



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

**MINUTES – PUBLIC MEETING 24-07
JULY 16, 2024**

PRESIDING: Chairman, Modia Butler

PRESENT: Michael Beson, Christopher Brown for the DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Michael Hanley, Michael Laughlin, Alicia Magee, Brett Matik, James Plousis, Mayor Marty Small, Sr., William Sproule, Robert Tighue for the State Treasurer Elizabeth M. Muoio, Joseph Tyrrell

ABSENT: Paulina Banasiak O'Connor, Christopher Glaum for the State Attorney General Matthew J. Platkin, William Mullen

STAFF: Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Liza Barrick, 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 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 JUNE 25, 2024 BOARD MEETING

The Chair asked for any questions about or changes to the minutes of the meeting. Hearing none, the Chair requested a motion to approve the minutes of the June 25, 2024 Board Meeting. A motion was made by Mr. Sproule and seconded by Mr. Laughlin. Resolution 24-76 was approved by unanimous vote of the members.

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 6 S. FLORIDA AVENUE, BLOCK 166
LOT 9, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-05-3647**

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 24-77 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 CANNABIS DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS ON THE SUBJECT PROPERTY LOCATED AT 1624 PACIFIC AVENUE, BLOCK 48.01 LOT 2, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3608

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. Beson asked the current number of approved cannabis dispensary applications, if this location was near any schools or churches, and what the distance was from the location to AtlantiCare Medical Center. Lance Landgraf, Director of Planning and Development responded that there were 31 applications to date, the location was not near a school or church and that there is a little over a 500-foot buffer between the location and the medical center. 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. Sproule and seconded by Mr. Hanley. Mr. Beson voted no. Resolution 24-78 was approved by a vote of 11-1.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL TO PERMIT THE OPERATION OF A CLASS 2 CANNABIS MANUFACTURING FACILITY AT THE SUBJECT PROPERTY LOCATED AT 112 PARK PLACE, BLOCK 44 LOT 1, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-04-3629

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 for details of the site's ventilation system. Mr. Landgraf said there will be use of carbon filters, facial respirators, protective suits and constant airflow monitoring and control systems. Mr. Tighue asked if the site was still functioning as a parking garage. Mr. Landgraf confirmed it is still an active parking garage and there are office spaces within the garage that will be converted into the cannabis manufacturing space. Mr. Tyrrell asked who owned the garage. Mr. Landgraf responded The Claridge. Mr. Beson asked the current number of cannabis manufacturing applications. Mr. Landgraf said there were three applications to date. Mr. Sproule asked for the site's square footage. Mr. Landgraf said 3200 square feet total. 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. Sproule. Resolution 24-79 was approved by unanimous vote of the members.

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

Consent Agenda:

The following items were read by title, the Chair asked for member discussion. Hearing none, the Chair asked for public comment. Hearing none, requested a motion. A motion was made by Mr. Beson and seconded by Mr. Tighue and then voted on by the members as a single action:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE ANNUAL NOTICE OF MEETINGS AND ANNUAL NOTICE OF LAND USE HEARINGS

Resolution 24-80 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING CERTAIN NEWSPAPERS TO RECEIVE MEETING AND GENERAL NOTICES, AND DESIGNATING THE PRESS OF ATLANTIC CITY AS THE OFFICIAL NEWSPAPER OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY

Resolution 24-81 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPOINTING CERTAIN INDIVIDUALS TO THE OFFICES OF SECRETARY AND ASSISTANT SECRETARY

Resolution 24-82 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING AN INDIVIDUAL TO SERVE AS THE PUBLIC AGENCY COMPLIANCE OFFICER

Resolution 24-83 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS CUSTODIAN OF RECORDS AND ALTERNATE CUSTODIAN OF RECORDS



Resolution 24-84 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS THE ETHICS LIAISON OFFICER AND ALTERNATE ETHICS LIAISON OFFICER

Resolution 24-85 was approved by unanimous vote of the members.

OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS CERTIFYING OFFICER AND SUPERVISOR OF THE CERTIFYING OFFICER FOR MATTERS PERTAINING TO THE STATE OF NEW JERSEY RETIREMENT SYSTEM

Resolution 24-86 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS AS SIGNATORIES IN ACCORDANCE WITH STATE TREASURY REQUIREMENTS

Resolution 24-87 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING SIGNATORIES TO CONDUCT BUSINESS WITH US BANK, AS BOND TRUSTEE TO THE AUTHORITY'S SERIES 2014 LUXURY TAX REVENUE BONDS, SERIES 2004 HOTEL ROOM FEE REVENUE BONDS AND SERIES 2005 PARKING FEE REVENUE BONDS

Resolution 24-88 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO CHECK SIGNING PRIVILEGES ON AUTHORITY BANK ACCOUNTS

Resolution 24-89 was approved by unanimous vote of the members.

