



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

**MINUTES – PUBLIC MEETING 24-10
OCTOBER 22, 2024**

PRESIDING: Chairman, Modia Butler

PRESENT: Michael Beson, 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, Brett Matik, William Mullen, William Sproule, Robert Tighue for the State Treasurer Elizabeth M. Muoio

ABSENT: Paulina Banasiak O'Connor, James Plousis, Mayor Marty Small, Sr., Joseph Tyrrell

STAFF: Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Elizabeth Daley, Lisa Britt, Eric Carrier, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Karen Martin, Tom Meehan, John Ostwald, John Tracy, Carl Wentz

**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 SEPTEMBER 17, 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 September 17, 2024 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Cosner. Ms. Matik abstained. Resolution 24-115 was approved by a majority 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 A 40-ROOM HOTEL INTO 12 APARTMENTS WITH GROUND FLOOR RETAIL AT THE SUBJECT PROPERTY LOCATED AT 209 S. TENNESSEE AVENUE, BLOCK 54 LOT 26, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-06-3650



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 expressed support for the project. 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. Tighue. Resolution 24-116 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 CONSTRUCT A CONTAINER PARK ON THE EXISTING PAVED PARKING LOT AT THE SUBJECT PROPERTIES LOCATED AT 112 AND 114 SOUTH TENNESSEE AVENUE AND 1400 PACIFIC AVENUE, BLOCK 53 LOTS 26, 27 AND 28 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-08-3688

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 future use of the site will be a major improvement from what is there now and asked for the anticipated completion date. Lance Landgraf, Director of Planning and Development stated the applicant hopes to be operational by Summer of 2025. Mr. Beson asked about the operating schedule and if the sale of liquor would be permitted. Mr. Landgraf said the business will be open year-round and the applicant would not be prohibited from applying for a liquor license for the location. 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. Beson. Resolution 24-117 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 AND CONSUMPTION LOUNGE ON THE SUBJECT PROPERTY LOCATED AT 1217 PACIFIC AVENUE, BLOCK 141 LOT 9, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-05-3638

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 asked for the current number of cannabis applications, the consumption hours and the proximity of this business to a church or school. Mr. Landgraf stated this is the 33rd application for cannabis, the indoor consumption hours are Monday – Saturday, 9am-10pm and confirmed the business would be adjacent to a church but not near a school. Mr. Hanley asked for confirmation that the location is currently a bar. Mr. Landgraf confirmed it was. Mr. Mullen asked if the applicant will be permitted to serve alcohol in



addition to cannabis. Mr. Landgraf said no. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. The initial vote was taken and further discussion amongst the members continued after the vote. The first vote was then recalled and the Chair requested a new motion. A motion was made by Mr. Hanley and seconded by Mr. Tighue. After initially voting against the matter, Mr. Beson agreed to vote to advance the item but stated for the record that he strongly feels it is the City's responsibility to adjust their approval process by putting more buffers in place to reduce the amount of cannabis applications being approved. He feels it is not fair to the business community, the churches, schools and residence of Atlantic City. Mr. Glaum and Ms. Matik abstained. Resolution 24-118 was approved by a majority 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 1618-1622 PACIFIC AVENUE, BLOCK 48.01 LOTS 3 AND 4, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-04-3627

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 asked if the cannabis business next door to this site has been approved and how much the City receives per application. Mr. Landgraf confirmed the adjacent cannabis site was approved and the City receives twenty-five thousand dollars per application. Mr. Beson expressed his disapproval of the abundance of cannabis applications being considered and approved and his view that the Authority should consider whether it is truly good for the success of the individual business owners. Mr. Hanley stated his opinion that an increase in small businesses is positive for the City and it is not the Authority's role to interfere with an individual owner's choice to invest. Mr. Mullen asked if opening cannabis businesses in the city is unlimited at this time. The Chair responded yes, currently there is no cap as to how many may operate in the 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. Hanley and seconded by Ms. Matik. Mr. Beson voted no. Resolution 24-119 was approved by a vote of 10-1.

