



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

**MINUTES – PUBLIC MEETING 24-09
SEPTEMBER 17, 2024**

PRESIDING: Chairman, Modia Butler (via teleconference)

PRESENT: Michael Beson (via teleconference), Christopher Brown for the DCA Commissioner Jacquelyn A. Suárez (via teleconference), Daniel Cosner (via teleconference), Christopher Glaum for the State Attorney General Matthew J. Platkin (via teleconference), Michael Hanley (via teleconference), Michael Laughlin (via teleconference), William Mullen (via teleconference), James Plousis (via teleconference), William Sproule (via teleconference), Robert Tighue for the State Treasurer Elizabeth M. Muoio (via teleconference), Joseph Tyrrell (via teleconference)

ABSENT: Paulina Banasiak O'Connor, Brett Matik, Mayor Marty Small, Sr.

STAFF: Maisha Moore (via teleconference), Kathleen Marshall (via teleconference), Sharon Dickerson (via teleconference), Loreta Acevedo (via teleconference), Jerry Barnhart (via teleconference), Liza Barrick (via teleconference), Lisa Britt (via teleconference), Jane Fontana (via teleconference), Kathryn Jones (via teleconference), Lance Landgraf (via teleconference), Karen Martin (via teleconference), Tom Meehan (via teleconference), John Tracy (via teleconference)

**OTHER
ATTENDEES:** Dorian Smith, Esq, Governor's Authorities Unit (via teleconference), Stuart Lederman, Esq., Special Counsel Riker Danzig, 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 JULY 16, 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 July 16, 2024 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Cosner. Resolution 24-98 was approved by unanimous vote of the members.



TREASURER'S REPORT

The Chair asked the members to review the Treasurer's report. A motion to approve and file the report was made by Mr. Beson and seconded by Mr. Brown. The Treasurer's Report was approved and adopted 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 VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO CONVERT THE FORMER JAMES CANDY COMPANY BUILDING TO A 32-ROOM BOUTIQUE HOTEL AND 442-SEAT RESTAURANT AND BAR AT THE SUBJECT PROPERTY LOCATED AT 1517 BOARDWALK, 1519 BOARDWALK AND 1523 BOARDWALK, BLOCK 51 LOTS 27, 28 AND 29 AND 120 S. NEW YORK AVENUE, BLOCK 51, LOT 19.01 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-04-3637

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 expressed that he feels this is an exciting new project for Atlantic City. 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 24-99 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 1618-1622 PACIFIC AVENUE, BLOCK 48.01 LOTS 3 & 4, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-04-3632

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. Sproule. Resolution 24-100 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 2616 PACIFIC AVENUE, BLOCK 35 LOT 15, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-04-3640



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. Plousis and seconded by Mr. Hanley. Resolution 24-101 was approved by unanimous vote of the members.

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

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 Mr. Plousis and seconded by Mr. Brown. Resolution 24-102 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 FOR AS-NEEDED HISTORIC ARCHITECT SERVICES AT JIM WHELAN BOARDWALK HALL TO PAULUS SOKOLOWSKI & SARTOR ARCHITECTURE AND ENGINEERING FOR A FIFTEEN-MONTH PERIOD BEGINNING OCTOBER 1, 2024 AND ENDING DECEMBER 31, 2025, IN AN AMOUNT NOT TO EXCEED \$250,000

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. Sproule and seconded by Mr. Plousis. Resolution 24-103 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.'S AWARD OF CONTRACTS TO CZAR ENGINEERING LLC, PAULUS, SOKOLOWSKI AND SARTOR, LLC, AND REMINGTON & VERNICK ENGINEERS FOR LICENSED STRUCTURAL ENGINEERING SERVICES ON AN AS NEEDED BASIS AT JIM WHELAN BOARDWALK HALL, WEST HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) IN AN AGGREGATE AMOUNT NOT TO



EXCEED \$500,000 FOR THE FIFTEEN-MONTH PERIOD BEGINNING OCTOBER 1, 2024 AND ENDING DECEMBER 31, 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. Plousis and seconded by Mr. Beson. Resolution 24-104 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING TOURISM MARKET EXPANSION PROJECT, APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$35,000 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE CARESPARC COMMUNITY CONNECTIONS INC. TO SUPPORT THE 2024 SUSTAINABLE HEALTH & WELLNESS VILLAGE FESTIVAL

