



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

**MINUTES – PUBLIC MEETING 24-05  
MAY 21, 2024**

**PRESIDING:** Secretary, Michael Beson

**PRESENT:** Paulina Banasiak O'Connor, Christopher Brown for the DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Christopher Glaum for the State Attorney General Matthew J. Platkin, Michael Hanley, Michael Laughlin, Alicia Magee, Brett Matik, William Mullen, James Plousis, Mayor Marty Small, Sr., William Sproule, Robert Tighue for the State Treasurer Elizabeth M. Muoio

**ABSENT:** Modia Butler, Joseph Tyrrell

**STAFF:** Eric Scheffler, Maisha Moore, Sharon Dickerson, Kathleen Marshall, Loreta Acevedo, Laura Berrios, Lisa Britt, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Karen Martin, Tom Meehan, John Ostwald, John Tracy

**OTHER  
ATTENDEES:** Dorian Smith, Esq, Governor's Authorities Unit

**OPENING STATEMENT**

The meeting was called to order by the Acting 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 Acting Chairman asked the members to review the Treasurer's Report. A motion to approve and file the report was made by Mr. Tighue and seconded by Ms. Matik. The Treasurer's Report was approved and adopted by unanimous vote of the members.

**RATIFICATION OF THE MINUTES OF THE APRIL 16, 2024 BOARD MEETING**

The Acting Chairman asked for any questions about or changes to the minutes of the meeting. Hearing none, the Acting Chairman requested a motion to approve the minutes of the April 16, 2024 Board Meeting. A motion was made by Mr. Plousis and seconded by Mr. Laughlin. Resolution 24-47 was approved by unanimous vote of the eligible members.

Acting Chairman Beson recognized and welcomed the Authority's new Executive Director, Mr. Eric Scheffler. He then thanked Ms. Maisha Moore for standing in as Interim Executive Director and commended her performance.



## **LAND USE REGULATION & ENFORCEMENT**

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NON-CONFORMITY PURSUANT TO N.J.S.A. 40:55D-68 FOR THE PROPERTY LOCATED AT 19 S. CALIFORNIA AVENUE, BLOCK 171 LOT 11, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3617**

The resolution was read by title. The Acting Chairman 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 Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mr. Sproule and seconded by Mr. Plousis. Resolution 24-48 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NON-CONFORMITY PURSUANT TO N.J.S.A. 40:55D-68 FOR THE PROPERTY LOCATED AT 220 S. SEASIDE AVENUE, BLOCK 76 LOT 10, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3619**

The resolution was read by title. The Acting Chairman requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Mullen asked what the applicant could do to resolve a denied application from the CRDA. Lance Landgraf, Director of Planning and Development responded that the applicant could appeal the Authority's decision. Hearing no further comments from the members, the Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Ms. Matik and seconded by Ms. O'Connor. Resolution 24-49 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NON-CONFORMITY PURSUANT TO N.J.S.A. 40:55D-68 FOR THE PROPERTY LOCATED AT 509 ATLANTIC AVENUE, BLOCK 306 LOT 23, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3616**

The resolution was read by title. The Acting Chairman 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 Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mr. Sproule and seconded by Mr. Plousis. Resolution 24-50 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 1318, 1322 & 1324 PACIFIC AVENUE, BLOCK 54 LOTS 63 AND 64, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-09-3516**

The resolution was read by title. The Acting Chairman requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Cosner asked the definition of Class 5. Mr. Landgraf explained that Class 5 identifies the maximum square footage for retail sales of cannabis. Mr. Beson asked if the location is near a school or a church. Mr. Landgraf confirmed the site is located across the street from St. Nicholas Church but not near a school. He reminded the Board that there are no distance buffers required. Ms. Matik asked if the parking lot behind the building is just for this applicant's use. Mr. Landgraf said yes. Hearing no further comments from the members, the Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Sproule. Resolution 24-51 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 APPROVING A FUND RESERVATION NOT TO EXCEED \$500,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO CONTINUE FUNDING FIFTEEN POLICE OFFICERS TO SERVE EXCLUSIVELY AS NEIGHBORHOOD COORDINATION OFFICERS UNDER THE CITY'S COMMUNITY POLICING INITIATIVE FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024**

The resolution was read by title. Mayor Small, Sr. recused himself. The Acting Chairman 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 Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mr. Tighue and seconded by Ms. Matik. Resolution 24-52 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A SUPPLEMENTAL FUND RESERVATION IN THE NOT TO EXCEED**



**AMOUNT OF \$180,000 FROM THE TOURISM AND COMMUNITY DEVELOPMENT FUND AND AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE CONTINUATION OF THE ATLANTIC CITY GOLF TOURISM MARKETING PROMOTION CAMPAIGN**

The resolution was read by title. The Acting Chairman requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Tighue asked how much money remains available for grants. Maisha Moore, Deputy Executive Director responded \$1.2 million dollars. Hearing no further comments from the members, the Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Sproule. Resolution 24-53 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM L.P.'S AWARD OF PROFESSIONAL SERVICES AGREEMENTS TO ENVIRONMENTAL DESIGN, INC. AND TTI ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING SERVICES ON AN AS-NEEDED BASIS FOR JIM WHELAN BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) WITH AN AGGREGATE SPENDING AUTHORIZATION NOT TO EXCEED \$1,000,000 FOR TWO-YEAR PERIOD BEGINNING JUNE 1, 2024 AND ENDING MAY 31, 2026**

