



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

**MINUTES – PUBLIC MEETING 25-05
MAY 20, 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, Brett Matik, William Mullen, Robert Tighue for the State Treasurer Elizabeth M. Muoio, Joseph Tyrrell

ABSENT: James Plousis, Mayor Marty Small, Sr., William Sproule

STAFF: Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Liza Barrick, Laura Berrios, Lisa Britt, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Karen Martin, Thomas Meehan, Glenn Monroe, 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 APRIL 15, 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 April 15, 2025 Board Meeting. A motion was made by Mr. Cosner and seconded by Mr. Tighue. Mr. Beson abstained. Resolution 25-60 was approved by unanimous vote of the eligible members.

LAND USE REGULATION & ENFORCEMENT

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL TO PERMIT
THE OPERATION OF A CLASS 5 CANNABIS DISPENSARY FOR THE SALE OF
ADULT USE RECREATIONAL CANNABIS AT THE SUBJECT PROPERTY LOCATED
AT 1536 ATLANTIC AVENUE, BLOCK 151 LOT 3, IN THE CITY OF ATLANTIC CITY
UNDER APPLICATION #2024-03-3620**



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, churches, residences and how many similar businesses were in the area. Lance Landgraf, Director of Planning and Development, stated it was approximately 800 feet from a community college, 650 feet from a church, 315 feet from the AtlantiCare HealthPlex and 730 feet from a recreational park. The site is zero feet from residences as they are mixed throughout all commercial zones in that area and the site is less than 200 feet from the nearest approved cannabis site. There are 42 total approved applications for cannabis use. Mr. Beson asked how many of the 42 businesses were operating. Mr. Landgraf stated 12 of the 42 approved applicants are operating businesses. Mr. Brown stated that with the help of the Authority, the DCA has been working towards a resolution concerning the quantity of approved applications and asked Mr. Landgraf to give the members an update. Mr. Landgraf confirmed that staff is working with outside counsel to find ways to encourage more efficient use of cannabis in the city. Staff is working on adjusting the current Authority regulations and adding new buffers to the to the Cannabis regulations. The staff is hopeful that the revised regulations will be in place by the end of the summer. Mr. Hanley asked if the potential limitations (under the new regulations) would apply to previously approved applicants. Mr. Landgraf responded no, only future applicants. Mr. Tyrrell asked if there was indoor consumption use for this class 5 cannabis dispensary site. Mr. Landgraf said no, the applicant did not submit that request. 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. Cosner. Mr. Beson and Ms. Matik voted no. Mr. Glaum abstained. Resolution 25-61 was approved by a vote of 9-2 of the eligible members.

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

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AUTHORIZING THE PROCUREMENT OF TWO (2) XL F250 SRW 4X4 SUPER DUTY
TRUCKS FROM GENTILINI FORD IN AN AMOUNT NOT TO EXCEED \$99,780 FOR
USE IN THE SID DIVISION**

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 25-62 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AUTHORIZING THE PROCUREMENT OF ONE (1) XL F350 SRW 4X4 SUPER DUTY
TRUCK FROM CHASS WINNER INC., D/B/A WINNER FORD IN AN AMOUNT NOT TO
EXCEED \$55,090 FOR USE IN THE SID DIVISION**

The resolution was read by title. Mr. Brown recused. 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 vehicle was being purchased at a full or reduced price. Laura Berrios, Senior Project Development Officer of the Special Improvement District Division stated the vehicle went out for bids and the final cost was well within the \$60,000 budget established for this expense. Ms. O'Connor asked if electric vehicles were an option. Ms. Berrios stated the SID Division has had electric vehicles in the past, but they were difficult to maintain and costly to repair. 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. Glaum. Resolution 25-63 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AMENDING TOURISM MARKET EXPANSION PROJECT, APPROVING A
SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$30,000
AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A
GRANT AGREEMENT WITH THE HISPANIC ASSOCIATION OF ATLANTIC COUNTY
IN AN AMOUNT NOT TO EXCEED \$30,000 FOR THE 2025 ATLANTIC CITY LATINO
FESTIVAL**

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. Bert Lopez, President of the Hispanic Association of Atlantic County thanked the members for their full support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tighue and seconded by Mr. Beson. Resolution 25-64 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 \$25,000
FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND
AUTHORIZING THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT
WITH THE JOHN R. ELLIOTT FOUNDATION IN SUPPORT OF THE 2025 HERO
CAMPAIGN SAFE RIDE MOCKTAIL CONTEST**