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 acknowledged the organization's beneficial work promoting health and wellness throughout the State of NJ. 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. Tighue and seconded by Mr. Hanley. Resolution 24-105 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO TRANSFER \$5,000 TO THE HISTORIC ORGAN RESTORATION COMMITTEE TO IMPLEMENT A DONATION MADE BY VICKI GOLD LEVI, WHICH WAS PLACED INTO THE ACCVA FOUNDATION ACCOUNT

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 thanked Sharon Dickerson, the Authority's General Legal Counsel, for all her hard work on this resolution. 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. Plousis and seconded by Mr. Tighue. Resolution 24-106 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE DESIGNATION OF SPECIAL LEGAL COUNSEL AND AWARDDING PROFESSIONAL SERVICES CONTRACTS TO RIKER DANZIG, LLP, CONNELL FOLEY, LLP, AND MCMANIMON, SCOTLAND & BAUMANN, LLC FOR THE TWO (2)



**YEAR PERIOD BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2026,
WITH AN OPTION TO EXTEND FOR AN ADDITIONAL ONE-YEAR PERIOD**

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 Mr. Sproule. Resolution 24-107 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING THE EXTENSION OF THE CURRENT CONTRACT WITH COPS,
LLC/EXPERT INVESTIGATION GROUP FOR ARMED SECURITY GUARD SERVICES,
IN AN AMOUNT NOT TO EXCEED \$141,898 FOR THE PERIOD OCTOBER 15, 2024
THROUGH OCTOBER 14, 2025, WITH THE OPTION TO RENEW FOR AN
ADDITIONAL ONE-YEAR TERM**

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 24-108 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 \$95,740
FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND;
AWARDING A COMMUNITY DEVELOPMENT GRANT TO THE ATLANTIC CITY
POLICE ATHLETIC LEAGUE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO
NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE ATLANTIC CITY
POLICE ATHLETIC LEAGUE IN AN AMOUNT NOT TO EXCEED \$95,740 FOR THE
PURCHASE OF TWO 15-PASSENGER VANS FOR YOUTH TRANSPORTATION**

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. Brown. Resolution 24-109 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE NEW YORK AVENUE ARMORY (THE MORRIS GUARDS ARMORY) PROJECT LOCATED AT 10 S NEW YORK AVENUE (BLOCK 151, LOT 15)

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 24-110 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A PROFESSIONAL SERVICES CONTRACT TO COFONE CONSULTING GROUP LLC FOR PLANNING CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$75,000 FOR A ONE-YEAR TERM BEGINNING SEPTEMBER 16, 2024 AND ENDING SEPTEMBER 15, 2025, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE-YEAR TERM

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. Plousis. Resolution 24-111 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE 1 SOUTH NEW YORK REDEVELOPMENT PLAN FOR BLOCK 146 LOT 1 IN THE CITY OF ATLANTIC CITY

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. Plousis. Resolution 24-112 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE RENAISSANCE PLAZA REVITALIZATION AND APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$200,000 TO FUND COSTS ASSOCIATED WITH INVESTIGATING CURRENT CONDITIONS AT THE PLAZA TO



AID IN IDENTIFYING THE SHOPPING CENTER NEED AND PREPARATION OF A PRELIMINARY DESIGN AND BUDGET

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. Sproule. Resolution 24-113 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING SETTLEMENT OF BOARDWALK REGENCY, LLC, V. CITY OF ATLANTIC CITY, SUPERIOR COURT OF NEW JERSEY, ATLANTIC COUNTY, DOCKET NO. ATL-L-3257-23 AND RELATED APPEAL BEARING DOCKET NO. A-003852-23

The resolution was read by title. Mr. Brown and Mr. Tyrell recused themselves. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. The Chair thanked Ms. Dickerson and the legal team for their professionalism and attention to detail in this matter. 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. Hanley. Resolution 24-114 was approved by unanimous vote of the eligible members.

PUBLIC COMMENT

Colleen Begley, speaking on half of Juniper Lane, 2305 Atlantic Avenue asked why her cannabis application was not on today's board agenda. Lance Landgraf, Director of Planning and Development for the Authority stated that due to the September Board Meeting being held telephonically, only simple applications were being heard today and cannabis applications are planned to be listed on the October Board Agenda. Ms. Begley thanked Mr. Landgraf.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:01pm. A motion was made by Mr. Sproule 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 September 17, 2024:

Michael Beson

MICHAEL BESON, SECRETARY