



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

**MINUTES – PUBLIC MEETING 25-01  
JANUARY 21, 2025**

**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, William Mullen, James Plousis, William Sproule, Joseph Tyrrell

**ABSENT:** Brett Matik, Mayor Marty Small, Sr., Robert Tighue for the State Treasurer Elizabeth M. Muoio

**STAFF:** Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Jerry Barnhart, Lisa Britt, Elizabeth Daley, Jane Fontana, Kathryn Jones, Lance Landgraf, Karen Martin, Thomas Meehan, 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 DECEMBER 17, 2024 BOARD MEETING**

The Chairman asked for any questions about or changes to the minutes of the meeting. Hearing none, the Chairman requested a motion to approve the minutes of the December 17, 2024 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Tyrrell. Resolution 25-01 was approved by unanimous vote of the members.

**LAND USE REGULATION & ENFORCEMENT**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(C) FOR THE  
PROPERTY LOCATED AT 115 S. SEASIDE AVENUE, BLOCK 77 LOT 36, IN THE  
CITY OF ATLANTIC CITY UNDER APPLICATION #2024-10-3718**

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 if the proposed 3-story deck would align with the neighbor's 3-story



deck. Lance Landgraf, Director of Planning and Development confirmed the decks would align. 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 25-02 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 37 S. PRESBYTERIAN AVENUE, BLOCK 136 LOTS 22 AND 23, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-10-3723**

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 25-03 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL AND PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL TO PERMIT THE CREATION OF 39 LOTS WITH 38 FEE SIMPLE TOWNHOUSES ON THE SUBJECT PROPERTY LOCATED AT DEWEY PLACE, NEW HAMPSHIRE AVENUE AND PACIFIC AVENUE, BLOCK 79 LOTS 3-7, 9-21, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-11-3740**

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 his support for this redevelopment project. Mr. Sproule asked the projected market value for potential townhome buyers. Mr. Landgraf stated approximately \$500 - \$600 thousand dollars per unit as these are considered beachfront townhomes. The Chair asked for the anticipated timeline for completion of the project. Mr. Landgraf could not give a precise timeline but projected that construction would begin within the next six to seven months. 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 25-04 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 CONVERT THE EXISTING FIRST-FLOOR**



**BAR/RESTAURANT AND RETAIL USES TO A BANQUET HALL/RESTAURANT AT THE SUBJECT PROPERTY LOCATED AT 30 S. FLORIDA AVENUE, BLOCK 166 LOTS 20, 22, 29 AND 30, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-11-3739**

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. Tyrrell. Resolution 25-05 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDED SITE PLAN FOR THE PROPERTY LOCATED AT 1810 BALTIC AVENUE, 122, 124 AND 128 NORTH INDIANA AVENUE, AND 1809, 1813 AND 1850 GARFIELD AVENUE, BLOCK 329, LOTS 2 TO 10, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-08-3686**

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 asked if the applicant had to seek licensing approval from the state of New Jersey for the amended plan for their existing business. Mr. Landgraf stated yes. The Chair spoke to the members about the need to hold a formal meeting with the City's Administration to reevaluate the abundance of cannabis applications. Mr. Beson asked for the number of approved cannabis manufacturing facilities and the intent of this facility's operations. Mr. Landgraf stated there are approximately five approved locations to date. He explained this applicant intends to grow, manufacture and sell to cannabis dispensaries within the state and no longer sell to the public as a dispensary. Mr. Beson addressed the applicant's attorney and asked the reason for the applicant's change of business from dispensing to cultivating. Attorney Jack Plackter explained they are finding they are not making the profits they had hoped as a dispensary, in addition this applicant had attempted to operate a large cultivating facility on Martin Luther King Avenue and Atlantic Avenue but are no longer pursuing it as a viable business in that location. Mr. Mullen asked if cannabis grown within New Jersey can only be sold within New Jersey. The Chair responded yes. Hearing no further comments from the members, the Chair requested public comment. Ms. Rochelle Whitfield asked the Authority to consider approval for public consumption lounges which could also help Atlantic City's economy. Mr. Landgraf stated that the Authority has already approved a few consumption lounges but, the Cannabis Regulatory Commission (CRC) must also approve the applications. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Sproule and seconded by Mr. Cosner. Mr. Beson voted no. Resolution 25-06 was approved by a majority vote of 11-1.



