



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

**MINUTES – PUBLIC MEETING 25-06
JUNE 17, 2025**

PRESIDING: Chairman, Modia Butler

PRESENT: Christopher Brown for the DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Ryan Feeney for the State Treasurer Elizabeth M. Muoio, Christopher Glaum for the State Attorney General Matthew J. Platkin, Michael Hanley, Michael Laughlin, Brett Matik, James Plousis, William Sproule

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

STAFF: Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Liza Barrick, Lisa Britt, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, 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. 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 MAY 20, 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 May 20, 2025 Board Meeting. A motion was made by Mr. Plousis and seconded by Ms. Matik. Resolution 25-71 was approved 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 111 N. INDIANA AVENUE, BLOCK
328, LOT 13, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-04-3817**

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. Glaum and seconded by Ms. Matik. Resolution 25-72 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH BULK VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO CONSTRUCT FAÇADE IMPROVEMENTS ON THE EXISTING BUILDING ON THE SUBJECT PROPERTY LOCATED AT 2712-2714 ATLANTIC AVENUE, BLOCK 174 LOTS 3, 4 AND 8, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-04-3813

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. Laughlin. Resolution 25-73 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 GRANTING PROJECT APPROVAL; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ALL NECESSARY AGREEMENTS INCLUDING: (1) MEMORANDUM OF UNDERSTANDING(S) WITH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY TO ACCEPT FUNDS TO PURCHASE THE LEASEHOLD INTEREST AND IMPROVEMENTS FROM RENAISSANCE PLAZA SHOPPING CENTER LLC AKA ASHKENAZY ACQUISITION CORPORATION AND TO FUND NECESSARY DESIGN AND CONSTRUCTION PHASE SERVICES UPON THE CLOSING OF THE ACQUISITION; (2) NEGOTIATE: PURCHASE AND SALE AGREEMENT WITH RENAISSANCE PLAZA SHOPPING CENTER LLC TO ACQUIRE THE LEASEHOLD INTEREST AND IMPROVEMENTS; AND APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$75,200 FOR APPRAISAL, TITLE AND ENVIRONMENTAL SERVICES IN FURTHERANCE OF THE RENAISSANCE PLAZA REVITALIZATION PROJECT

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 that this project shows the commitment of the Authority, the Atlantic City Administration and the Governor's Administration to bring a full-service, quality supermarket to downtown 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. Hanley and seconded by Mr. Sproule. Resolution 25-74 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 \$300,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING A COMMUNITY DEVELOPMENT GRANT TO ATLANTIC CAPE COMMUNITY COLLEGE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CAPE COMMUNITY COLLEGE TO SUPPORT THE ATLANTIC CITY WORKS PHASE 4 PROGRAM IN AN AMOUNT NOT TO EXCEED \$300,000

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. Plousis asked who would benefit from this grant. John Tracy, the Executive Department's Community Development Project Officer, said this grant would assist Atlantic City residents and people who are employed within the 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. Cosner and seconded by Mr. Sproule. Resolution 25-75 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 \$300,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING A GOVERNMENT GRANT TO THE CITY OF ATLANTIC CITY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GOVERNMENT GRANT AGREEMENT WITH THE CITY OF ATLANTIC CITY TO FUND PROGRAMMING WITHIN THE DEPARTMENT OF HEALTH & HUMAN SERVICES IN THE AREAS OF YOUTH, SENIOR AND MULTI-CULTURAL SERVICES FOR THE ONE-YEAR PERIOD JUNE 21, 2025 THROUGH JUNE 20, 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. Mr. Hanley commented that this is an extraordinary list of activities that greatly help Atlantic City residents, and he commended the CRDA staff for their work to bring it forward. 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. Matik and seconded by Mr. Hanley. Resolution 25-76 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$30,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO THE JEWISH FAMILY SERVICES OF ATLANTIC COUNTY; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH JEWISH FAMILY SERVICES OF ATLANTIC COUNTY TO SUPPORT THE TRAVELERS ASSISTANCE PROGRAM TO AID IN THE RELOCATION AND TRANSPORTATION ASSISTANCE SERVICES OF THE HOMELESS POPULATION IN ATLANTIC CITY IN AN AMOUNT NOT TO EXCEED \$30,000

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. 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 Ms. Matik. Resolution 25-77 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO ESTABLISH A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$300,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AWARDING A COMMUNITY DEVELOPMENT GRANT TO NAN NEWARK TECH WORLD FOR THE NAN TECH WORLD ATLANTIC CITY PROGRAM AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A COMMUNITY DEVELOPMENT GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$300,000 TO SUPPORT A SKILL BUILDING, HANDS-ON JOB EXPERIENCE PROGRAM DURING THE SUMMER AND FALL OF 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. Ms. Matik asked if this applicant had a different name at last year's board approval. Maisha Moore, Deputy Executive Director said yes, the program was previously called "Leaders in Training". Ms. Matik thanked her for the clarification. The Chairman asked when the Authority began funding this project. Ms. Moore stated in the year 2021. Hearing no further comments from the members, the Chair requested public comment. Atlantic City resident, Ms. Robin Whitfield asked what NAN stood for in the applicant's business name. Ms. Moore stated, "National Action Network". Councilman Kaleem Shabazz said this program speaks directly to the youth of Atlantic City and aids with the skills they need. He has seen firsthand the positive impact it has had. He thanked the members and asked them to please continue to support the program.



Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Sproule and seconded by Mr. Glaum. Resolution 25-78 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING PROVIDING CONSENT TO THE BOARDWALK ROTUNDA
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. 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 25-79 was approved by unanimous vote of the members.

PUBLIC COMMENT

NONE

EXECUTIVE SESSION

**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. Plousis and seconded by Ms. Matik. Resolution 25-80 was approved by unanimous vote of the members.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 2:40pm. A motion was made by Mr. Cosner and seconded by Ms. Matik.

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 June 17, 2025:

Sharon D. Dickerson

SHARON D. DICKERSON, ASSISTANT SECRETARY