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

MINUTES – PUBLIC MEETING 25-09
SEPTEMBER 16, 2025

PRESIDING:	Chairman, Modia Butler
PRESENT:	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, James Plousis, Mayor Marty Small, Sr., William Sproule, Robert Tighue for the State Treasurer Elizabeth M. Muoio, Joseph Tyrrell
ABSENT:	Paulina Banasiak O'Connor
STAFF:	Eric Scheffler, Maisha Moore, Kathleen Marshall, Jerry Barnhart, Liza Barrick, Lisa Britt, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Heidi Manning, Thomas Meehan, John Ostwald
OTHER ATTENDEES:	Jessica O'Connor, 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 JULY 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 July 15, 2025 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Plousis. Mr. Hanley abstained. Resolution 25-109 was approved by unanimous vote of the eligible members.

REMEMBRANCE OF ATLANTIC COUNTY COMMISSIONER ERNEST D. COURSEY, SR.

Chairman Butler acknowledged Resolution 25-110 in remembrance of Atlantic County Commissioner Ernest D. Coursey, Sr. upon his passing on August 5, 2025.

LAND USE REGULATION & ENFORCEMENT

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 RENOVATE THE EXISTING

STRUCTURE FOR RETAIL, OFFICE, AND RESIDENTIAL USES ON THE SUBJECT PROPERTY LOCATED AT 14 S. TENNESSEE AVENUE, BLOCK 147 LOT 4, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-07-3862

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 25-111 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL TO RENOVATE THE EXISTING THREE-STORY HISTORIC STRUCTURE AS NINE RESIDENTIAL UNITS ON THE SUBJECT PROPERTY LOCATED AT 20 S. TENNESSEE AVENUE, BLOCK 147 LOT 3, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-07-3863

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 25-112 was approved by unanimous vote of the members.

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 OPERATION OF A CLASS 5 CANNABIS DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS ON THE SUBJECT PROPERTY LOCATED AT 1714 ATLANTIC AVENUE, BLOCK 156 LOT 8, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-07-3662

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. Tighue asked what is located on the first floor of the site. Lance Landgraf, Director of Planning and Development stated there is a deli utilizing the first floor. The Chairman asked the definition of a micro dispensary. Mr. Landgraf said “micro” indicates the regulated amount of cannabis a small business owner can sell in a month and added that most of the cannabis locations in the city have been approved as Class 5 micro dispensaries. Mr. Glaum asked if there are other cannabis locations near to this site. Mr. Landgraf stated one location is within three to four blocks. Mr. Beson asked if the site is near any schools or churches and he asked for the total approved cannabis sites to date. Mr. Landgraf responded that this location is not near schools or churches and if approved, today's application would be number 42. Mr. Beson shared his concern for the fact that some cannabis business owners are not thriving. He feels this will create many empty, unoccupied buildings again. Mayor Small said the city won't be responsible for stopping an applicant from an opportunity to try to make their business successful. Approval does not mean a guarantee for a successful business but rather an opportunity to try. The mayor agrees there are an abundance of cannabis applicants, but if they meet the current criteria and possess other approvals in the process, they will not be turned away by the City. He feels a cap could be put on new applicants to slow down the influx, but this process is still in the infancy stage for Atlantic City and small business owners. He looks at the cannabis industry as a revenue strength for the city, but this process does have room to be refined to address the expressed concerns. Mr. Sproule asked how many applicants are open and operating their business out of the 42 that were approved; and out of those opened locations, how many have failed. Mr. Landgraf stated 17 open businesses and of those 17, none have failed. However, there are many approved applicants remaining that have not yet opened. Mr. Mullen asked if the open businesses are individually owned. Mr. Landgraf believes most are individually owned as opposed to corporation owned. Mr. Tyrell asked if the applicant has applied for an indoor consumption license; in addition, he inquired how many cannabis applicants were already approved for indoor cannabis consumption. Mr. Landgraf responded that he believes there are four applicants that have applied for indoor consumption license to date, and this applicant is not seeking a license. Ms. Matik expressed her concern about the potential of having many empty buildings five years from now because of this type of business directly competing with one another. Mr. Laughlin feels Atlantic City has more of an opportunity for revenue now with the cannabis applicants trying to start up a business in current vacant locations as some locations having been vacant for a very long time should try to be revitalized. The mayor agreed and informed the members that some current businesses owners are seeking other ways to repurpose the building space to generate alternative revenue along with their cannabis revenue. The Chairman reminded the members that the Green Zone was designated for this principal use, however, he respects all opinions given and he feels all will continue to work together to address the concerns expressed today. 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. Mr. Beson voted no. Ms. Matik abstained. Resolution 25-113 was approved by a vote of 12-1.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE NEGOTIATION AND EXECUTION OF A SERVICE AGREEMENT WITH TANGER OUTLETS FOR THE SPECIAL IMPROVEMENT DISTRICT DIVISION

