



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

**MINUTES – PUBLIC MEETING 26-02
FEBRUARY 17, 2026**

- PRESIDING:** Chairman, Modia Butler
- PRESENT:** Michael Beson, Chris Cole, Daniel Cosner, Frank Formica, Christopher Glaum for the Acting State Attorney General Jennifer Davenport, Michael Laughlin, James Plousis, Michael Rogers for the DCA Commissioner Jacquelyn A. Suárez, Mayor Marty Small, Sr., William Sproule, Joseph Tyrrell
- ABSENT:** Paulina Banasiak O'Connor, Michael Hanley, Julie Krause for Acting State Treasurer Aaron Binder, William Mullen,
- STAFF:** Kathleen Marshall, Sharon Dickerson, Loreta Acevedo, Jerry Barnhart, Laura Berrios, Lisa Britt, Eric Carrier, Michael Chait, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Thomas Meehan, Glenn Monroe, John Ostwald, John Tracy
- OTHER
ATTENDEES:** Blair Gerold, Associate Counsel; 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 DECEMBER 16, 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 December 16, 2025 Board Meeting. A motion was made by Mr. Beson and seconded by Mr. Plousis. Mr. Rogers abstained. Resolution 26-01 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 CONSTRUCT 180 MARKET-RATE RESIDENTIAL UNITS, TOGETHER WITH A CLUBHOUSE, POOL, RECREATIONAL AMENITIES AND RELATED SITE IMPROVEMENTS ON THE SUBJECT PROPERTY LOCATED AT NE NEW HAMPSHIRE AVENUE AND CASPIAN AVENUE, BLOCK 102 LOTS 4, 5 AND 6, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-08-3890



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. Sproule asked if the redeveloper had shared projected construction cost for the project with the Authority. Lance Landgraf, Director of Planning and Development, responded that this information was not provided. Mr. Beson asked if the projected plan has met all CRDA compliance requirements, if any funding is being provided by the Authority for the project, and the City has been presented with this plan. Mr. Landgraf responded that all compliance criteria have been met, and the redeveloper updated the old Caspian Point redevelopment requirements. There will be no CRDA funding provided for this project. In addition, The City has already presented this plan to the Authority and once approved by the Board, the Authority will refer to the City for permit approvals. Mayor Small stated that having a reputable developer investing with confidence in a project like this in Atlantic City is tremendous and game changing. Hearing no further comments from the members, the Chair requested public comment. Atlantic City resident, Mr. Tom Lamaine, expressed his support for redeveloping land in the city but said he is concerned about the type of redevelopment included in this plan. If this plan intends to include multiple levels of rental-based dwellings, he feels that it would detract from the value of the area by creating a higher turnover of uninvested residents as opposed to traditional two-story, family-owned homes that tend to bring long term investment, commitment and care. Mr. Lamaine is also concerned that the land has never had any infrastructure created for housing and possibly contains toxic soil due to an old bus company that once repaired vehicles on the premises. He requested the board delay its approval to reconsider alternative housing options and the possibility of land contamination. Atlantic City resident, Ms. Roberta Ann Greene, feels the land should remain undeveloped and non-restricted as it is currently used as open, flexible space by the community. She also expressed concern about the potential of additional traffic and parking issues. Attorney, Michael Malinsky of Fox Rothchild, LLP on behalf of Caspian Point Urban Renewal Company, LLC stated that this site was originally contemplated for an 8-story, high-rise, high-density residential development and once approved by the City and the Authority for permitted use. Thereafter, the plan was amended, and in accordance with the Northeast Inlet Amendment and Restated Redevelopment Plan, this use is a permitted use. The current proposal is for half the original plan; a 4-story redevelopment plan with each building, 4 buildings, 4 stories high, with 45 residential rental units in each. The client respectfully requests approval to proceed as they meet the Authority's requirements. Hearing no further public comment, the Chair requested a motion. A motion was made by Mayor Small and seconded by Mr. Plousis. Resolution 26-02 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN AND FINAL MAJOR
SUBDIVISION APPROVAL TO CONSTRUCT 152 SINGLE-FAMILY TOWNHOUSE**



RESIDENTIAL UNITS AND RELATED SITE IMPROVEMENTS ON THE SUBJECT PROPERTY LOCATED AT NEW HAMPSHIRE AVENUE AND RHODE ISLAND AVENUE, BLOCK 73, LOTS 1-7, 9-11, 13, 14, 16-18, 26, 31-38 & 40-47; BLOCK 74, LOTS 4-12, 15, 17, 27-42, 45 & 46; BLOCK 76, LOTS 1-6, 12, 13, 20-29 & 32; BLOCK 78, LOTS 1, 2, 5, 8-11, 15-19 & 21-25, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-11-3950

