



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

**MINUTES – PUBLIC MEETING 25-03
MARCH 18, 2025**

PRESIDING: Chairman, Modia Butler

PRESENT: Paulina Banasiak O'Connor, Michael Beson, Christopher Brown for the DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Mary Jo Flaherty for the State Attorney General Matthew J. Platkin, Michael Hanley, Michael Laughlin, Brett Matik, William Mullen, James Plousis, Mayor Marty Small, Sr., William Sproule, Robert Tighue for the State Treasurer Elizabeth M. Muoio, Joseph Tyrrell

ABSENT: None

STAFF: Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Jerry Barnhart, Liza Barrick, Lisa Britt, Elizabeth Daley, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Karen Martin, Thomas Meehan, John Ostwald

**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 FEBRUARY 18, 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 February 18, 2025 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Tighue. Resolution 25-29 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 CONSTRUCTION OF A POLE-BARN GARAGE TO PROVIDE STORAGE ON THE SUBJECT PROPERTY LOCATED AT 2400 ATLANTIC AVENUE AND 8, 14, 16, 18, 20 S. GEORGIA AVENUE, BLOCK 164 LOTS 30-34 AND 36-37, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-12-3759



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. Mr. Tighue asked for the height of the pole-barn. Lance Landgraf, Director of Planning and Development responded twenty-four (24) feet to the center peak of the structure. 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. Mayor Small and Mr. Cosner voted no. Resolution 25-30 was approved by a vote of 12-2.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(d)(1) AND N.J.S.A. 40:55D-70(c) TO PERMIT THE CONSTRUCTION OF A THREE-STORY STRUCTURE WITH A COMMERCIAL USE ON THE FIRST FLOOR AND SINGLE-FAMILY RESIDENCE ON THE SECOND AND THIRD FLOORS ON THE SUBJECT PROPERTY LOCATED AT 215 SOUTH TENNESSEE AVENUE, BLOCK 54 LOT 27, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-01-3770

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 Chairman stated he understands developer Mark Callazzo has various projects moving forward but he is particularly interested in receiving updates pertaining to the Container Park Project when available. Mr. Landgraf responded that there has been much progress with the project and many new tenants are ready to occupy the spaces. 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 25-31 was approved by unanimous vote of the members.

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

RESOLUTION AUTHORIZING THE AUCTION OF SURPLUS ITEMS NO LONGER NEEDED FOR PUBLIC USE THROUGH GOVDEALS, INC.

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 25-32 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN APPLICATION FOR THE NEW JERSEY HISTORIC TRUST'S 2025 PRESERVE NEW JERSEY HISTORIC PRESERVATION MULTI PHASE GRANT FOR JIM WHELAN BOARDWALK HALL; APPROVING THE SET-ASIDE OF \$750,000 IN MATCHING FACILITIES CAPITAL FUNDS FROM THE 2025 CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET IN FURTHERANCE OF THE GRANT APPLICATION; AND AUTHORIZATION TO ENGAGE AS-NEEDED HISTORIC ARCHITECT AND STRUCTURAL ENGINEER TO PREPARE THE APPLICATION AND THE PRESERVATION PLAN UPDATES FOR AN AMOUNT NOT TO EXCEED \$135,035

The resolution was read by title. Mr. Tighue and Ms. Matik recused. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Ms. Flaherty asked if the Authority is matching funds at 50%. Thomas Meehan, Director of Project Implementation and Management 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 Ms. Flaherty. Resolution 25-33 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION NOT TO EXCEED \$3,000,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO SUPPORT THE TOURISM DISTRICT PUBLIC SAFETY PILOT PLAN FOR THE ONE-YEAR PERIOD BEGINNING APRIL 1, 2025 THROUGH MARCH 31, 2026

The resolution was read by title. Mayor Small Sr. recused. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. The Chairman provided his full support and provided members background information for what he felt has been a well-planned approach to the initiative on the part of CRDA Executive Director, Eric Scheffler. Mr. Beson asked if new officers will be hired for the pilot plan and what action would be taken concerning increased safety after the pilot plan expires. Mr. Scheffler stated that no new officers will be hired at this time, but rather existing officers will be assigned to additional policing hours. He added that helpful data will be accumulated over the next year under the pilot plan and based on that information, Atlantic City's administration and the Department of Community Affairs (DCA) will determine if the safety plan will be sustainable for the future. Mr. Brown added the importance of starting this safety plan as soon as possible with the existing ACPD officers and the current leadership in place while the data is being