TO PROVIDE HOLIDAY STRAND LIGHT INSTALLATION AND REMOVAL SERVICES ON THE CHRISTOPHER COLUMBUS MEDIAN AND ALONG MICHIGAN AVENUE LOCATED IN THE ATLANTIC CITY TOURISM DISTRICT

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. Tighue asked for clarification on the responsibilities of the Special Improvement District Division staff. Mr. Jerry Barnhart, Director of the Special Improvement District Division, stated that under the agreement, SID Division staff will be responsible for only the labor of hanging and removing lights. 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 25-114 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXTENSION OF THE CURRENT CONTRACT WITH COPS, LLC/EXPERT INVESTIGATION GROUP FOR ARMED SECURITY GUARD SERVICES, IN AN AMOUNT NOT TO EXCEED $149,889.60, FOR THE PERIOD OCTOBER 15, 2025 THROUGH OCTOBER 14, 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. Tighue asked if the officers are local police officers that are working overtime. Ms. Lisa Britt, Director of Administration, said no, they are retired officers working for this private security service. 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. Sproule and seconded by Mr. Beson. Resolution 25-115 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A CONTRACT TO CRYSTAL DATA LLC FOR TEMPORARY STAFFING SERVICES IN AN AMOUNT NOT TO EXCEED $100,000 FOR THE TWO-YEAR PERIOD BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2027, WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL ONE-YEAR PERIOD

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. Glaum asked if Crystal Data, LLC, is an IT company only. Ms. Heidi Manning, Director of Human Resources, stated the company includes professional staffing services as well. 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. Tighue. Resolution 25-116 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACT WITH COFONE CONSULTING GROUP, LLC FOR AS-NEEDED PLANNING CONSULTING SERVICES FOR AN ADDITIONAL ONE-YEAR PERIOD BEGINNING SEPTEMBER 16, 2025 THROUGH SEPTEMBER 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. Mr. Tyrrell asked what type of consulting the Cofone Consulting Group, LLC provides for the Authority. Ms. Liza Barrick, Planning and Development Project Officer, stated mostly planning such as land use regulations and consistency reviews for redevelopment plans. 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 25-117 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE DUCKTOWN ARTS DISTRICT REDEVELOPMENT PLAN IN THE CITY OF ATLANTIC CITY

The resolution was read by title. Mr. Tyrell and Mayor Small 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 25-118 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE SHERATON REDEVELOPMENT PLAN IN THE CITY OF ATLANTIC CITY

The resolution was read by title. Mr. Tyrell, Mr. Laughlin and Mayor Small recused. 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 there are plans for condominiums to be built. Mr. Eric Scheffler, the Authority's Executive Director, answered yes, there are conceptual plans for condos and hotel rooms. Mr. Landgraf said today's approval is only for zoning changes to allow residential use and other minor uses. The redeveloper would be required to present their full site plan before the Board for approval once again.

Hearing no further comments from the members, the Chair requested public comment. Ms. Robin Whitfield thinks this is a wonderful conceptual plan and feels Atlantic City needs more housing options. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. Matik and seconded by Mr. Sproule. Mr. Glaum abstained. Resolution 25-119 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE CITY OF ATLANTIC CITY'S AMENDED REDEVELOPMENT PLAN: BLOCKS 70, 72, 75, 77 & 79

The resolution was read by title. Mayor Small 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 if the townhomes will be sold at are market rate. Ms. Barrick said there would be a blend. Mr. Tyrrell asked for the parking requirements. Mr. Landgraf said the requirements are set by state standards; two parking spaces at the back of the building per three-bedroom unit. Mr. Tighue asked if the redeveloper will be seeking New Jersey Housing and Mortgage Finance Agency (NJHMFA) funding. Mr. Landgraf said he didn't know if that was part of their capitol stack. The Chairman asked for the anticipated start date for construction and if the townhomes would have elevators. Mr. Landgraf stated there are no elevators and the redeveloper hopes construction will begin in the next ten to twelve months. Ms. Matik observed that block 70 does not have rear access. Mr. Landgraf stated that block 70 is only conceptual now but agrees that rear access will need to be addressed for that block. 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. Mr. Tighue abstained. Resolution 25-120 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING DONATION OF CERTAIN ADDITIONAL SURPLUS EQUIPMENT AND RELATED SUPPLIES NO LONGER NEEDED BY THE AUTHORITY TO MEET AC IN SUPPORT OF THE REORGANIZATION OF THE CRDA CONVENTION CENTER DIVISION MARKETING FUNCTION

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. Beson. Resolution 25-121 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED $648,000 TO ENGAGE PAULUS SOKOLOWSKI AND SARTOR ENGINEERING PC (PS&S) FOR THE DESIGN, BIDDING AND CONSTRUCTION PHASE 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 thanked all involved in the planning of this project as this is another step in the right direction for revitalization. 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. Tighue. Resolution 25-122 was approved by unanimous vote of the members.

PUBLIC COMMENT

NONE

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 2:49pm. A motion was made by Mayor Small and seconded by Mr. Tyrrell.

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 September 16, 2025:

Michael Beson

MICHAEL BESON, SECRETARY