



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

**MINUTES – PUBLIC MEETING 25-04  
APRIL 15, 2025**

**PRESIDING:** Chairman, Modia Butler

**PRESENT:** Paulina Banasiak O'Connor, 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:** Michael Beson, Mayor Marty Small, Sr., William Sproule

**STAFF:** Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Lisa Britt, Elizabeth Daley, Kathryn Jones, Lance Landgraf, Karen Martin, Thomas Meehan, John Ostwald, John Tracy

**OTHER  
ATTENDEES:** Michael Eleneski, 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 MARCH 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 March 18, 2025 Board Meeting. A motion was made by Mr. Plousis and seconded by Mr. Cosner. Mr. Glaum abstained. Resolution 25-41 was approved by unanimous vote of the eligible 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 2608 PACIFIC AVENUE, BLOCK 35, LOT 19, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-02-3783**

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 25-42 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING BULK VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO PROVIDE A ROOFTOP DECK/ROOFTOP ACCESS ON THE EXISTING MIXED-USE BUILDING ON THE SUBJECT PROPERTY LOCATED AT 2611 & 2619 PACIFIC AVENUE, BLOCK 169 LOTS 7 AND 8, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-01-3779**

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 what type of structure was located behind the subject property. Lance Landgraf, Director of Planning and Development, stated it was a side-by-side residential home, and they have not publicly objected to the applicant's rooftop deck request. Mr. Mullen asked for the projected rental cost for the units in discussion. Mr. Landgraf stated an approximate market rate of two thousand dollars per month. 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. Plousis. Resolution 25-43 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 AUTHORIZING AN AMENDMENT TO THE TOURISM MARKET EXPANSION PROJECT, APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$190,000 FROM THE TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A GRANT AGREEMENT WITH CHICKEN BONE BEACH HISTORICAL FOUNDATION INC. IN AN AMOUNT NOT TO EXCEED \$190,000 FOR THE 2025 CHICKEN BONE BEACH JAZZ ON THE BEACH CONCERT 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. The Chairman expressed his full support for the legacy of the Chicken Bone Beach Historical Foundation. Hearing no further comments from the members, the Chair requested public comment. Mr. Dereck Longcrier, a representative from Chicken Bone Beach Historical Foundation, thanked the Authority for the continued support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Glaum



and seconded by Ms. O'Connor. Resolution 25-44 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE TOURISM MARKET EXPANSION PROJECT, APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$185,960 FROM THE TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A GRANT AGREEMENT WITH NATIONAL RHYTHM AND BLUES MUSIC SOCIETY INC. IN AN AMOUNT NOT TO EXCEED \$185,960 FOR THE 2025 FREE SUMMER CONCERTS AT GARDNER'S BASIN**

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. Mr. Stuart Bascombe, National R & B Music Society Board Trustee, thanked the Authority for the support that continues to help bring quality entertainment and tourism to Atlantic City. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. O'Connor and seconded by Mr. Tighue. Resolution 25-45 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN AMENDMENT OF THE TOURISM MARKET EXPANSION PROJECT, APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$240,900 FROM THE TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A GRANT AGREEMENT WITH CM FUNDING, LLC T/A TONY MART PRESENTS IN AN AMOUNT NOT TO EXCEED \$240,900 FOR THE 2025 MARDI GRAS AC SUMMER CONCERT 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. Mr. Mike Lopez, resident of Atlantic City, thanked the Authority and said the city needs to be event-driven to thrive and with the support of the CRDA that is possible each year. Tony Mart Promoter, Mr. Carmen Marotta, thanked the Authority for the continued support and expressed his gratefulness. He takes pride in Tony Mart bringing entertainment diversity to the public by focusing on music genres that appeal to age ranges of 30-60-year-olds. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. O'Connor and seconded by Mr. Tighue. Resolution 25-46 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM L.P.'S AWARD OF A SERVICE AGREEMENT TO TITAN SHORING & CONSTRUCTION, LLC FOR CONCRETE SERVICES ON AN AS-NEEDED BASIS AT JIM WHELAN BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) IN AN AMOUNT NOT TO EXCEED \$250,000 FOR THE ONE-YEAR PERIOD BEGINNING MAY 1, 2025 AND ENDING APRIL 30, 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. Plousis and seconded by Mr. Cosner. Resolution 25-47 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER AN AGREEMENT WITH THE HISTORIC ORGAN RESTORATION COMMITTEE AT JIM WHELAN BOARDWALK HALL TO FUND THE RESTORATION REPAIR WORK ON THE MIDMER-LOSH AND KIMBALL PIPE ORGANS UTILIZING THE ANNUAL CONVENTION CENTER DIVISION FACILITY CAPITAL BUDGET IN AN AMOUNT NOT TO EXCEED \$240,000**

