



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

**MINUTES – PUBLIC MEETING 24-11
NOVEMBER 19, 2024**

PRESIDING: Chairman, Modia Butler

PRESENT: Paulina Banasiak O'Connor, 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, James Plousis, Robert Tighue for the State Treasurer Elizabeth M. Muoio, Joseph Tyrrell

ABSENT: Mayor Marty Small, Sr., William Sproule

STAFF: Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Loreta Acevedo, Jerry Barnhart, Liza Barrick, 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 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 OCTOBER 22, 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 October 22, 2024 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Tighue. Resolution 24-133 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 CANNABIS DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS AT THE SUBJECT PROPERTY LOCATED AT 3027 ATLANTIC AVENUE, BLOCK 266 LOT 1, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3608



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 if the second-floor apartments would remain. Lance Landgraf, Director of Planning and Development said yes. Mr. Glaum asked the proximity of this location to a school and the number of previously approved cannabis sites nearby. Mr. Landgraf responded there was a school that is 650 feet from this building and there are three to four other cannabis locations in a two-block radius. Mr. Tyrrell asked if indoor consumption is permitted in a Class 5 cannabis dispensary. Mr. Landgraf responded no; the applicant would need to apply for a separate license that must be approved by the state of New Jersey. Ms. O'Connor asked of the current number of cannabis businesses opened this year. Mr. Landgraf said nine (9) open and 39 total approved upon this applicant's approval. 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. Cosner. Mr. Beson voted no. Resolution 24-134 was approved by a majority vote of 12-1.

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 AT THE SUBJECT PROPERTY LOCATED AT 1723 PACIFIC AVENUE, BLOCK 156 LOT 36, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-06-3481

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 site was close to the AtlantiCare Hospital. Mr. Landgraf responded that it was adjacent to it. Mr. Beson restated his views on the importance of reducing the number of cannabis approvals as it is not good for the city. Mr. Glaum asked if this converted Walgreens building will have a drive-thru for purchasing cannabis. Mr. Landgraf said not at this time. The applicant would have to present how a drive-thru would work on the site plan and submit for approval. 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. Cosner. Mr. Beson voted no. Resolution 24-135 was approved by a majority vote of 12-1.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE PERIOD OF JANUARY 1 THROUGH DECEMBER 31, 2025, ON INTRODUCTION



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 24-136 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE CONVENTION CENTER DIVISION BUDGET FOR THE CALENDAR YEAR 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 for the funding sources for the marketing budget. Chief Financial Officer, Kathleen Marshall confirmed Sports Wagering, Promotional Fees and Luxury Tax as the sources, but that Sports Wagering and Promotional Fees are limited to the marketing budget only. Mr. Glaum asked if the Authority would be able to use those funds to address the Visit AC deficit. Ms. Marshall said yes as Visit AC is also considered marketing. 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. Glaum and seconded by Mr. Beson. Resolution 24-137 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE ANNUAL OPERATING BUDGET OF MEET AC, INC. FOR THE CALENDAR YEAR 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. Beson announced the upcoming retirement of President & CEO of Meet AC, Larry Sieg and acknowledged his strong leadership over the past 32 years. Gary Musich was also introduced to the members as Mr. Sieg's future replacement. Mr. Mullen asked if most tourists come from the regional areas. Mr. Sieg said yes, many tourists are from the North Jersey area and nearest surrounding states. Mr. Mullen asked what could be done to reach a broader tourism clientele. Mr. Sieg acknowledged Mr. Mullen's concerns for lack of leisure tourism and explained the difficulties of competing for leisure visitors due to (1) inefficiencies in air service to the region; (2) significantly lower funding for marketing than nearby jurisdictions; and (3) more jurisdictions continuing to approve gambling. Mr. Tyrrell agreed that lack of accessible transportation hinders leisure tourism despite added incentives offered from the casinos. He said many states such as Massachusetts, Maryland and Virginia are providing gaming within their own state which also contributes



to the reduction of tourism in 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 Ms. Matik. Resolution 24-138 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE CRDA GENERAL FUND OPERATING BUDGET FOR THE CALENDAR YEAR 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. 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. Glaum and seconded by Ms. O'Connor. Resolution 24-139 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 TO MASSETT BUILDING COMPANY FOR THE LOADING DOCK REMEDIATION PHASE II PROJECT AT THE ATLANTIC CITY CONVENTION CENTER IN AN AMOUNT NOT TO EXCEED \$647,000 AND APPROVAL OF A 15% CONTINGENCY IN THE AMOUNT OF \$97,050 FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$744,050

