



**MINUTES – PUBLIC MEETING 23-03
MARCH 21, 2023**

- PRESIDING:** Chairman Modia Butler (via teleconference)
- PRESENT:** Paulina Banasiak (via teleconference), Michael Beson (via teleconference), Daniel Cosner (via teleconference), Edward Gant (via teleconference), Michael Hanley (via teleconference), Michael Laughlin (via teleconference), Brett Matik (via teleconference), William Mullen (via teleconference), Kimberley Holmes for Lt. Governor and DCA Commissioner Sheila Oliver (via teleconference), William Sproule (via teleconference), Robert Tighue for State Treasurer Elizabeth M. Muoio (via teleconference),
- ABSENT:** David Rebuck for State Attorney General Matthew J. Platkin, Mayor Marty Small, Sr., Karen Worman
- STAFF:** Sean Pattwell (via teleconference), Maisha Moore (via teleconference), Kathy Marshall (via teleconference), Liza Barrick (via teleconference), Lisa Britt (via teleconference), Elizabeth Daley (via teleconference), Jane Fontana (via teleconference), Kathryn Jones (via teleconference), Lance Landgraf (via teleconference), Karen Martin (via teleconference), John Tracy (via teleconference), Thomas Meehan (via teleconference), Rick Santoro (via teleconference)
- OTHER ATTENDEES:** Noreen Giblin, Esq, Governor’s Authorities Unit (via teleconference)

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 FEBRUARY 21, 2023 BOARD MEETING

The Chairman requested a motion to approve the minutes of the February 21, 2023 Board Meeting. A motion was made by Mr. Tighue and seconded by Mr. Beson. Resolution 23-34 was approved by unanimous vote of the members.



LAND USE REGULATION & ENFORCEMENT

MPX NEW JERSEY, LLC - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55-70(c) TO PERMIT THE OPERATION OF A CLASS 5 DISPENSARY FOR THE SALE OF MEDICAL AND RECREATIONAL CANNABIS ON PROPERTY LOCATED AT 121, 122 AND 124 ST. JAMES PLACE, BLOCK 52, LOTS 37, 38 AND 39 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-01-3375

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 23-35 was approved by unanimous vote of the members.

HONESTY WELLNESS, LLC - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL TO PERMIT THE OPERATION OF A CLASS 5 MICRO DISPENSARY FOR THE SALE OF MEDICAL AND ADULT USE RECREATIONAL CANNABIS ON PROPERTY LOCATED AT 1408 ATLANTIC AVENUE, BLOCK 146, LOT 9 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-01-3384

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 23-36 was approved by unanimous vote of the members.

NYORANGEDEEDS, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL AND PRELIMINARY AND FINAL SUBDIVISION APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40A55D-70(c) AND (d) TO PERMIT THE CONSTRUCTION OF 4 SINGLE-FAMILY ATTACHED RESIDENTIAL UNIT DWELLINGS ON SEPARATE LOTS ON THE SUBJECT PROPERTY ON PROPERTY LOCATED AT 165-167 WESTMINSTER AVENUE, BLOCK 51, LOTS 42 AND 43 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-02-3391



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 Chair asked the Director of Planning & Development, Mr. Lance Landgraf, if this is the type of development that the CRDA has been encouraging in this area and Mr. Landgraf responded in the affirmative. The Chair stated that this was a real positive thing to see a developer come in and take the vision and execute it. The Chair asked if there were any other questions from the Board. Ms. Banasiak then asked if the dwellings were for rent or sale. Mr. Landgraf stated that they would be for sale, however what will most likely happen is short-term rentals will occur in a lot of the dwellings during the season and even off season. He stated that is the model that a lot of the property owners in and around the Orange Loop are using. He repeated that the dwellings would be used more for short-term rentals in the beginning phase. 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 23-37 was approved by unanimous vote of the members.

CANNABIZ CITY, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(c) TO PERMIT THE OPERATION OF A CLASS 5 DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS ON PROPERTY LOCATED AT 1410 ATLANTIC AVENUE, BLOCK 146, LOT 8 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2022-11-3335

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. Holmes. Resolution 23-38 was approved by unanimous vote of the members.

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

JANITORIAL SUPPLIES - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING EXECUTION OF CONTRACTS FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF \$75,000 FOR VARIOUS JANITORIAL SUPPLIES FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION FOR THE ONE YEAR PERIOD BEGINNING MAY 1, 2023 THROUGH APRIL 30, 2024



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 23-39 was approved by unanimous vote of the members.