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 CRDA owned the organ. Thomas Meehan, Director of Project Implementation and Management, stated that the Authority is steward of the building but does not own the organ. General Counsel, Sharon Dickerson, clarified that the Atlantic County Improvement Authority owns East Hall where the organ resides, and the CRDA owns the West Hall. Hearing no further comments from the members, the Chair requested public comment. Mr. Stuart Bascombe, Historic Organ Restoration Committee Board Trustee, once again thanked the Authority for the support of such a marvelous national treasure of an instrument and encouraged the board for their continued support in the future. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Laughlin and seconded by Ms. O'Connor. Resolution 25-48 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF COMMUVault BACKUP SERVICES FROM CDW-G IN AN AMOUNT NOT TO EXCEED \$58,704 UNDER 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 Ms. Matik and seconded by Mr. Plousis. Resolution 25-49 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF AN OOMNITZA SOFTWARE SERVICES RENEWAL FROM INSIGHT PUBLIC SECTOR IN AN AMOUNT NOT TO EXCEED \$53,142 UNDER 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. Tyrrell and seconded by Mr. Plousis. Resolution 25-50 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$308,200 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AWARDING A COMMUNITY DEVELOPMENT GRANT IN AN AMOUNT NOT TO EXCEED \$308,200 TO COMMUNITIES REVOLUTIONIZING OPEN PUBLIC SPACE (C.R.O.P.S.) TO SUPPORT ITS ATLANTIC CITY FOOD SECURITY PLAN: INSTALL A FOOD SYSTEM II**

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. Mr. Mike Krawitz, Atlantic City resident, felt the Authority's funding could be better utilized towards other needs within the Atlantic City Tourism District instead of fresh farming. Ms. Maisha Moore, Deputy Executive Director, explained that Communities Revolutionizing Open Public Space (C.R.O.P.S) has partnerships with the Atlantic City school board and other organizations to address food insecurity within Atlantic City and that this program has been effective and beneficial to the city. Ms. Alicia Newcomb, Executive Director of C.R.O.P.S. offered last year's funding report and a map to Atlantic City farming and garden locations to show the positive impact fresh farming is having on the city's food insecurities and the hospitality and tourism industry. The Chairman spoke of long-standing food insecurities in Atlantic City that the Authority has addressed each year and stated that C.R.O.P.S. is clearly a part of the solution; the CRDA will continue to support them. He said the Authority has had robust conversations with the applicant and



complete transparency in making the decision to give a grant to C.R.O.P.S. He commended the hard work and commitment of CRDA staff and C.R.O.P.S. to make this grant possible. Ms. Robin Whitfield, Atlantic City resident, feels that although it's important to teach residents about fresh farming, there still needs to be more affordable food readily available to the public and for that to happen, small grocery stores need more funding. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. O'Connor and seconded by Mr. Tyrrell. Resolution 25-51 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AMENDMENT TO THE GRANT AGREEMENT WITH ATLANTICARE FOR THE SAFE BEGINNINGS INITIATIVE TO EXTEND THE TERM OF THE GRANT FOR AN ADDITIONAL EIGHT-MONTH PERIOD THROUGH DECEMBER 31, 2025**

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. Hanley and seconded by Mr. Tyrrell. Resolution 25-52 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 \$100,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDED A TOURISM, MARKETING & SPECIAL EVENTS GRANT TO NEW JERSEY PERFORMING ARTS CENTER; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A PUBLIC PRIVATE PARTNERSHIP AGREEMENT WITH NEW JERSEY PERFORMING ARTS CENTER IN AN AMOUNT NOT TO EXCEED \$100,000 TO SUPPORT THE NORTH TO SHORE NJ ARTS AND INNOVATION FESTIVAL YEAR-ROUND ARTS EDUCATION IN ATLANTIC CITY**

The resolution was read by title. Mr. Tighue and Mr. Plousis 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. Mr. Mike Lopez, member of the New Jersey Performing Arts Center, thanked the Board for supporting the North to Shore NJ Arts and Innovation Festival. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Laughlin and seconded by Mr. Tyrrell. Resolution 25-53 was approved by unanimous vote of the eligible members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDED RESOLUTION 24-22 TO CHANGE THE NAME OF THE CANNABIS OPERATOR FROM CHELSEA BEACH BUDS, LLC TO CHELSEA BEACH BUDS BY BRIDGE CITY COLLECTIVE LLC AT THE SUBJECT PROPERTY LOCATED AT 2311-2315 ATLANTIC AVENUE, BLOCK 280 LOTS 44 AND 45, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-03-3420**