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. Mayor Small stated that the developers' interest shows invested confidence in Atlantic City and that new single-family town homes are sure to bring up property value for the surrounding area. Hearing no further comments from the members, the Chair requested public comment. Roberta Ann Greene stated that she feels new townhome construction on land that was already previously allotted for residential use is a good example of reuse of land and can benefit the city. Atlantic City resident, Mr. Tony Zarych presented the Board with his concern about one of the new town homes that is to be built within 5 feet of his house according to the plans. He stated he has also expressed his concern to the developer in hopes that the issue can be rectified prior to construction. Mr. Nick Talvacchia of Cooper Levenson Attorneys at Law representing Inlet AC Partners, said that Mr. Zarych was at the public hearing and had an opportunity to speak about his concerns at that time. Unfortunately, Mr. Zarych discovered the variance concern after the hearing. The developer is compliant with all the Authority's zoning requirements and has already submitted the Coastal Area Facility Review Act (CAFRA) application; this would be very difficult to amend. The developer is willing to keep open communication with Mr. Zarych for a possible solution. The Chairman stated he was glad both parties are willing to continue discussions to try to resolve the problem. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mayor Small. Resolution 26-03 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL TO CONVERT THE EXISTING TWO-STORY FIREHOUSE TO A MIXED-USE RETAIL/OFFICE ON THE SUBJECT PROPERTY LOCATED AT 535 ATLANTIC AVENUE, BLOCK 305 LOT 19, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-12-3959

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. Mayor Small stated that the City had originally planned to convert this firehouse into a firefighters' museum but later changed direction, allowing developer Mark Collazzo to continue the momentum generated by development in the Orange Loop area of 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. Formica and seconded by Mr. Beson. Resolution 26-04 was approved by unanimous vote of the members.

REGULAR AGENDA

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF TWO (2) KUBOTA RTV UTILITY VEHICLES FROM CHERRY VALLEY TRACTOR SALES, INC. UNDER STATE CONTRACT CODE M4019 IN AN AMOUNT NOT TO EXCEED \$70,000 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. Sproule and seconded by Mr. Tyrrell. Resolution 26-05 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO ACCEPT THE RETURN OF CERTAIN SURPLUS EQUIPMENT PREVIOUSLY DONATED TO MEET AC AND APPROVAL TO AUCTION SOME OR ALL OF THE EQUIPMENT THROUGH GOVDEALS, INC.

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. GLaum. Resolution 26-06 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 AS-NEEDED MASONRY SERVICES TO MASONRY PRESERVATION GROUP, INC. AND PLATINUM CONCRETE & MASONRY FOR JIM WHELAN BOARDWALK HALL, WEST HALL AND THE ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) IN AN AMOUNT NOT TO EXCEED \$2,000,000 FOR A TWO-YEAR PERIOD BEGINNING MARCH 1, 2026 AND ENDING FEBRUARY 29, 2028

The resolution was read by title. Mr. Beson 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. Cosner and seconded by Mr. Formica. Resolution 26-07 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, L.P.'S AWARD OF A CONTRACT TO DCO ENERGY FOR OPERATIONS AND MAINTENANCE OF THE CENTRAL UTILITY PLANT AT THE ATLANTIC CITY CONVENTION CENTER IN AN AMOUNT NOT TO EXCEED \$3,654,391

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. Formica. Resolution 26-08 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXTENSION OF PROFESSIONAL SERVICE AGREEMENTS WITH PFM FINANCIAL ADVISORS LLC, PHOENIX ADVISORS, LLC AND ACACIA FINANCIAL GROUP TO PROVIDE FINANCIAL ADVISORY SERVICES ON AN AS-NEEDED BASIS FROM MARCH 1, 2026 THROUGH FEBRUARY 28, 2027

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. Formica and seconded by Mr. Sproule. Resolution 26-09 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF MICROSOFT 365 ENTERPRISE PRODUCTS AND ENTERPRISE ONLINE SERVICES IN AN AMOUNT NOT TO EXCEED \$166,750 FROM DELL MARKETING LP UNDER STATE CONTRACT CODE #T3121

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 Mr. Beson. Resolution 26-10 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF COMMUVault BACKUP SERVICES FROM CDW-G IN AN AMOUNT NOT TO EXCEED \$58,100 UNDER STATE CONTRACT CODE #T3121

The resolution was read by title. Mr. Beson 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. Laughlin and seconded by Mr. Sproule. Resolution 26-11 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY RESCINDING RESOLUTION 25-54 AND AUTHORIZING AMENDMENT OF RESOLUTION 24-134 TO CHANGE THE NAME OF THE CANNABIS OPERATOR FROM BRIDGE CITY COLLECTIVE HIGHLANDS, LLC TO CHELSEA BEACH BUDS BY BRIDGE CITY COLLECTIVE LLC AT THE SUBJECT PROPERTY LOCATED AT 3027 ATLANTIC AVENUE, BLOCK 266 LOT 1, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3608

