



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

**MINUTES – PUBLIC MEETING 24-12
DECEMBER 17, 2024**

PRESIDING: Secretary, Michael Beson

PRESENT: Paulina Banasiak O'Connor, Christopher Brown for the DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Ryan Feeney for the State Treasurer Elizabeth M. Muoio, Michael Hanley, Michael Laughlin, William Mullen, James Plousis, Mayor Marty Small, Sr., Joseph Tyrrell

ABSENT: Modia Butler, Christopher Glaum for the State Attorney General Matthew J. Platkin, Brett Matik, William Sproule

STAFF: Eric Scheffler, Maisha Moore, Sharon Dickerson, Loreta Acevedo, Jerry Barnhart, Liza Barrick, Lisa Britt, Elizabeth Daley, Jane Fontana, Kathryn Jones, Glenn Monroe, Karen Martin, Tom Meehan, John Ostwald, Robert Reid, John Tracy

**OTHER
ATTENDEES:** Aaron J. Creuz, Deputy Chief Counsel – Director of Authorities

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.

RATIFICATION OF THE MINUTES OF THE NOVEMBER 19, 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 November 19, 2024 Board Meeting. A motion was made by Mr. Plousis and seconded by Ms. O'Connor. Resolution 24-152 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 142 S. BELLEVUE AVENUE, BLOCK
36 LOT 77, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-09-3705**

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Plousis. Resolution 24-153 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 2510 ATLANTIC AVENUE, BLOCK 165 LOT 3, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-09-3704

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Plousis. Resolution 24-154 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 31 N. FLORIDA AVENUE, BLOCK 279 LOT 74, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-07-3666

The resolution was read by title. The Acting Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Mullen asked if there are a lot of properties like this one (residential which is a nonconforming structure or use in this zone) throughout the city requiring approval. Robert Reid, Planning and Development Land Use Enforcement Officer confirmed there were many properties such as this one but with some potential new zoning, less board approvals will be required. Hearing no further comments from the members, the Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Plousis. Resolution 24-155 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 205 N. FLORIDA AVENUE, BLOCK 385 LOT 1, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-10-3730

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion



was made by Mr. Cosner and seconded by Mr. Hanley. Resolution 24-156 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 ADOPTING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE CALENDAR YEAR 2025

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hanley and seconded by Ms. O'Connor. Resolution 24-157 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE SERVICE CONTRACT WITH ABM INDUSTRY GROUPS, LLC FOR TOURISM DISTRICT AMBASSADOR SERVICES FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

The resolution was read by title. The Acting 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 sufficient funds in the budget for additional services or ambassadors if needed. Jerry Barnhart, Special Improvement District Division Director confirmed the budget would allow for extra ambassador services if necessary. Mr. Mullen asked the reason for the reduction in the number of ambassadors. Mr. Barnhart explained the reduction in staff was due to lack of job applicants and the increased police presence on the boardwalk. Hearing no further comments from the members, the Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Ms. O'Connor and seconded by Mr. Hanley. Resolution 24-158 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO EXERCISE THE ONE-YEAR RENEWAL OPTION UNDER THE CURRENT CONTRACTS WITH ACTION UNIFORM COMPANY, LLC AND LANDSMAN UNIFORMS, INC. FOR THE PURCHASE OF STAFF UNIFORMS ON AN AS-NEEDED BASIS IN THE AGGREGATE AMOUNT NOT TO EXCEED \$67,000 FOR THE ONE-YEAR PERIOD JANUARY 1, 2025 THROUGH DECEMBER 31, 2025



The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Cosner and seconded by Mr. Hanley. Resolution 24-159 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING EXERCISING THE ONE-YEAR RENEWAL OPTION UNDER THE CURRENT CONTRACTS WITH VARIOUS JANITORIAL SUPPLIERS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$41,500 FOR JANITORIAL SUPPLIES ON AN AS-NEEDED BASIS FOR THE PERIOD BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Cosner. Resolution 24-160 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING CERTAIN PROPERTY AS SURPLUS AND NO LONGER NEEDED FOR THE PURPOSES OF THE AUTHORITY AND AUTHORIZING THE DONATION OF THE PROPERTY TO THE CITY OF ATLANTIC CITY

The resolution was read by title. Mayor Small recused himself. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Plousis. Resolution 24-161 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET FOR THE CALENDAR YEAR 2025

The resolution was read by title. The Acting Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Beson asked the timeline for completion of the Energy Savings Improvement Plan (ESIP) project. Thomas Meehan, Director of Project Implementation and Management stated 30 months. Hearing no further comments from the members, the



Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Cosner and seconded by Mr. Hanley. Resolution 24-162 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH VERIZON WIRELESS TO PROVIDE WIRELESS SERVICES AND DEVICES TO THE AUTHORITY IN AN AMOUNT NOT TO EXCEED \$95,220 PER YEAR BEGINNING NO LATER THAN DECEMBER 31, 2024 AND ENDING AUGUST 11, 2029 THROUGH THE NEW JERSEY STATE COOPERATIVE PURCHASING PROGRAM NASPO VALUEPOINT MASTER #152 CONTRACT

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Laughlin and seconded by Mr. Tyrrell. Resolution 24-163 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY WITH REGARD TO THE SCOPE OF SERVICES PROVIDED BY THE CRDA THROUGH THE DURATION OF THE ATLANTIC CITY BOARDWALK RECONSTRUCTION PROJECT

