



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

**MINUTES – PUBLIC MEETING 25-02
FEBRUARY 18, 2025**

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, James Plousis, William Sproule, Robert Tighue for the State Treasurer Elizabeth M. Muoio

ABSENT: Paulina Banasiak O'Connor, William Mullen, Mayor Marty Small, Sr., Joseph Tyrrell

STAFF: Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Jerry Barnhart, Laura Berrios, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Karen Martin, Thomas 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. Jones 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 JANUARY 21, 2025 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 January 21, 2025 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Sproule. Ms. Matik and Mr. Tighue abstained. Resolution 25-14 was approved by unanimous vote of the eligible members.

TREASURER'S REPORT

The Chairman 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. Glaum. 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
APPROVING A CERTIFICATE OF NON-CONFORMITY PURSUANT TO N.J.S.A.**



40:55D-68 FOR THE PROPERTY LOCATED AT 31 S. PRESBYTERIAN AVENUE, BLOCK 136, LOT 27, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-12-3750

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 25-15 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 2612 PACIFIC AVENUE, BLOCK 35, LOT 17, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-11-3737

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 asked why there seems to be an abundance of applications for Certificates of Non-Conformity (CNC). Lance Landgraf, Director of Planning and Development, explained that the 2018 regulations, which allowed for administrative approval, expired in 2024 necessitating board approval. Mr. Landgraf further explained that the soon to be proposed amendment to land use regulations will streamline the process by again allowing for administrative 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. Tighue and seconded by Mr. Beson. Resolution 25-16 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 2614 PACIFIC AVENUE, BLOCK 35, LOT 16, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-11-3738

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 25-17 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 321 ATLANTIC AVENUE, BLOCK 124, LOT 58, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-08-3700

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 25-18 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO PERMIT SEASONAL AMENITIES ON THE SUBJECT PROPERTY LOCATED AT 1100 BOARDWALK, BLOCK 1 LOTS 137, 138, 139, 140, 141, 142, 142.01, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-12-3768

The resolution was read by title. Ms. Matik recused. 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. Mr. Glaum abstained. Resolution 25-19 was approved by unanimous vote of the eligible 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 36 N. MISSISSIPPI AVENUE, BLOCK 280, LOT 19, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-08-3695

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 25-20 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 AT THE SUBJECT PROPERTY LOCATED AT 12 S. VIRGINIA AVENUE, BLOCK 136 LOT 7, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-05-3649



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 location was near any schools or churches and additionally, how close it was to the next nearest approved cannabis site. Mr. Landgraf confirmed it was 1500 feet away from a school, not near any churches and about 250 feet from the nearest approved cannabis site. The Chairman asked if there are other pending cannabis applicants in the vicinity of this location. Mr. Landgraf stated no but acknowledged that there are currently 12 operating cannabis business mostly located on the south end of the city. Mr. Glaum asked if the old Atlantic City Bar and Grille location was in operation yet as a retail cannabis business. Mr. Landgraf responded no. Mr. Beson asked for the total number of approved cannabis applicants and how many more are in process. Mr. Landgraf responded that there are currently 28 approved applications and another 12 being considered. Mr. Beson once again expressed his disapproval of the abundance of cannabis applications being considered and approved. Ms. Matik asked if the CRDA has approved other cannabis applicants without a parking option. Mr. Landgraf said almost all the approved sites have no parking. The Chairman asked if the applicant had prior experience in cannabis operations. Mr. Landgraf 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. Hanley and seconded by Mr. Sproule. Mr. Beson and Ms. Matik voted no. Resolution 25-21 was approved by a vote of 9-2.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM L.P.'S AWARD OF A CONTRACT TO EASTERN LIFT TRUCK CO., INC. FOR THE PURCHASE OF THREE FORKLIFTS FOR THE ATLANTIC CITY CONVENTION CENTER AND JIM WHELAN BOARDWALK HALL IN AN AMOUNT NOT TO EXCEED \$135,501

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. Plousis. Resolution 25-22 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING TOURISM MARKET EXPANSION PROJECT, APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$68,000



AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE JEWISH COMMUNITY CENTER OF ATLANTIC COUNTY TO SUPPORT THE 2025 ATLANTIC CITY MARATHON RACE SERIES

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. Ms. Genie Sperling, Assistant Director at the Jewish Community Center of Atlantic County, thanked the Authority for allowing them the financial opportunity to advertise their organization throughout the country, bring more people to their community and show Atlantic City in a wonderful light. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Sproule and seconded by Mr. Hanley. Resolution 25-23 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF COMPUTER HARDWARE AND ACCESSORIES IN AN AMOUNT NOT TO EXCEED \$89,765.65 FROM DELL MARKETING LP STATE CONTRACT CODE M0483

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. Sproule. Resolution 25-24 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF MICROSOFT 365 ENTERPRISE PRODUCTS AND ENTERPRISE ONLINE SERVICES IN AN AMOUNT NOT TO EXCEED \$86,100 FROM DELL MARKETING LP STATE CONTRACT CODE #T3121

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICE AGREEMENTS WITH PFM FINANCIAL ADVISORS LLC, PHOENIX ADVISORS, LLC AND ACACIA FINANCIAL GROUP TO PROVIDE FINANCIAL ADVISORY SERVICES ON AN AS-NEEDED BASIS



FROM MARCH 1, 2025 THROUGH FEBRUARY 28, 2026, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE-YEAR TERM

The resolution was read by title. Mr. Hanley recused. 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. Kathleen Marshall, Chief Financial Officer for the CRDA requested the original resolution be modified to reflect an option to renew for an additional one-year term. A new motion was made by Mr. Sproule and seconded by Mr. Cosner. Resolution 25-26 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 \$25,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A TOURISM/MARKETING GRANT TO THE ATLANTIC CITY SAINT PATRICK'S DAY PARADE COMMITTEE, INC. AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE SAINT PATRICK'S DAY COMMITTEE, INC. IN AN AMOUNT NOT TO EXCEED \$25,000 TO SUPPORT THE 2025 ATLANTIC CITY SAINT PATRICK'S DAY PARADE

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. Ms. Trish Mooney, a representative of the St. Patrick's Day Committee, thanked the board for their support. With the Authority's funding, they were able to invite back string bands from the South Philly and Avalon area for this year's parade. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Plousis. Resolution 25-27 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE CERTIFICATION OF THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL FOR THE PERIOD 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. Beson thanked Jerry Barnhart, Director of Special Improvement District Division and his staff for doing a great job in the City of 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. Cosner. Resolution 25-28 was approved by unanimous vote of the members.



PUBLIC COMMENT

NONE

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 2:51pm. A motion was made by Mr. Beson 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 February 18, 2025:

Michael Beson

MICHAEL BESON, SECRETARY