



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

**MINUTES – PUBLIC MEETING 25-12  
DECEMBER 16, 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, James Plousis, William Sproule, Robert Tighue for the State Treasurer Elizabeth M. Muoio, Joseph Tyrrell

**ABSENT:** Mayor Marty Small, Sr.

**STAFF:** Eric Scheffler, Maisha Moore, Kathleen Marshall, Sharon Dickerson, Jerry Barnhart, Liza Barrick, Lisa Britt, Michael Chait, Jane Fontana, 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 NOVEMBER 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 November 18, 2025 Board Meeting. A motion was made by Mr. Cosner and seconded by Ms. Matik. Resolution 25-159 was approved by unanimous vote of the members.

**TREASURER'S REPORT**

The Chairman asked the members to review the Treasurer's report. A motion to approve and file the report was made by Mr. Beson and seconded by Mr. Cosner. The Treasurer's Report was approved and adopted by unanimous vote of the members.

**LAND USE REGULATION & ENFORCEMENT**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
GRANTING VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO PERMIT THE  
CONVERSION OF AN EXISTING OFFICE BUILDING ON THE SUBJECT PROPERTY  
INTO A SIX BEDROOM SINGLE-FAMILY HOME WITH A TWO-CAR GARAGE ON**



**THE SUBJECT PROPERTY LOCATED AT 2901 ATLANTIC AVENUE, BLOCK 269  
LOT 6, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-10-3926**

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 building is currently being used as office space. Mr. Lance Landgraf, Director of Planning and Development stated no, the owner had issues with the property's porch being accessed by the public which negatively affected the building's used as office space. That issue has since been rectified and not anticipated to affect future use as a single-family dwelling. Ms. Matik asked about parking plans. Mr. Landgraf replied that the owner has plans for six (6) off-site parking spaces. 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. Sproule. Resolution 25-160 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
GRANTING PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL  
WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(C) TO SUBDIVIDE  
THE PREVIOUSLY APPROVED 29-UNIT TOWNHOUSE DEVELOPMENT INTO  
11 SEPARATE LOTS ON THE SUBJECT PROPERTY LOCATED AT KENTUCKY  
AVENUE AND WESTMINSTER AVENUE, BLOCK 51 LOTS 1-10, IN THE CITY OF  
ATLANTIC CITY UNDER APPLICATION #2025-09-3903**

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 subdivision will affect the current lot dimensions of the property. Mr. Landgraf said nothing will change with the property as the subdivision's purpose is to simply change a number of the rental units to for sale units. 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. Laughlin. Resolution 25-161 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
GRANTING PRELIMINARY AND FINAL SUBDIVISION AND PRELIMINARY AND  
FINAL SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-  
70(D)(1) TO PERMIT THE CONSTRUCTION OF 7 SINGLE-FAMILY ATTACHED AND  
DETACHED RESIDENTIAL DWELLING UNITS ON SEPARATE LOTS ON THE  
SUBJECT PROPERTIES LOCATED AT 19 S. VERMONT AVENUE, BLOCK 129 LOTS  
55, 56 57 AND 58 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION  
#2025-09-3902**



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 the projected market value of the townhomes. Mr. Landgraf responded the anticipated market value is between \$750,000 - \$900,000 dollars based on what the first phase homes sold for and the outstanding surroundings such as the lighthouse, the inlet and the protected open space. 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 25-162 was approved by unanimous vote of the members.

### **REGULAR AGENDA**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE CALENDAR YEAR 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. Beson and seconded by Mr. Sproule. Resolution 25-163 was approved by unanimous vote of the members.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AWARD OF CONTRACTS TO ACTION UNIFORM COMPANY, LLC, MES SERVICE COMPANY LLC AND LANDSMAN UNIFORMS, INC. FOR THE PURCHASE OF STAFF UNIFORMS ON AN AS-NEEDED BASIS IN THE AGGREGATE AMOUNT NOT TO EXCEED \$70,000 FOR THE ONE-YEAR PERIOD BEGINNING JANUARY 1, 2026 THROUGH DECEMBER 31, 2026, WITH AN OPTION TO RENEW FOR AN 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 Ms. Matik and seconded by Mr. Beson. Resolution 25-164 was approved by unanimous vote of the members.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A SERVICE CONTRACT TO ALLIED UNIVERSAL SECURITY SERVICES FOR TOURISM DISTRICT AMBASSADOR SERVICES IN AN AMOUNT NOT TO EXCEED \$2,151,778, INCLUSIVE OF THE BUDGETED LABOR COSTS AND**