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 24-140 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AMENDMENT OF RESOLUTION 23-194 ADOPTED DECEMBER 19, 2023 TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE INTERNATIONAL LIFEGUARD MUSEUM, INC. TO DISBURSE THE APPROVED FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$30,000 TO SUPPORT THE NON-PROFIT ORGANIZATION IN DEVELOPING THE CONCEPT AND BUDGET FOR CREATION OF AN INTERNATIONAL LIFEGUARD MUSEUM IN DESIGNATED SPACE AT JIM WHELAN BOARDWALK HALL AND TO AID THE ORGANIZATION'S EFFORTS TO RAISE THE FUNDS NEEDED TO CONVERT THE DESIGNATED SPACE INTO A GREAT ATTRACTION WITH LOCAL SIGNIFICANCE IN FURTHERANCE OF IMPLEMENTING AND EFFECTUATING THE PROVISIONS OF RESOLUTION 23-194



The resolution was read by title. Mr. Brown recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Ms. O'Connor expressed her support for the proposed museum. Mr. Mullen asked what it would cost to complete all current necessary repairs and upgrades to Jim Whelan Boardwalk Hall and the Atlantic City Convention Center. Thomas Meehan, Director of Project Implementation and Management said that currently approximately 245 million in repairs are needed for both buildings. He added that he's hopeful that some of the operating expenses will be reduced through the Energy Savings Improvement Plan (ESIP). Ms. Matik asked if this requested funding was just for the concept of the project and what will it cost to execute the project. The Chairman stated this funding would be utilized for the project concept and to determine the budget to execute 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 Ms. O'Connor. Resolution 24-141 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF INFORMATION TECHNOLOGY EQUIPMENT INCLUDING DELL SERVERS, DELL NETWORKING SWITCH GEAR AND NECESSARY ACCESSORIES IN AN AMOUNT NOT TO EXCEED \$269,109.91 FROM TECHNOLOGY RESELLER CDW-G FOR DELL CONTRACT M0483 STATE CONTRACT CODE 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 Mr. Beson and seconded by Ms. O'Connor. Resolution 24-142 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A GRANT TO INLET PUBLIC/PRIVATE ASSOCIATION, INC D/B/A THE ABSECON LIGHTHOUSE, ESTABLISHING A FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$100,000 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A GRANT AGREEMENT WITH INLET PUBLIC/PRIVATE ASSOCIATION INC. FOR THE THREE-YEAR PERIOD THROUGH DECEMBER 31, 2027

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. O'Connor asked what the public pays to enter the lighthouse and are those fees the



main source of revenue. Jean Muchanic, Executive Director of Absecon Lighthouse said visitors are charged \$10 for adults, \$6 for kids, \$5 for Atlantic City residents and active military are free and confirmed the fees are the main revenue for the lighthouse. They also apply for various grants to assist with the upkeep and restoration of the lighthouse and property. 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 24-143 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 \$31,500 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO ATLANTIC CITY BALLET AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CITY BALLET IN AN AMOUNT NOT TO EXCEED \$31,500 TO SUPPORT VARIOUS BALLET PERFORMACES IN ATLANTIC CITY THROUGH FALL 2024 AND SPRING 2025

The resolution was read by title. Mr. Tyrrell 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 Ms. Matik. Resolution 24-144 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$114,000 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH FRIENDS OF JEAN WEBSTER, INC. TO SUPPORT SISTER JEAN'S PANTRY AND SISTER JEAN'S KITCHEN

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 24-145 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 \$100,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND;



AWARDING A COMMUNITY DEVELOPMENT GRANT TO MIGHTY WRITERS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH MIGHTY WRITERS IN AN AMOUNT NOT TO EXCEED \$100,000 TO PROVIDE FOR THE EXPANSION OF THEIR FREE SOCIAL AND EMOTIONAL LEARNING (SEL) INTEGRATED OUT-OF-SCHOOL TIME (OST) PROGRAMS, COLLEGE AND CAREER PREP, INTERDISCIPLINARY LITERARY ARTS AND MINDFULNESS WORKSHOPS, YOUTH MENTORSHIPS AND SUMMER CAMPS