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 AND A CLASS 2 CANNABIS MANUFACTURING FACILITY ON THE SUBJECT PROPERTY



LOCATED AT 1622 ATLANTIC AVENUE, BLOCK 155 LOT 5, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-02-3592

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 asked if this location is near a church. Mr. Landgraf acknowledged there is a church across the street. 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. Sproule. Mr. Beson voted no. Resolution 24-120 was approved by a vote of 10-1.

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 2305 ATLANTIC AVENUE, BLOCK 280 LOT 40, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-10-3536

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 asked the number of currently approved cannabis sites nearest to this site. Mr. Landgraf stated three approved sites. Mr. Mullen asked if the State of New Jersey put any cap on the number of cannabis businesses permitted to operate upon passing this legislation. The Chair responded there is no cap at the state level. The Chair expressed a need to continue discussions with the City regarding this subject. 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. Tighue. Mr. Beson voted no. Resolution 24-121 was approved by a vote of 10-1.

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 FIRST FLOOR AND AN APARTMENT ON THE SECOND FLOOR OF THE EXISTING STRUCTURE ON THE SUBJECT PROPERTY LOCATED AT 2616 PACIFIC AVENUE, BLOCK 35 LOT 15, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-10-3537

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 asked if there are additional cannabis applications to be heard by the Authority in November. Mr. Landgraf said he anticipated two applications on the agenda for



November. Mr. Beson and Ms. Matik expressed their ongoing concerns regarding these businesses in the City. The Chair concurred that there should be more checks and balances in place concerning the abundance of approved cannabis sites by the 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. Hanley and seconded by Mr. Sproule. Mr. Beson voted no. Resolution 24-122 was approved by a vote of 10-1.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO EXTEND THE CURRENT CONTRACT WITH PROPARK AMERICA NEW YORK LLC FOR MAINTENANCE AND OPERATION OF THE WAVE PARKING GARAGE FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 AND APPROVAL OF A \$645,822 (\$561,584 PLUS A 15% CONTINGENCY OF \$84,238) INCREASE TO THE CONTRACT CAP FOR AN AGGREGATE TOTAL CONTRACT AMOUNT NOT TO EXCEED \$1,883,299

The resolution was read by title. The Chair requested a description of the proposed action by the Executive Director or designated staff. Before presenting the details of the resolution, Thomas Meehan, Director of Project Implementation and Management congratulated his Senior Project Officer, Elizabeth Daley, on her hard work securing the grant award from New Jersey Historic Trust for \$750,000 to replace the Arcade Storefronts at Jim Whelan Boardwalk Hall. The Chair then requested member discussion on the proposed action before the Board. Mr. Hanley asked how many parking spaces are in the Wave Garage. Ms. Daley responded with 1,087 spaces. Mr. Glaum asked if this is the only contract the Authority has for operation and maintenance for the Wave Garage. Mr. Meehan responded yes. 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. Glaum. Resolution 24-123 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF INFORMATION TECHNOLOGY COMPUTER HARDWARE INCLUDING DELL LAPTOPS, DELL MONITORS, DELL DOCKING STATIONS, AND NEEDED ACCESSORIES IN AN AMOUNT NOT TO EXCEED \$57,767.77 FROM DELL MARKETING LP UNDER STATE CONTRACT CODE M0483/24-TELE-71883



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. Beson. Resolution 24-124 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A NOTICE OF PROPOSED READOPTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RULES, N.J.A.C 19:66, WITHOUT AMENDMENT, IN ACCORDANCE WITH THE ADMINISTRATIVE PROCEDURES ACT, N.J.S.A. 52:14B-1 ET SEQ.