## **MANAGEMENT FEE OF 1.148%, FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 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. Beson asked if current staff and salaries will be carried forward in the agreement. Mr. Jerry Barnhart, Director of the Special Improvement District Division, responded yes. Mr. Mullen asked how many ambassadors there are in total. Mr. Barnhart said thirty (30) year-round including supervisors and managers and added that seasonal hiring no longer occurs. 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. Glaum abstained. Resolution 25-165 was approved by unanimous vote of the eligible members.

## **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.'S AWARD OF CONTRACTS TO FALASCA MECHANICAL, EMCOR SERVICES AND HERMAN GOLDNER CO., INC. FOR LICENSED HVAC MECHANICAL CONTRACTOR SERVICES ON AN AS-NEEDED BASIS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$7,000,000 FOR JIM WHELAN BOARDWALK HALL, WEST HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) FOR A TWO-YEAR PERIOD BEGINNING JANUARY 25, 2026 AND ENDING JANUARY 24, 2028**

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. Beson. Resolution 25-166 was approved by unanimous vote of the members.

## **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.'S AWARD OF CONTRACTS FOR LICENSED PLUMBING CONTRACTOR SERVICES TO NORTHEAST PLUMBING SERVICES, LLC, FALASCA MECHANICAL, HERMAN GOLDNER CO., INC. FOR JIM WHELAN BOARDWALK HALL, WEST HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$5,000,000 FOR A TWO-YEAR PERIOD BEGINNING JANUARY 25, 2026 AND ENDING JANUARY 24, 2028**

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. Tighue. Resolution 25-167 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE AMENDED BLOCKS 71, 73, 74, 76 AND 78 SOUTHEAST INLET 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 Mr. Beson and seconded by Ms. O'Connor. Resolution 25-168 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROVIDING CONSENT TO THE AMENDED AND RESTATED MARINA DISTRICT REDEVELOPMENT PLAN IN THE CITY OF ATLANTIC CITY**

The resolution was read by title. Mr. Tyrrell recused. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Sproule inquired about the type of housing intended for the property. Mr. Landgraf responded that the housing will likely be multi-family, condo-style, mid-rise to high-rise structures with opportunity for single-family dwellings 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 Ms. Matik. Resolution 25-169 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$116,500 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO COASTAL COUSINS HERITAGE COMMUNITY GARDEN INC. AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH COASTAL COUSINS HERITAGE COMMUNITY GARDEN INC. IN AN AMOUNT NOT TO EXCEED \$116,500 TO SUPPORT THE DEVELOPMENT OF OUR LADY STAR OF THE SEA'S PEACE GARDEN**

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. Beson and seconded by Ms. O'Connor. Resolution 25-170 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$49,500 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO THE E-SPORTS INNOVATION CENTER AT STOCKTON UNIVERSITY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE E-SPORTS INNOVATION CENTER AT STOCKTON UNIVERSITY IN AN AMOUNT NOT TO EXCEED \$49,500 TO BUILD AND ENHANCE PROGRAMMING THROUGH ESPORTS AND STEM ACTIVITIES WITHIN THE ATLANTIC CITY COMMUNITY**

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 suggested the members take a tour of the E-Sports Innovation Center as he feels it is an impressive operation. 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 25-171 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 \$45,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO THE ATLANTIC CITY FOOTBALL CLUB AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CITY FOOTBALL CLUB IN AN AMOUNT NOT TO EXCEED \$45,000 TO SUPPORT THE SPORT OF SOCCER WITHIN THE ATLANTIC CITY COMMUNITY**

The resolution was read by title. Ms. Matik and Ms. O'Connor 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. Sproule and seconded by Mr. Cosner. Resolution 25-172 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$30,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND;**



