND RELOCATION OF AN EXISTING ROOF SIGN AT THE SUBJECT PROPERTY LOCATED AT 1100 BOARDWALK, BLOCK 1 LOTS 142 AND 142.01, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-01-3577**

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. Plousis. Resolution 24-09 was approved by unanimous vote of the eligible members.

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

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AMENDMENT OF THE BORGATA NON-GAMING CAPITAL IMPROVEMENTS PROJECT; AUTHORIZING A SUPPLEMENTAL FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$3,585,617; AND GRANTING APPROVAL FOR THE AUTHORITY TO ACCEPT A \$878,000 DONATION FROM MARINA DISTRICT DEVELOPMENT COMPANY, LLC**



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. Mr. Rebeck expressed support for the project and advised the Members that under existing law, casinos are required to invest 5% of their net revenues for capital improvement projects annually. Hearing no further comments from the members, the Chair requested public comment. Mr. Nicholas Talvacchia, Esq. introduced Chris Rynkiewicz, CFO for the Borgata Casino and Hotel to summarize the improvements. Mr. Rynkiewicz explained that over a 7-year period beginning in 2022, Borgata has implemented plans to reinvest over 310 million dollars in gaming and non-gaming improvement projects, including improvements to the hotel towers, and multiple restaurant upgrades. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Sproule and seconded by Mr. Beson. Resolution 24-10 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING REJECTING THE \$370,000 BID FROM THE NOVEMBER 8, 2023 PUBLIC AUCTION OF CRDA-OWNED REAL PROPERTY LOCATED AT 2405 PACIFIC AVENUE (BLOCK 164, LOT 63) AND APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$40,000 FOR CONTINUING CARRY COSTS AND UNANTICIPATED EXPENDITURES RELATED TO THE PROPERTY**

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 what the Authority's options are regarding the property. Glenn Monroe and Lance Landgraf explained the options ranging from demolition, another public auction or possible use by the Authority SID Division. Mr. Rebeck also inquired about the time frame for depletion of the additional funds requested. 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 24-11 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$25,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A TOURISM/MARKETING GRANT TO THE ATLANTIC CITY SAINT PATRICK'S DAY PARADE COMMITTEE, INC. AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE SAINT PATRICK'S DAY COMMITTEE, INC. IN AN AMOUNT NOT TO EXCEED \$25,000 TO SUPPORT THE 2024 ATLANTIC CITY SAINT PATRICK'S DAY PARADE**



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. spoke about the success of last year's parade and stated that this year's parade will include over 80 acts including floats and entertainment. Mr. Tighue asked for additional information regarding the floats and entertainment planned. Hearing no further comments from the members, the Chair requested public comment. Ms. Denise Gallagher, secretary, and organizer of the St. Patrick's Day parade explained the increased participation, the excitement and energy surrounding this year's parade. She added that all casino properties have participated in supporting the event. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mayor Small, Sr. Resolution 24-12 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE CERTIFICATION OF THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL FOR THE PERIOD 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 Mr. Tighue. Resolution 24-13 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING CONTRACTS TO KISBY LEES MECHANICAL LLC t/a KISBY SHORE CORP., NORTHEAST MECHANICAL SERVICES, INC. AND FALASCA MECHANICAL, INC. IN AN AGGREGATE AMOUNT NOT TO EXCEED \$400,000 FOR HVAC SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD MARCH 1, 2024 THROUGH FEBRUARY 28, 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. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Ms. Matik. Resolution 24-14 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING CONTRACTS TO NORTHEASE ELECTRICAL SERVICES, LLC, KISBY**



**SHORE ELECTRICAL CONTRACTORS, LLC AND CALVI ELECTRIC COMPANY IN AN AGGREGATE AMOUNT NOT TO EXCEED \$300,000 FOR ELECTRICAL SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD MARCH 1, 2024 THROUGH FEBRUARY 28, 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. Hearing no public comment, the Chair requested a motion. A motion was made by Ms. Matik and seconded by Mr. Hanley. Resolution 24-15 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

None

**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 Mr. Beson. and seconded by Ms. Matik. Resolution 24-16 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 AUTHORIZING ENFORCEMENT ACTION IN CONNECTION WITH ATLANTIC CITY’S “ROAD DIET” PLAN FOR ATLANTIC AVENUE**

The resolution was read by title. Mr. Brown, Ms. Magee, Ms. Matik and Mayor Small, Sr. recused themselves. 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. Rebeck. Resolution 24-17 was approved by unanimous vote of the eligible members.



**ADJOURNMENT**

The Chair requested a motion to adjourn the meeting at 3:06 pm. A motion was made by Mr. Beson and seconded by Mr. Cosner.

**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 February 20, 2024:

*Michael Beson*  

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**MICHAEL BESON, SECRETARY**