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

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING AN AS-NEEDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$125,000 TO WARRINER'S CONSTRUCTION, INC. FOR THE PURCHASE OF LANDSCAPE PLANT MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT FOR THE TERM JANUARY 1, 2025 THROUGH DECEMBER 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. Mullen asked if the SID Division plants the landscape materials. Jerry Barnhart, Special Improvement Director of the Special Improvement Division replied 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. Tyrrell. Resolution 25-07 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING AN AS-NEEDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$50,000 TO WARRINER'S CONSTRUCTION, INC. FOR THE PURCHASE OF LANDSCAPE HARDSCAPE MATERIAL FOR THE SPECIAL IMPROVEMENT DISTRICT FOR THE TERM JANUARY 1, 2025 THROUGH DECEMBER 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. 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 25-08 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.'S AMENDING THE AWARD OF THE CONTRACT TO MASSETT BUILDING COMPANY TO INCLUDE ALTERNATES 1 THROUGH 5 IN THE LOADING DOCK REMEDIATION PHASE II PROJECT AT THE ATLANTIC CITY CONVENTION CENTER IN AN ADDITIONAL AMOUNT NOT TO EXCEED 885,000 AND APPROVAL OF A 15% CONTINGENCY IN THE AMOUNT OF \$132,750 FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$1,017,750**

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. Cosner and seconded by Mr. Beson. Resolution 25-09 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 \$10,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO JERSEY SHORE VESPERS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH JERSEY SHORE VESPERS IN AN AMOUNT NOT TO EXCEED \$10,000 TO PROVIDE ASSISTANCE SUSTAINING AND EXPANDING ITS MONTHLY JAZZ PERFORMANCES**

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 25-10 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH CONNER STRONG AND BUCKELEW TO PROVIDE COMMERCIAL INSURANCE BROKERAGE SERVICES FROM APRIL 1, 2025 TO MARCH 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. 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. Beson. Mr. Glaum abstained. Resolution 25-11 was approved by unanimous vote of the eligible members.

**PUBLIC COMMENT**

Rochelle Whitfield is forming a consulting agency called Strength To Transform with plans to aid Atlantic City since witnessing its ten-year economic decline. She is seeking a chance to partner with the CRDA by offering her consulting services through a (RFP) request for proposal with additional supplemental research offered to support the economic growth of Atlantic City. The Chair advised Ms. Whitfield to consult with the Authority's Deputy Executive Director, Maisha Moore for more information on this process. Kwabena Thomas, a 45-year resident of Atlantic City requested a phone



conversation with Chairman Modia Butler concerning economic development and neighborhood revitalization. Mr. James Dennis Burroughs, a former resident of Atlantic City expressed his disappointment in the Authority. He feels there has been a lack of funding and support concerning economic development, homelessness and general clean up around the city. The Chair acknowledged both gentlemen's statements and offered to speak with them upon adjournment of the board meeting. Elizabeth Decoteau, member of the Ritz Betterment Committee acknowledged their partnership with the CRDA SID Division to help make Atlantic City safe, beautiful and clean. Robin Whitfield showed her support to Ms. Decoteau by praising the committee's beautification of the boardwalk area near the Tropicana Casino.

### **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 Chair requested a motion to enter an Executive Session of the Board. A motion was made by Mr. Beson. and seconded by Mr. Cosner. Resolution 25-12 was approved by unanimous vote of the members.

### **ACTION COMING OUT OF EXECUTIVE SESSION**

Upon return to the open public session portion of the meeting, the Chair requested consideration of the following action:

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO THE REORGANIZATION OF THE AUTHORITY'S CONVENTION CENTER DIVISION'S MARKETING FUNCTION**

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. Beson. Resolution 25-13 was approved by unanimous vote of the members.

### **ADJOURNMENT**

The Chair requested a motion to adjourn the meeting at 3:14pm. A motion was made by Mr. Cosner 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 January 21, 2025:

*Michael Beson*  

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**MICHAEL BESON, SECRETARY**