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. Tighue and seconded by Mr. Cosner. Resolution 25-54 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED THREE (3) PROFESSIONAL SERVICES AGREEMENTS TO H2M ARCHITECTS AND ENGINEERS, INC., PAULUS, SOKOLOWSKI AND SARTOR ENGINEERING, PC AND SETTEMBRINO ARCHITECTS FOR ARCHITECTURAL SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$500,000 FOR THE TWO-YEAR PERIOD MAY 1, 2025 THROUGH APRIL 30, 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. Cosner and seconded by Mr. Tyrrell. Resolution 25-55 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF TWO (2) AS-NEEDED CONTRACTS FOR PLUMBING SERVICES TO FALASCA MECHANICAL, INC. AND JJM PLUMBING COMPANY IN AN AGGREGATE AMOUNT NOT TO EXCEED \$400,000 FOR THE TWO-YEAR PERIOD BEGINNING MAY 1, 2025 AND ENDING APRIL 30, 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. Cosner and seconded by Mr. Plousis. Resolution 25-56 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING CONTRACTS TO KHS&S CONTRACTOR INC., MASSETT BUILDING  
COMPANY, AND TN WARD COMPANY FOR AS-NEEDED GENERAL CONTRACTOR  
SERVICES FOR ON-GOING CONSTRUCTION PROJECTS ON PROPERTY OWNED  
OR MAINTAINED BY THE AUTHORITY IN AN AGGREGATE AMOUNT NOT TO  
EXCEED \$10,000,000 FOR THE TWO-YEAR PERIOD BEGINNING MAY 1, 2025  
THROUGH APRIL 30, 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 Ms. O'Connor and seconded by Mr. Tyrrell. Resolution 25-57 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING GLOBAL SPECTRUM L.P.'S REQUEST TO INCREASE THE CURRENT  
AS-NEEDED ARCHITECT CONTRACT CAP BY \$500,000 FOR A TOTAL CONTRACT  
CAP NOT TO EXCEED \$1,000,000 TO COVER THE CONTRACT WITH NETTA  
ARCHITECTS FOR THE FIRE CODE CORRECTIONS PLAN RESOLUTION**

The resolution was read by title. Chairman Butler 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. Hanley and seconded by Mr. Plousis. Resolution 25-58 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING MEETAC INC., AT ITS SOLE COST AND EXPENSE, TO LEASE AND  
RENOVATE THE VISITOR'S CENTER SPACE AT JIM WHELAN BOARDWALK HALL  
AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A  
LEASE AGREEMENT FOR A FIVE (5) YEAR TERM BEGINNING APRIL 15, 2025  
THROUGH APRIL 14, 2030, WITH AN OPTION TO RENEW FOR TWO (2)  
ADDITIONAL FIVE-YEAR TERMS**

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 Visitors Center will remain in its current location once the Authority marketing department is consolidated at MeetAC. Ms. Dickerson confirmed that the Visitor Center and its staff will remain at Jim Whelan Boardwalk Hall. 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 Ms. O'Connor and seconded by Mr. Tighue. Resolution 25-59 was approved by unanimous vote of the members.

### **PUBLIC COMMENT**

Rochelle Whitfield expressed her desire to continue the family tradition of being a small business owner in Atlantic City and shared her new business ideas with the Board. She also expressed the difficulty of securing grants or loans as a low-income resident and asked the Authority to consider making access to funds more accommodating to the low-income residents who want to live and work in Atlantic City. Alicia Newcomb informed Rochelle Whitfield that the Atlantic City Library is offering a Proposal Writing Workshop for grants and possibly for loans. Robin Whitfield is looking forward to opening a for-profit farmers market in Atlantic City and hopes she can successfully secure a microloan through the CRDA. Mike Krawitz stated his displeasure with the current condition of the Tourism District. Kwabena Thomas asked if state funding is available to be reallocated to development corporations to revitalize Atlantic City. He also expressed concern about the lack of security at Best of Life Park Senior Apartments in Atlantic City. The Board offered to provide referrals and assistance to Mr. Thomas once the meeting adjourned.

### **ADJOURNMENT**

The Chair requested a motion to adjourn the meeting at 3:10pm. A motion was made by Mr. Tyrrell and seconded by Mr. Cosner.

### **CERTIFICATION**

I, SHARON D. DICKERSON, Assistant 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 April 15, 2025:

*Sharon D. Dickerson*  

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SHARON D. DICKERSON, ASSISTANT SECRETARY