collected. He assured the members that Mr. Scheffler along with the Atlantic City Chief of Police will ensure strong officer presence to be felt and seen throughout the city. Mr. Mullen supported Mr. Brown's comments. Mr. Tyrrell asked for more information regarding the officer deployment plan and asked if the collected data will be shared with the New Jersey State Police and the Attorney General's Office. Mr. Scheffler explained further the deployment plan for both peak and off seasons and confirmed the data would be communicated to both state entities. Mr. Tyrrell stated he'd like to see the final data results after the pilot plan ends; he then asked for the funding source for the requested 3 million dollars. Kathleen Marshall, CRDA's Chief Financial Officer responded the General Fund. The Chairman stated he understands the frustration of the 'perception' of public safety, but the data collected will help keep the purpose of the safety plan heading in the right direction. Hearing no further comments from the members, the Chair requested public comment. Resident Mike Lopez said he appreciates the effort being made by the Authority and Atlantic City to ensure a safer environment. Resident and small business owner, Robin Whitfield expressed her gratitude for the increased safety that she is already witnessing, particularly on the boardwalk. Boardwalk Hall General Manager, Jim McDonald thanked the Authority and the Mayor. He said he's very impressed with the police presence at Boardwalk Hall and tourists and event promoters are noticing a difference with the increased safety; this difference is helping to bring in more business. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Laughlin and seconded by Ms. Matik. Resolution 25-34 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE CREATION OF AN UMBRELLA PROGRAM UNDER WHICH THE AUTHORITY MAY APPROVE INDIVIDUAL FUNDING APPLICATIONS FOR ECONOMIC DEVELOPMENT PROJECTS IN 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 how the Authority will determine the type of applicants eligible for loans under this program and what will be the applicant's timeline to pay back the loan. Mr. Landgraf stated the funding would be considered for smaller projects under \$500,000. Capped funding parameters will be set, and applicants can come in at a predetermined annual window of time to apply for the funding, then go through a more streamlined approval process. The Authority will expect the loans to be paid back with interest within a five-to-ten-year period. Hearing no further comments from the members, the Chair requested public comment. Resident Rochelle Whitfield asked if the microloans would be considered for businesses utilizing a temporary retail space. Mr. Landgraf suggested Ms. Whitfield reach out to the CRDA to discuss her options. Hearing no further public



comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Ms. O'Connor. Resolution 25-35 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE BLOCKS 71, 73, 74, 76 AND 78 SOUTHEAST INLET 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. Mayor Small stated that, if approved, this expansion will allow an additional 136 units to be built for the K. Hovnanian Terraces at Absecon Inlet project. Mr. Beson inquired if there was already a developer for this expansion of the project. Mr. Landgraf explained that City Council would assign a developer upon 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. Beson and seconded by Mr. Plousis. Resolution 25-36 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AMENDMENT OF THE COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH ATLANTIC CITY ARTS FOUNDATION TO EXTEND THE GRANT TERM FOR AN ADDITIONAL ONE-YEAR PERIOD THROUGH APRIL 15, 2026

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 25-37 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO 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. Mayor Small asked the Board to support this resolution as it will help bring more public events and revenue to Atlantic City. Ms. Flaherty asked what type of airshow event the public should anticipate and, will utilizing Boardwalk Hall for indoor concerts be more reasonable and cost effective. Mr. Scheffler said there will be a different air boss who will be bringing a new type of air entertainment with additional events included with the air show. The Chairman explained to the members that with the approval of the requested



amendment to the budget, MeetAC will be responsible for negotiating contracts with event promoters for the air show and concerts. Mr. Beson asked Mr. McDonald if there are any extra concerts on the horizon beyond the current line-up of concerts at Boardwalk Hall. Mr. McDonald replied not currently. 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 25-38 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$125,000 AND AUTHORIZATION TO EXTEND THE COMMUNITY DEVELOPMENT GRANT AWARDED TO THE GROCERY STORE OPERATOR AT RENAISSANCE PLAZA FOR AN ADDITIONAL SIX-MONTH PERIOD ENDING SEPTEMBER 30, 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 Mr. Plousis. Resolution 25-39 was approved by unanimous vote of the members.

PUBLIC COMMENT

George Amiriantz from Chelsea Development, LLC and Atlantic City resident expressed his desire to see the Road Diet plan be completed. He offered his professional and financial views on the subject. Mayor Small reviewed the history of the Road Diet matter with Mr. Amiriantz and reminded him that the city cannot proceed with the road work until permitted by the federal government. Robin Whitfield expressed her gratitude for the funding she has already received from the Authority, however she felt the City's Administration requires better response methods for small business owners requesting grants. Steve Young, an advocate for housing districts and youth in Atlantic City, congratulated and thanked the Authority for doing well in supporting the community of Atlantic City. Rochelle Whitfield expressed her excitement to start her small business with the possible assistance of the Microloan Program.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12b (7)

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 Ms. O'Connor. Resolution 25-40 was approved by unanimous vote of the members.



ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:47pm. A motion was made by Ms. Matik and seconded by Mr. Beson.

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 March 18, 2025:

Michael Beson

MICHAEL BESON, SECRETARY