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 the plan to accommodate the rapid growth of kids into the program. Tom Sykes, Director of Mighty Writers of Atlantic City said the organization is currently receiving a lease for a location on Melrose Avenue in uptown Atlantic City and will be expanding the program to into local schools like Pennsylvania Avenue School and New York Avenue School and will continue to follow and expand with the growing need. 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. O'Connor. Resolution 24-146 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 \$120,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO MUDGIRLS STUDIOS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH MUDGIRLS STUDIO IN AN AMOUNT NOT TO EXCEED \$120,000 TO ASSIST THEIR PROGRAMMING, INTENSIFY THE WORKFORCE DEVELOPMENT PROGRAM AND SERVICES FOR PARTICIPANTS IN AN ACCESSIBLE AND SAFE NEW LOCATION IN THE CHELSEA NEIGHBORHOOD

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 the total budget for this program. John Tracy, Community Development Project Officer responded \$200,000. Ms. Matik expressed concern that our grant exceeds 50% of the budget for the program. Mr. Tyrrell asked for the current location of Mudgirls Studio. Mr. Tracy replied they are currently at Saint Michaels Church but will be moving to a location on Arctic Ave. 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 24-147 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PROJECT APPROVAL FOR THE NEW YORK AVENUE ARMORY (THE MORRIS GUARDS ARMORY) PROJECT LOCATED AT 10 S NEW YORK AVENUE (BLOCK 151, LOT 15); APPROVAL OF A FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$500,000; AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A LOAN AGREEMENT FOR THE PURCHASE OF THE PARCEL LOCATED NEXT TO THE NEW YORK AVENUE ARMORY BUILDING (BLOCK 151, LOTS 14, 16, 20-21, 23-24) IN AN AMOUNT NOT TO EXCEED \$350,000 AND A GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$150,000 WITH ATLANTIC CITY INVESTMENTS SERIES I FOR UPGRADES REQUIRED TO ELECTRIC INFRASTRUCTURE FOR THE PROJECT

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 expressed his support for the project and asked if it is located in the green zone. Loreta Acevedo, Senior Project Officer of Planning and Development confirmed this building is located within the Green Zone. The Chairman asked for the projected date of completion of the project. John Longacre, Developer and owner of LPMG Companies responded that he'd hoped it would have been done by now but due to the infrastructure obstacles the project has been greatly delayed. The last phase of the project is the completion of the electrical infrastructure once the funding is available. He stated that his goal is to deliver the project by Summer of 2025. The Chairman thanked Mr. Longacre for the information. 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 24-148 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE BLOCK 19 LOTS 1 AND 2 REDEVELOPMENT PLAN 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. Hanley. Resolution 24-149 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE BLOCKS 149-151 REDEVELOPMENT PLAN 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. Ms. O'Connor asked if the electrical infrastructure issues that the New York Avenue Armory project is experiencing is anticipated to be the same case with most other redevelopment projects in the city. Mr. Landgraf stated that in the older parts of the City, the infrastructures cannot handle the electrical load of the new development projects and developers may need to seek assistance from Atlantic City Electric (ACE) for economizing the infrastructure. He feels some of these developers are already thinking ahead to work with Atlantic City Electric to allow for a secure infrastructure. 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 24-150 was approved by unanimous vote of the members.

PUBLIC COMMENT

John Hines, President of Triax Streaming Networks, LLC applauded the Authority for its work in synchronizing the relationship with Visit AC in terms of tourism marketing. He stated that he feels it is a critical piece needed for tourism growth. He also stated that there needs to be a reasonable conversation between the City of Atlantic City and the CRDA as to limiting the number of approved applications in addition to helping the applicants protect their investments in the approval process. Mr. Beson thanked Mr. Hines for his remarks.

Roger Jakubowski introduced himself as a former businessman and entrepreneur in the Atlantic County region. He requested a meeting to discuss bringing Atlantic City the business of World Championship Arm Wrestling. Mr. Beson acknowledged his request and advised him to provide his information to staff and a meeting would be scheduled to discuss the topic further.

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 Acting Chair requested a motion to enter an Executive Session of the Board. A motion was made by Mr. Cosner. and seconded by Ms. Matik. Resolution 24-151 was approved by unanimous vote of the members.

ADJOURNMENT

The Acting Chair requested a motion to adjourn the meeting at 4:08pm. A motion was made by Ms. O'Connor and seconded by Ms. Matik.



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 November 19, 2024:

Michael Beson

MICHAEL BESON, SECRETARY