



BOARD MEETING AGENDA

October 21, 2025

2:00 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. OPENING STATEMENT and ROLL CALL – Lisa Britt**
- IV. RATIFICATION of the MINUTES of the September 16, 2025 Board Meeting**
- V. PROPOSED ACTION ITEMS**

LAND USE REGULATION & ENFORCEMENT

- 1. RUKIA CHOUDHURY – 1 S. TEXAS AVENUE – 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 1 S. TEXAS AVENUE, BLOCK 167, LOT 1, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-08-3885**
- 2. 145-147 S SOUTH CAROLINA AVE LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN AND MINOR SUBDIVISION APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO PERMIT THE CONSTRUCTION OF THREE SINGLE-FAMILY ATTACHED TOWNHOUSES LOCATED ON THREE SEPARATE SUBDIVIDED LOTS ON THE SUBJECT PROPERTY LOCATED AT 145-147 S. SOUTH CAROLINA AVENUE, BLOCK 57 LOTS 7 AND 8, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-07-3866**
- 3. HALO HOMES NJ INC. – 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 7 N. GEORGIA AVENUE, BLOCK 280, LOT 51, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-08-3884**

Items listed below have been reviewed and recommended by Committee for Board approval.

- 1. ATLANTIC CITY BALLET – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$10,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO ATLANTIC CITY BALLET AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CITY BALLET IN AN AMOUNT NOT TO EXCEED \$10,000 TO SUPPORT THEIR FALL 2025 AND SPRING 2026 PERFORMANCES**
- 2. TOURISM MARKET EXPANSION PROJECT (2025 SUSTAINABLE HEALTH & WELLNESS VILLAGE FESTIVAL) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING TOURISM MARKET EXPANSION PROJECT, APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$45,000 AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH CARESPARC COMMUNITY CONNECTIONS INC. TO SUPPORT THE 2025 SUSTAINABLE HEALTH & WELLNESS VILLAGE FESTIVAL**
- 3. FISCAL YEAR 2026 LEGISLATIVE GRANT – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO MAKE APPLICATION AND**

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401
BOARD MEETING AGENDA
Page 2

ENTER INTO ONE OR MORE GRANT AGREEMENTS OR OTHER DOCUMENTS WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS TO ACCEPT THE TERMS AND CONDITIONS OF THE USE OF THE FY26 LEGISLATIVE GRANT IN THE AMOUNT OF \$5,000,000 ALLOCATED TO THE AUTHORITY FOR THE PURPOSE OF EVENT ATTRACTION TO PROMOTE TOURISM IN THE ATLANTIC CITY TOURISM DISTRICT

- 4. PUBLIC PRIVATE MARKETING AGREEMENT – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO AMEND THE EXISTING PUBLIC-PRIVATE SALES AND MARKETING SERVICES AGREEMENT WITH MEET AC, INC. TO PERMIT THE CRDA TO FUND MEET AC THROUGH MARKETING-SPECIFIC FUNDING SOURCES SUCH AS SPORTS WAGERING TAXES AND PROMOTIONAL FEES AS WELL AS LUXURY TAXES**
- 5. RETAIL DEVELOPMENT OUTREACH CONSULTANT SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING REJECTING ALL PROPOSALS RECEIVED FOR RETAIL DEVELOPMENT OUTREACH CONSULTANT SERVICES**
- 6. SCOUTING AMERICA JERSEY SHORE COUNSEL, AC EMPOWERMENT INITIATIVE – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$15,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE JERSEY SHORE COUNCIL, INC. BOY SCOUTS OF AMERICA IN AN AMOUNT NOT TO EXCEED \$15,000 TO SUPPORT THE EXPANSION OF THEIR YOUTH DEVELOPMENT PROGRAMS IN ATLANTIC CITY**
- 7. PIN THE CITY WRESTLING – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$15,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH PIN THE CITY WRESTLING INCORPORATED IN AN AMOUNT NOT TO EXCEED \$15,000 TO SUPPORT THEIR YOUTH TRAVEL WRESTLING TEAM**
- 8. ENERGY SAVINGS IMPROVEMENT PROJECT LED LIGHTING – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (“CRDA”) APPROVING A \$303,344 INCREASE TO THE FUND RESERVATION FOR THE CRDA’S ENERGY SAVINGS IMPROVEMENT PROJECT (“ESIP”) FOR A TOTAL NOT TO EXCEED AMOUNT OF \$77,303,445 TO COVER THE ADDITIONAL COST ASSOCIATED WITH LED LIGHTING CONVERSION AT THE WAVE GARAGE AND CRDA OFFICES**
- 9. ATLANTIC LOFTS PROJECT – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE ATLANTIC LOFTS PROJECT LOCATED AT 1 SOUTH NEW YORK AVENUE**
- 10. CRDA-OWNED PROPERTY (BLOCK 74 LOTS 27 & 35) IN THE SOUTHEAST INLET REDEVELOPMENT PLAN – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO PURCHASE AND SALE AGREEMENT(S) AND ALL OTHER RELATED DOCUMENTS TO EFFECTUATE THE TRANSFER OF BLOCK 74, LOTS 27 AND 35 TO A DESIGNATED DEVELOPER(S) FOR THE APPROVED SOUTHEAST INLET REDEVELOPMENT PLAN**
- 11. 2024 AUDITED FINANCIAL STATEMENTS – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE 2024 AUDITED FINANCIAL STATEMENTS SUBMITTED**