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. Beson. Resolution 24-125 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE DESIGNATION OF BOND COUNSEL AND THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH M. JEREMY OSTOW, ESQ. FOR A ONE-YEAR PERIOD BEGINNING AUGUST 1, 2024 AND ENDING JULY 31, 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. Mr. Glaum asked why the CRDA is considering a one-year contract with M. Jeremy Ostow, Esquire. General Counsel, Sharon Dickerson explained that the requested award is for one year to run concurrent with the contract awarded in 2023 with both to expire in 2025. The Authority would then procure the services of multiple firms through a competitive RFP process. 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 24-126 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO ENGAGE DELL MARKETING L.P. TO PROCURE THE SOFTWARE LICENSES, INSTALLATION, CONFIGURATION AND TRAINING SERVICES NECESSARY TO UPGRADE THE AUTHORITY'S SOFTWARE PLATFORM IN AN AMOUNT NOT TO EXCEED \$751,800 UNDER STATE CONTRACT CODES M0483/24-TELE-71883 AND T3121/20-TELE-01510



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 24-127 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO EXTEND THE CURRENT GRANT AGREEMENT WITH THE JEWISH FAMILY SERVICE OF ATLANTIC COUNTY FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING JANUARY 19, 2025 AND ENDING JANUARY 18, 2026 TO CONTINUE MENTAL HEALTH CARE SERVICES THROUGHOUT ATLANTIC CITY

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. Glaum. Resolution 24-128 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$50,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO THE E-SPORTS INNOVATION CENTER AT STOCKTON UNIVERSITY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE E-SPORTS INNOVATION CENTER AT STOCKTON UNIVERSITY IN AN AMOUNT NOT TO EXCEED \$50,000 TO SUPPORT BUILDING AND ENHANCING PROGRAMMING THROUGH ESPORTS AND STEM ACTIVITIES WITHIN THE ATLANTIC CITY COMMUNITY

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 Ms. Matik. Resolution 24-129 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 \$50,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND;



AWARDING A COMMUNITY DEVELOPMENT GRANT TO THE ATLANTIC CITY FOOTBALL CLUB AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CITY FOOTBALL CLUB IN AN AMOUNT NOT TO EXCEED \$50,000 TO SUPPORT THE SPORT OF SOCCER WITHIN THE ATLANTIC CITY COMMUNITY

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. Cosner and seconded by Mr. Beson. Resolution 24-130 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE RESTATED 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. 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. Glaum. Resolution 24-131 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (“CRDA”) APPROVING A \$7,000,000 INCREASE TO THE FUND RESERVATION FOR THE CRDA’S ENERGY SAVINGS IMPROVEMENT PROJECT (“ESIP”) FOR A TOTAL NOT TO EXCEED AMOUNT OF \$77,000,000 TO COVER THE ADDITIONAL COST ASSOCIATED WITH COMPLETING THE REMAINING PORTION OF THE ATLANTIC CITY CONVENTION CENTER ROOF AND SOLAR ARRAY SYSTEM, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE IMPLEMENTATION AGREEMENT TO INCREASE THE TOTAL CONTRACT FROM \$68,000,000 TO \$75,000,000

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. Mr. Mullen asked if the CRDA has seen savings in this process. Mr. Meehan said we will see savings after the roof and solar replacement are done and upon completion of the new solar array project. Mr. Tighue asked if we coincidentally needed a roof. Mr. Meehan said yes. 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. Cosner. Resolution 24-132 was approved by unanimous vote of the members.

PUBLIC COMMENT

Vernon Walker, owner of Natures Finest Security, LLC offered his services to assist with enhancing security of the Renaissance Plaza. CRDA Executive Director, Eric Scheffler appreciated Mr. Walker's offer to assist and thanked him. He then clarified that the CRDA owns the land under the Renaissance Plaza but not the buildings. However, the Authority is looking to explore what can be done further to improve the area. Steve Montos, owner of Boardwalk Ink expressed concerns about lack of entertainment in the City negatively affecting revenue and boardwalk safety concerns pertaining to replacement of rotting boards and motorized bikes speeding down the boardwalk. Mr. Scheffler said he appreciates that he runs small businesses, and his businesses are important to the Authority and the city. He expressed confidence that the CRDA and the City will work together to address the issues.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:39pm. A motion was made by Mr. Tighue 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 October 22, 2024:

Michael Beson

MICHAEL BESON, SECRETARY