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 if there was a consumption license issued to this business. Mr. Landgraf responded no. 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. Formica. Resolution 26-12 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 \$500,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; APPROVING A GRANT TO THE BOYS AND GIRLS CLUB OF ATLANTIC CITY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$500,000 WITH THE BOYS AND GIRLS CLUB OF ATLANTIC CITY TO STRENGTHEN THEIR ROLE AS A FUTURE READY HUB FOR ATLANTIC CITY'S YOUTH AND FAMILIES, ENSURING SAFE, MODERN FACILITIES AND HIGH-QUALITY PROGRAMS THAT PREPARE YOUNG PEOPLE FOR SUCCESS

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. Formica and seconded by Mr. Beson. Resolution 26-13 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO EXTEND THE CURRENT GRANT AGREEMENT WITH THE JEWISH FAMILY SERVICE OF ATLANTIC COUNTY FOR AN ADDITIONAL SIX-MONTH PERIOD BEGINNING JANUARY 19, 2026 AND ENDING JULY 18, 2026 TO CONTINUE MENTAL HEALTH CARE SERVICES THROUGHOUT 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. Mr. John Hines, owner and operator of Traix Streaming Networks expressed his support of this grant and feels the investment that the CRDA makes to support Jewish Family Services is critically important. The JFS recently helped locally known “AC Batman”, a resident of Atlantic City, who has been faced with many obstacles. They assisted him when he went to court for certain matters and helped him get identification recently. With his new identification and continued support from JFS, he is now more likely to get a job and a place to live. Mr. Hines stated that this is the kind of positive outcome we want for the community. The Chairman thanked him for his insight. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Sproule. Resolution 26-14 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO EXTEND THE CURRENT CONTRACT WITH PARK PLACE PARKING D/B/A B&B PARKING FOR OPERATION, MANAGEMENT AND MAINTENANCE OF AUTHORITY-OWNED SURFACE PARKING LOTS IN ATLANTIC CITY, NJ FOR AN ADDITIONAL ONE YEAR PERIOD BEGINNING FEBRUARY 15, 2026 AND ENDING FEBRUARY 14, 2027

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. Formica and seconded by Mr. Sproule. Resolution 26-15 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARING CONTRACTS TO ENVIRONMENTAL RESOLUTIONS, INC., PAULUS, SOKOLOWSKI AND SARTOR, LLC, AND REMINGTON VERNICK ENGINEERS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$500,000 FOR STRUCTURAL



ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR THE TWO-YEAR PERIOD BEGINNING MARCH 1, 2026 AND ENDING FEBRUARY 29, 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. Plousis. Resolution 26-16 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING CONTRACTS TO REMINGTON VERNICK ENGINEERING, H2M ASSOCIATES, INC. AND RICHARD A. ALAIMO ASSOCIATES FOR LICENSED MEP ENGINEERING SERVICES ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$500,000 FOR THE TWO-YEAR PERIOD BEGINNING MARCH 1, 2026 AND ENDING FEBRUARY 29, 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. Plousis. Resolution 26-17 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING CONTRACTS TO ENVIRONMENTAL RESOLUTIONS, INC., PAULUS, SOKOLOWSKI AND SARTOR LLC., AND REMINGTON VERNICK ENGINEERS FOR LICENSED SURVEY AND CIVIL ENGINEERING SERVICES ON AN AS-NEEDED BASIS IN AN AMOUNT NOT TO EXCEED \$500,000 FOR THE TWO-YEAR PERIOD BEGINNING MARCH 1, 2026 AND ENDING FEBRUARY 29, 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. Sproule. Resolution 26-18 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING TO RECOGNIZE THE AUTHORITY'S WEBPAGE FOR THE PUBLICATION OF LEGAL NOTICES AND DESIGNATING NJ.COM (FORMERLY THE NEWARK STAR LEDGER) AS THE ELIGIBLE ONLINE NEWS PUBLICATION TO