The resolution was read by title. The Acting Chairman requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Ms. Matik asked if the \$1 million dollars from the last awarded contract had been utilized. Thomas Meehan, Director of Project Implementation and Management responded no and added that funds are only expended under the contract if or when there is an environmental issue. Hearing no further comments from the members, the Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mr. Plousis and seconded by Ms. Matik. Resolution 24-54 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AMENDMENT OF THE PUBLIC-PRIVATE SALES AND MARKETING SERVICES AGREEMENT WITH MEET AC INC. TO PERMIT NON-EQUAL QUARTERLY PAYMENTS**

The resolution was read by title. The Acting Chairman 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 Acting Chairman



requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Ms. Matik and seconded by Ms. O'Connor. Resolution 24-55 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 \$20,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT WITH THE JOHN R. ELLIOTT FOUNDATION IN SUPPORT OF THE 2024 HERO CAMPAIGN SAFE RIDE MOCKTAIL CONTEST**

The resolution was read by title. Ms. Matik recused herself. The Acting Chairman 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 Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mayor Small, Sr. and seconded by Mr. Sproule. Resolution 24-56 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$308,200 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND EXTENDING THE TERM OF THE GRANT AGREEMENT WITH COMMUNITIES REVOLUTIONIZING OPEN PUBLIC SPACE (C.R.O.P.S.) TO SUPPORT ITS SUSTAINABLE FOOD SYSTEM AND PROMOTION OF A LOCAL FOOD ECONOMY IN ATLANTIC CITY THROUGH DECEMBER 4, 2024**

The resolution was read by title. The Acting Chairman 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 Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mr. Cosner and seconded by Mr. Mullen. Resolution 24-57 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 \$23,485.25 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDED A COMMUNITY DEVELOPMENT GRANT TO THE ATLANTIC CITY PROFESSIONAL FIREFIGHTERS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE ATLANTIC CITY PROFESSIONAL FIREFIGHTERS IN AN AMOUNT NOT TO EXCEED**



**\$23,485.25 TO PROVIDE FOR THE PURCHASE OF EQUIPMENT AND STORAGE TRAILER TO SUPPORT THE MEMORIAL BEACH BALL AND OTHER EVENTS THROUGHOUT THE YEAR**

The resolution was read by title. Mayor Small, Sr. recused himself. The Acting Chairman 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 Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Mr. Plousis and seconded by Mr. Sproule. Resolution 24-58 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE EVOLUTION GAMING SITE DEVELOPMENT PROJECT LOCATED AT 2301 FAIRMOUNT AVENUE, ATLANTIC CITY (BLOCK 389, LOT 1)**

The resolution was read by title. Ms. Magee recused herself. The Acting Chairman requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mayor Small, Sr. encouraged the Board to visit an Evolution Gaming location and stated that the company promotes employment of local people and provides various types of support to the surrounding communities. Hearing no further comments from the members, the Acting Chairman requested public comment. Attorney Mr. Lloyd Levenson, Esquire of Cooper Levenson Law Firm, representing Evolution Gaming thanked the Board for the opportunity to speak. He explained that Evolution Gaming is a rapidly growing live gaming company and asked for support to help them acquire a location or locations in Atlantic City. Mr. Levenson added that Evolution Gaming expects to add up to 2,000 employees by year 2029 and to become a more integrated member of the local community by creating jobs, boosting the economy, and donating to the local community organizations. Mr. Beson asked if Evolution Gaming promotes only New Jersey gaming or elsewhere in the United States. Mr. Levenson said that at this time, Evolution is establishing themselves in New Jersey and plans to have administration offices located in New Jersey. Mr. Beson asked Mr. Levenson if he expects rapid employment growth. He stated yes, with more available space to operate from, there will be more employees hired. Mr. Mullen asked for clarification on Evolution Gaming's operations. Mr. Levenson explained that the organization provides the games and live game presenters to the licensed operators, and they do not deal directly with the public. Hearing no further comments from the public, the Acting Chairman requested a motion. A motion was made by Ms. Matik and seconded by Mr. Sproule. Resolution 24-59 was approved by unanimous vote of the eligible members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT AND INSTALLATION OF INFORMATION TECHNOLOGY COLLABORATION EQUIPMENT FOR THE AUTHORITY'S MAIN OFFICES INCLUDING AUDIO, NETWORKING SWITCH GEAR, CONTROL SERVICES AND MISCELLANEOUS EQUIPMENT FROM YORKTEL UNDER STATE CONTRACT CODE T1466 WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$147,614.55 FUNDED FROM THE AUTHORITY'S 2024 GENERAL FUND CAPITAL BUDGET**

The resolution was read by title. The Acting Chairman requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Ms. O'Connor asked if this means more virtual options for the members to utilize. The Acting Chairman responded that the virtual option is to be utilized for times when a member has a true conflict preventing them from physically attending. Mr. Sproule asked where the new hybrid space would be located. The Acting Chairman stated in the Board Room at the CRDA Administration Building. Hearing no further comments from the members, the Acting Chairman requested public comment. Hearing no public comment, the Acting Chairman requested a motion. A motion was made by Ms. Matik and seconded by Ms. O'Connor. Resolution 24-60 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

Mr. Vernon Walker representing Nature's Finest Security, LLC spoke on the services the company can provide to help improve safety and security in Atlantic City.

**ADJOURNMENT**

The Acting Chairman requested a motion to adjourn the meeting at 2:53 pm. A motion was made by Mr. Mullen and seconded by Ms. O'Connor.

**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 May 21, 2024:

*Michael Beson*  
**MICHAEL BESON, SECRETARY**