Regular Agenda:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF CROWDSTRIKE ENDPOINT SECURITY SERVICES RENEWAL FROM CDW GOVERNMENT LLC UNDER STATE CONTRACT CODE #T3121 (20-TELE-01511) IN AN AMOUNT NOT TO EXCEED \$217,587.55



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 24-90 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN INCREASE TO THE CONTRACT CAP OF THE 2023 CONTRACT WITH PML DESIGN, INC. D/B/A MASTERPIECE DESIGN FOR ADVERTISING AGENCY SERVICES IN AN AMOUNT NOT TO EXCEED \$81,302.94 FOR ADVERTISING SERVICES RELATED TO THE 2022 ATLANTIC CITY RESTAURANT WEEK PROMOTION

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 24-91 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A SUPPLEMENTAL FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$25,000 FROM THE TOURISM AND COMMUNITY DEVELOPMENT FUND AND AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE 2024 INDIA DAY MELA AND 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. 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 24-92 was approved by unanimous vote of the members.

*Mayor Small exited the meeting prior to the reading of the resolution on the following matter:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$300,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING A GOVERNMENT GRANT TO THE CITY OF ATLANTIC CITY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A



GOVERNMENT GRANT AGREEMENT WITH THE CITY OF ATLANTIC CITY TO FUND PROGRAMMING WITHIN THE DEPARTMENT OF HEALTH & HUMAN SERVICES IN THE AREAS OF YOUTH, SENIOR AND MULTI-CULTURAL SERVICES FOR THE ONE-YEAR PERIOD JUNE 21, 2024 THROUGH JUNE 20, 2025

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 requested for future grants that board members be provided with detailed usage of the grant funds by the grantees. Deputy Executive Director, Maisha Moore acknowledged and noted the request. Hearing no further comments from the members, the Chair requested public comment. Robin Whitfield, CEO of Healing House Life Center Church expressed the need for funding to assist with their food insecurity program that alleviates hunger among hundreds of Atlantic City residence. With the Authority's potential partnership, her hope is to reach a new goal of feeding up to 2,000 local residences. The Chairman encouraged Ms. Whitfield to speak with Ms. Moore to better understand the grant process the CRDA offers. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Laughlin. Resolution 24-93 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE 2023 AUDITED FINANCIAL STATEMENTS SUBMITTED BY MERCADIEN P.C. AND AUTHORIZING SUBMISSION OF THE AUDIT TO THE GOVERNOR, STATE TREASURER AND THE LEGISLATURE

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 Chairman acknowledged the outstanding work performed by Kathleen Marshall, CFO of the Authority and her devoted staff as no financial discrepancies were found in the CRDA 2023 Audit. 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 24-94 was approved by unanimous vote of the members.

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF LUXURY TAX REVENUE BONDS OF ONE OR MORE SERIES OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$295,000,000, AUTHORIZING AND APPROVING THE APPLICATION OF THE PROCEEDS THEREOF, AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED INSTRUMENTS AND DOCUMENTS AND DETERMINING OTHER MATTERS, IN CONNECTION THEREWITH



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 24-95 was approved by unanimous vote of the members.

*Mayor Small re-entered the meeting

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXTENSION OF THE DESIGNATION OF SPECIAL LEGAL COUNSEL AND PROFESSIONAL SERVICES CONTRACTS AWARDED TO CONNELL FOLEY, LLP, RIKER DANZIG SCHERER HYLAND AND PERRETTI LLP, AND MCMANIMON, SCOTLAND & BAUMANN, LLC FOR THE TWO-MONTH PERIOD THROUGH SEPTEMBER 30, 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 Ms. Matik and seconded by Mr. Beson. Resolution 24-96 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 157, DATED JANUARY 8, 2020 AND LAST REVISED ON APRIL 29, 2024, TO INCLUDE BLOCK 157, LOT 21.04

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 24-97 was approved by unanimous vote of the eligible members.

PUBLIC COMMENT

NONE



ADJOURNMENT

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

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 July 16, 2024:

Michael Beson

MICHAEL BESON, SECRETARY