RECEIVE THE AUTHORITY’S LEGAL NOTICES IN COMPLIANCE WITH P.L. 2025, c. 72

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. Formica and seconded by Mr. Beson. Resolution 26-19 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE CERTIFICATION OF THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL 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. 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. Plousis. Resolution 26-20 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE INTER-AGENCY AGREEMENT WITH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY TO ACCEPT ADDITIONAL GRANT FUNDING IN AN AMOUNT NOT TO EXCEED \$7 MILLION FOR 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. Mr. Formica asked for clarification of the abbreviation SLFRF. Mr. Thomas Meehan, Director of Project Implementation and Management, responded that SLFRF stands for State and Local Fiscal Recovery Funds, which is federal funding the Authority has received for the project. Mr. Tyrrell asked if there are any leases assigned with the project and tied to the funding. Mr. Meehan said yes, the Authority has some current tenants leasing, that he anticipates some tenants will leave and that they will also look to lease to new tenants. Mr. Tyrrell then asked who is responsible for getting new leases signed to aid in recovering loans. General Counsel for the Authority, Ms. Sharon Dickerson, responded that until a commercial property manager is identified, the Executive Director, the Legal Department and the Authority’s outside counsel will handle negotiations on leases.



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. Formica and seconded by Mr. Plousis. Resolution 26-21 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING TO INCREASE THE CONTRACT CAP FROM \$10M TO \$20M FOR AS-NEEDED GENERAL CONTRACTORS SERVICES AWARDED TO KHS&S CONTRACTOR INC., MASSETT BUILDING COMPANY, AND TN WARD COMPANY FOR THE TWO-YEAR PERIOD BEGINNING MAY 1, 2025 THROUGH APRIL 30, 2027 TO SUPPORT THE BUILD-OUT OF THE RENAISSANCE PLAZA 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. 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. Laughlin. Resolution 26-22 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING TO INCREASE THE CONTRACT CAP FROM \$500,000 TO \$2,204,900 FOR AS-NEEDED ARCHITECTURAL SERVICES AWARDED TO H2M ARCHITECTS AND ENGINEERS, INC., PAULUS, SOKOLOWSKI AND SARTOR ENGINEERING, PC AND SETTEMBRINO ARCHITECTS FOR PERIOD MAY 1, 2025 THROUGH APRIL 30, 2027 TO SUPPORT THE RENAISSANCE PLAZA 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. 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 26-23 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 \$30,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDED A TOURISM/MARKETING GRANT TO THE ATLANTIC CITY SAINT PATRICK'S DAY PARADE COMMITTEE, INC. AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE SAINT PATRICK'S DAY COMMITTEE, INC. IN AN AMOUNT NOT TO EXCEED \$30,000 TO SUPPORT THE 2026 ATLANTIC CITY SAINT PATRICK'S DAY PARADE



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. Mayor Small said the Saint Patrick's Day Parade is always a great time and it helps local businesses during what is considered a slower time of the year for Atlantic City. Hearing no further comments from the members, the Chair requested public comment. Ms. Trish Mooney, a representative of the St. Patrick's Day Committee, thanked the board for its support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mayor Small and seconded by Mr. Sproule. Resolution 26-24 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 \$250,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO REIMBURSE THE CITY FOR THE DEMOLITION; DESIGNATING CRDA-OWNED REAL PROPERTY LOCATED AT 105 S. CALIFORNIA AVENUE (BLOCK 34, LOT 8) 106 ALBION PLACE AND 108 ALBION PLACE (BLOCK 34, LOTS 4 AND 5) AS SURPLUS PROPERTY THAT IS NO LONGER NEEDED FOR CRDA PURPOSES; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE THE AUTHORITY'S PUBLIC AUCTIONEER TO HOLD A PUBLIC AUCTION OF THE PROPERTY

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. 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. Formica and seconded by Mr. Sproule. Resolution 26-25 was approved by unanimous vote of the eligible members.

PUBLIC COMMENT

Mr. Beson congratulated Mayor Small on the successful return of Atlantic City beach concerts. In addition, he thanked VisitAC for the future entertainment planned for 2026. Mr. Gary Musich, President and CEO of VisitAC spoke of an upcoming concert that is anticipated to bring much revenue and large crowds to the city. He thanked the Authority and the Mayor for the continued support.

Local activist and resident of Atlantic City, Mr. Steven Young, spoke of his desire for the community of Atlantic City, its Administration and the State of New Jersey to work together for a brighter future for the city and for the needs of its people.

Ms. Marie DiLeonardo requested an update for the Fusion Gym which was supposed to be open in 2025. Mr. Beson recommended she speak with the developer of the project



but that someone within the Authority or the Mayor's office may be able to help her obtain the contact information.

Ms. Roberta Ann Greene asked if the fishing fleet of Atlantic City has reached out regarding the Renaissance Plaza Grocery Store using and selling their locally caught fish. Mr. Landgraf responded that no one from the fleet has contacted the Authority or attended any related meetings. Mr. Beson explained that the store is run by a private enterprise and that information would need to be provided by them.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:44pm. 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 February 17, 2026

Michael Beson

MICHAEL BESON, SECRETARY