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401
BOARD MEETING AGENDA
Page 3

BY MERCADIEN P.C. AND AUTHORIZING SUBMISSION OF THE AUDIT TO THE GOVERNOR, STATE TREASURER AND THE LEGISLATURE

- 12. INTERIM AGREEMENT FOR OPERATION & MANAGEMENT OF CENTRAL UTILITY PLANT AT THE ATLANTIC CITY CONVENTION CENTER** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (“CRDA”) APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN INTERIM SERVICE AGREEMENT WITH THERMAL ENERGY LIMITED PARTNERSHIP 1 (TELP1) TO PROVIDE OPERATIONS AND MAINTENANCE SERVICES ON A TIME AND MATERIAL BASIS FOR THE NEW CENTRAL UTILITY PLAN AT THE ATLANTIC CITY CONVENTION CENTER
- 13. CORRIDOR NEIGHBORHOOD STRATEGY AREA** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY IDENTIFYING RENAISSANCE PLAZA AS AN AREA IN NEED OF REDEVELOPMENT AND AMENDING THE CORRIDOR NEIGHBORHOOD STRATEGY AREA BY EXPANDING IT TO INCLUDE THE RENAISSANCE PLAZA SITE AT BLOCK 292, LOT 1 AND BLOCK 291, LOTS 6, 7, 18, 20, 21 AND 22 BOUNDED BY ARTIC AVENUE, MT. VERNON AVENUE, ATLANTIC AVENUE AND NEW YORK AVENUE, THEREBY ALLOWING THE AUTHORITY TO USE CERTAIN FUNDING SOURCES DESIGNATED FOR USE IN THE CORRIDOR AREA TO MAINTAIN, UPGRADE AND IMPROVE THE CURRENT BUILDINGS AND SURROUNDING IMPROVEMENTS OF THE PLAZA
- 14. RENAISSANCE PLAZA OPERATION & MAINTENANCE FUNDS** - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$206,442 FOR OPERATING AND MAINTENANCE EXPENSES AND PREPARATION OF A WRAP; AND AUTHORIZATION TO RECEIVE RENT PAYMENTS FROM CURRENT AND FUTURE TENANTS ALL IN FURTHERANCE OF THE RENAISSANCE PLAZA REVITALIZATION PROJECT
- 15. 2405 PACIFIC AVENUE (FORMER DELILAH’S DEN)** - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE HIGHEST AUCTION BID OF \$175,000 FOR THE AUTHORITY-OWNED SURPLUS PROPERTY LOCATED AT 2405 PACIFIC AVENUE, BLOCK 164 LOT 63, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH THE HIGHEST BIDDER

PUBLIC COMMENT

EXECUTIVE SESSION

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

ACTIONS COMING OUT OF EXECUTIVE SESSION

ADJOURNMENT