The resolution was read by title. Mayor Small recused himself. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Cosner and seconded by Ms. O'Connor. Resolution 24-164 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE PARKING LOT MANAGEMENT SERVICE AGREEMENT TO ALLOW FOR THE ADDITION OF CRDA-OWNED SURFACE PARKING LOTS, AS NEEDED, AND AUTHORIZATION TO EXTEND THE CURRENT CONTRACT WITH PARK PLACE PARKING D/B/A B&B PARKING FOR OPERATION, MANAGEMENT AND MAINTENANCE OF AUTHORITY-OWNED SURFACE PARKING LOTS IN ATLANTIC CITY, NJ FOR AN ADDITIONAL ONE YEAR PERIOD BEGINNING FEBRUARY 15, 2025 AND ENDING FEBRUARY 14, 2026, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE YEAR TERM



The resolution was read by title. The Acting Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Ms. O'Connor asked why surface lot two (2) is bringing in minimal revenue. Glenn Monroe, Planning and Development Project Officer stated that the lot is not in high demand for public parking based on its location in addition to being mostly utilized for trucks and trailers during an event. The Authority is considering removing the lot for potential development. Hearing no further comments from the members, the Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Laughlin and seconded by Ms. O'Connor. Resolution 24-165 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE ORANGE LOOP REDEVELOPMENT PLAN IN THE CITY OF ATLANTIC CITY

The resolution was read by title. The Acting 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 Authority plans to put out a Request for Proposal (RFP) for this redevelopment area. Liza Barrick, Planning and Development Project Officer stated no. Mr. Tyrrell noted the cannabis language in this resolution and asked if this is a federal approved zone and cannabis use it is against federal law, would approval for cannabis use be allowed. Sharon Dickerson, General Legal Counsel responded that it would be challenging to get approval if federal funds are involved with the federal law not permitting cannabis use. Hearing no further comments from the members, the Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Cosner and seconded by Ms. O'Connor. Resolution 24-166 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE AMENDED NORTHEAST INLET REDEVELOPMENT PLAN IN THE CITY OF ATLANTIC CITY

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Mr. Ali Charles Ahmad asked what portion of the Northeast Inlet will be redeveloped. Ms. Barrick said the redevelopment area includes nearly all of the Northeast Inlet, but the City and the redeveloper will work together to select the exact locations. Mr. Ahmad stated he has an idea for development of the Northeast Inlet. Mayor Small requested that Mr. Ahmad put his ideas in writing and submit them to the City for review. Hearing no further public comment, the Acting Chair requested a motion. A motion was



made by Mr. Cosner and seconded by Mr. Tyrrell. Resolution 24-167 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE RIDLEY LOFTS REDEVELOPMENT PLAN IN THE CITY OF ATLANTIC CITY

The resolution was read by title. The Acting 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 thanked the Authority. Hearing no further comments from the members, the Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hanley and seconded by Ms. O'Connor. Resolution 24-168 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 \$30,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH LITERACY NEW JERSEY ATLANTIC CAPE TO SUPPORT ITS PROGRAMMING IN ATLANTIC CITY

The resolution was read by title. Mr. Tyrrell recused himself. The Acting 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 Acting Chair requested public comment. Ally Schmidt, Fundraising Manager for Literacy New Jersey thanked the Authority for their continued support as they were able to serve 25 local students with the Authority funding. She explained the program and some of its benefits for low-income, low literacy level adults. Mr. Beson felt this funding yielded a great return on investment upon learning that 25 local adults benefited. Ms. O'Connor expressed her appreciation for all the hard work put into this program as she came to America 24 years ago with similar challenges. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Ms. O'Connor and seconded by Mr. Hanley. Resolution 24-169 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 \$454,545.45 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; APPROVING A GRANT TO THE BOYS AND GIRLS CLUB OF ATLANTIC CITY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE BOYS AND GIRLS CLUB OF ATLANTIC CITY TO SUPPORT ITS COMMUNITY HEALTH EDUCATION COLLABORATION PROGRAM II



The resolution was read by title. The Acting 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 Acting Chair requested public comment. Tracey Triniwell, CEO of Boys & Girls Club of Atlantic City thanked the Authority for their continued financial support and introduced Brian Little, Director of Facilities and Programs at the club. Ms. Triniwell acknowledged Mr. Little's deep devotion to making this program work. She said the club will continue to support the youth of Atlantic City through career exploration and workforce development and will continue with their two-generational approach by supporting the youth and their families. Mayor Small explained how he grew up as a member of the Boys & Girls Club of Atlantic City and recalls the help the club provided for him. He attributes the club support to who he is today. He encouraged his colleagues to continue to support this program. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Cosner and seconded by Ms. O'Connor. Resolution 24-170 was approved by unanimous vote of the members.

PUBLIC COMMENT

Robin Whitfield, CEO of the Healing House Life Center Church shared that they are growing and plan to open a new location. She expressed thanks and gratitude to the Authority because without their partnership, they could not have finished their vision. Mr. Beson mentioned attending a youth volleyball tournament at Harrah's Casino recently and said it was a well-planned event that was great revenue for the city.

ADJOURNMENT

The Acting Chair requested a motion to adjourn the meeting at 2:56pm. A motion was made by Mayor Small and seconded by Mr. Plousis.

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 December 17, 2024:

Michael Beson
MICHAEL BESON, SECRETARY