**AWARDING A COMMUNITY DEVELOPMENT GRANT TO IMMIGRANTS & MINORITIES UNIFY SERVICES ASSOCIATION AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH IMMIGRANTS & MINORITIES UNIFY SERVICES ASSOCIATION IN AN AMOUNT NOT TO EXCEED \$30,000 TO SUPPORT THE 2026 CHINESE NEW YEAR AND MID-AUTUMN FESTIVALS**

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. O'Connor. Resolution 25-173 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 \$111,600 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A COMMUNITY DEVELOPMENT GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$111,600 WITH FRIENDS OF JEAN WEBSTER, INC. TO SUPPORT SISTER JEAN'S PANTRY AND SISTER JEAN'S KITCHEN**

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 Friends of Jean Webster, Inc., Sisters Jean's Pantry and Sister Jean's Kitchen were separate entities and if their grant spending is monitored. Ms. Maisha Moore, Deputy Executive Director, said that Friends of Jean Webster is one entity that runs the pantry and kitchen. She also confirmed that the Authority closely monitors grant spending. 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 Ms. Matik. Resolution 25-174 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 \$59,000 AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH INTERNATIONAL LIFEGUARD MUSEUM, INC. ("ILM") TO SUPPORT THEIR EFFORT TO CELEBRATE THE VITAL ROLE OF LIFEGUARDS, EDUCATE THE PUBLIC ABOUT WATER SAFETY, AND EMPOWER COMMUNITIES THROUGH IMMERSIVE STORYTELLING AND MEANINGFUL ENGAGEMENT THROUGH A MUSEUM TO BE LOCATED AT JIM WHELAN BOARDWALK HALL**



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. 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. Sproule and seconded by Ms. Matik. Resolution 25-175 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET FOR THE CALENDAR YEAR 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. Cosner and seconded by Mr. Sproule. Resolution 25-176 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO THE CURRENT CONTRACT TO EXTEND THE CURRENT CONTRACT WITH GLOBAL SPECTRUM L.P. D/B/A OVG 360 (GLOBAL SPECTRUM) FOR FACILITIES MANAGEMENT SERVICES AT JIM WHELAN BOARDWALK HALL, WEST HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) FOR AN ADDITIONAL NINETY (90) DAYS THROUGH MARCH 31, 2026 TO PROVIDE THE AUTHORITY WITH ADDITIONAL TIME TO REVIEW THE SUBMISSIONS, CONDUCT INTERVIEWS AND UNDERTAKE DUE DILIGENCE RELATING TO DISCLOSURES RECEIVED IN CONNECTION WITH THE RECENT SOLICITATION FOR THESE SERVICES**

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. Cosner. Resolution 25-177 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO EXTEND THE CURRENT CONTRACT WITH OVIATIONS FOOD SERVICE L.P. D/B/A OVG HOSPITALITY TO PROVIDE FOOD, BEVERAGE AND MERCHANDISE**



## **CONCESSION SERVICES AT JIM WHELAN BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER FOR AN ADDITIONAL NINETY (90) DAYS THROUGH MARCH 31, 2026 TO PROVIDE THE AUTHORITY WITH ADDITIONAL TIME TO REVIEW THE SUBMISSIONS, CONDUCT INTERVIEWS AND UNDERTAKE DUE DILIGENCE RELATING TO DISCLOSURES RECEIVED IN CONNECTION WITH THE RECENT SOLICITATION FOR THESE SERVICES**

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. Mr. Mullen asked if the Authority receives revenue from the concession services. Mr. Thomas Meehan, Director of Project Implementation and Management, confirmed yes and that the revenue generated helps offset overall operating losses. 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. O'Connor. Resolution 25-178 was approved by unanimous vote of the eligible members.

### **PUBLIC COMMENT**

NONE

### **ADJOURNMENT**

The Chair requested a motion to adjourn the meeting at 2:59pm. A motion was made by Ms. Matik and seconded by Mr. Beson.

### **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 December 16, 2025:

*Michael Beson*  
MICHAEL BESON, SECRETARY