The resolution was read by title. Ms. Matik and Mr. Tyrrell 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. Bill Elliott, Founder of the John R. Elliott HERO Campaign, thanked the Authority and the board members for their continued support of his campaign to ensure safe and sober driving. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Glaum. Resolution 25-65 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO ESTABLISH A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$205,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AWARDING A COMMUNITY DEVELOPMENT GRANT TO IDEAL INSTITUTE OF TECHNOLOGY FOR THE COMMUNITY CO-OP AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A COMMUNITY DEVELOPMENT GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$205,000 TO SUPPORT A COMPREHENSIVE, COMMUNITY-DRIVEN, INITIATIVE TO TACKLE FOOD INSECURITY, WORKFORCE DEVELOPMENT AND SMALL BUSINESS EMPOWERMENT 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. Matik asked for more information about the budget. Maisha Moore, Deputy Executive Director, turned the question over to the founder of the organization to respond. Mr. Ren Parikh, Founder of the Ideal Institute of Technology, stated that the overall budget is \$4 million dollars. Most funding comes from other sources such as the Economic Development Administration (EDA) and the Workforce Development Board for the purchase of the new location, overall operations and partial training costs. If approved, the CRDA grant would be applied to the remaining balance of their \$400,000 training budget. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Hanley. Resolution 25-66 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING PROFESSIONAL SERVICE AGREEMENTS TO ACER ASSOCIATES, LLC AND TTI ENVIRONMENTAL, LLC FOR ENVIRONMENTAL CONSULTING SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$100,000 FOR THE PERIOD JUNE 15, 2025 THROUGH JUNE 14, 2026, WITH AN OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR TERM

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 25-67 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING PROFESSIONAL SERVICE AGREEMENTS TO ADAMS REHMAN & HEGGAN ASSOCIATES, ENVIRONMENTAL RESOLUTIONS INC. AND H2M ASSOCIATES, INC. FOR ENGINEERING & PLANNING CONSULTING SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$500,000 FOR THE PERIOD JUNE 15, 2025 THROUGH JUNE 14, 2026, WITH AN OPTION TO RENEW FOR ONE 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 Ms. Matik. Resolution 25-68 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PROJECT APPROVAL FOR THE CRDA MICROLOAN PROGRAM FOR ECONOMIC DEVELOPMENT PROJECTS IN ATLANTIC CITY; APPROVAL OF A FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$2 MILLION FOR THE INITIAL PROGRAM PERIOD OF JULY 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 feels this is a great opportunity to spur redevelopment in the community and appreciates the effort put into making this program possible. 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. Matik. Resolution 25-69 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO AUCTION THE AUTHORITY-OWNED SURPLUS PROPERTY LOCATED AT 2405 PACIFIC AVENUE, BLOCK 164 LOT 63, UTILIZING THE AS-NEEDED AUCTIONEER; AND APPROVING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH THE HIGHEST BIDDER, IF THE BID RECEIVED IS WITHIN THE CURRENT APPRAISED MARKET VALUE



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 for the zoning description of the building. Mr. Landgraf responded that the zoning is for mixed use; commercial or commercial-residential. Hearing no further comments from the members, the Chair requested public comment. Atlantic City resident, Mr. Michael Krawitz, asked for the initial property cost. Loreta Acevedo, Senior Project Officer of Planning and Development, responded \$1.25 million dollars. Mr. Krawitz asked why the Authority is only seeking \$300,000 for it. Ms. Acevedo said the market dictates the value of the property. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Ms. Matik. Resolution 25-70 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Beson expressed pleasure and gratefulness for the great work done by the entire board, the CRDA staff and VisitAC to bring entertainment such as the band The Who and other big entertainers to Jim Whelan Boardwalk Hall; he feels this will be extremely beneficial to the city's economy. Atlantic City resident, Mike Krawitz, had several questions concerning the CRDA's overall allocation of funds. He believes Atlantic City is in economic decline. He would like to see the Authority allocate more funding towards revitalization and redevelopment rather than grants for non-profit organizations. The Chairman stated that the members have heard his questions and will work on answering them after the members have had time to review and discuss. The Chairman added that the CRDA staff and board members are always driven and highly focused on helping Atlantic City become a revitalized and economically sound city. Executive Director, Eric Scheffler, stated that it is the Authority's goal to do good things for the city through funding organizations and projects that will benefit the community. He thanked Mr. Krawitz for his questions and opinion. Ms. Matik informed Mr. Krawitz that no organization, non-profit or otherwise receive funding from the Authority unless they meet all the stringent requirements set by the Authority. Tim Boland, a representative for AC Boardwalk Tram Tours, said the tram tours make tourist stops all seven days a week along the boardwalk. He makes sure one of the stops is at Jim Whelan Boardwalk Hall Museum. He noticed the museum is not open on weekends and suggests that be reconsidered. He feels the city would benefit by having it open on weekends. Mr. Scheffler thanked him for his suggestion and said he would share it with property management of Boardwalk Hall.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:02pm. A motion was made by Mr. Beson and seconded by Mr. Glaum.



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 May 20, 2025:

Michael Beson

MICHAEL BESON, SECRETARY