ATLANTIC CITY POLICE DEPARTMENT SUB-STATION AT JIM WHELAN BOARDWALK HALL – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY FOR THE LEASING OF 987 SQUARE FEET OF COMBINED SPACE AT JIM WHELAN BOARDWALK HALL FOR USE AS A POLICE SUBSTATION AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT FOR A TEN-YEAR TERM BEGINNING APRIL 1, 2023 THROUGH DECEMBER 31, 2032, WITH AN OPTION TO RENEW FOR TWO ADDITIONAL FIVE-YEAR TERMS

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 expressed that he felt this was a great project and thanked the CRDA staff for their work to advance it. 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. Tighue. Resolution 23-40 was approved by unanimous vote of the members.

JIM WHELAN BOARDWALK HALL FAÇADE RESTORATION – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FUNDING OF THE DESIGN AND RESTORATION WORK FOR THE MISSISSIPPI AVENUE FAÇADE OF JIM WHELAN BOARDWALK HALL UTILIZING THE BOARD-APPROVED 2023 CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET FUND BALANCE

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 23-41 was approved by unanimous vote of the members.



JIM WHELAN BOARDWALK HALL STOREFRONT REPLACEMENT PROJECT – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FUNDING IN AN AMOUNT NOT TO EXCEED \$50,000 TO ADVANCE DESIGN AND COST ESTIMATION SERVICES REQUIRED TO APPLY FOR PROJECT FUNDING THROUGH THE NEW JERSEY HISTORIC PRESERVATION FUND FOR THE JIM WHELAN BOARDWALK HALL BOARDWALK STOREFRONT REPLACEMENT PROJECT AND APPROVING THE SET-ASIDE OF \$750,000 IN MATCHING FACILITIES CAPITAL FUNDS FROM THE 2023 CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET IN FURTHERANCE OF THE GRANT APPLICATION.

The resolution was read by title. Mr. Tighue recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. 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. Holmes and seconded by Mr. Beson. Resolution 23-42 was approved by unanimous vote of the eligible members.

ATLANTIC CITY GAMBITS BASKETBALL, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$25,000 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CITY GAMBITS BASKETBALL LLC

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 opened with asking where the team plays. Mr. Tracy responded that they play at Atlantic City High School. Ms. Matik then asked how many attended the games. Ms. Moore responded to Ms. Matik by saying she didn't currently have any information about the number of attendees per game, but she will find out and get back to the members. Ms. Moore then said that she does know that they are well-attended games, and the team has coined themselves the City of Atlantic City Gambits. She stated that the organization includes a number of community members and is part of a basketball league. She added that attendees to games come from near and far.



Hearing no further comments from the members, the Chair requested public comment. Mr. Michael Krawitz inquired about who owns the team. Ms. Moore answered that the applicant was a Mr. Geoffrey Dorsey. She stated that he is one of the head coaches and she believes Mr. Dorsey does have an ownership stake in the Gambits. Mr. Krawitz stated that the team does not play in the Tourism District and questioned why the CRDA is awarding them a grant. He suggested that games be required to be played at Jim Whelan Boardwalk Hall. Mr. Krawitz then stated that attendance is very low at the high school as well as the attendance for the MAAC Basketball Tournament. The Chair acknowledged Mr. Krawitz's comments. Mr. Geoffrey Dorsey stated that he is one of the owners and proprietors of the Atlantic City Gambits. He thanked the CRDA for their consideration of the grant request. He clarified the organization is geared towards bringing sports tourism back to Atlantic City in a real way. He said he understands that sports tourism has suffered as in the past and that there are other teams that weren't doing so well. He stated that the Gambits finished second in the Eastern Conference last year and that attendance doubled from the beginning and end of last year. He noted that this year's season opener saw nearly 500 attendees. He added that he expects to at least double that as well through marketing and sponsorship dollars, as well as team funds. He commented by saying that he intends to make this basketball organization a professional organization and it will be a really big factor here in Atlantic City to drive tourism. He ended his comments by thanking the Board again and stating that he really appreciates the CRDA's consideration. The Chair asked Mr. Dorsey how many teams are in the league. Mr. Dorsey responded that there are 44 teams in the league this year and that he is slated to have 57 teams next year. He added that they are absorbing the Canadian League, which has been reduced to about eight, and so they have 14 from Canada this year, which has expanded the audience. He said they also have one team from Montreal travelling down to one of the home games. The Chair thanked Mr. Dorsey for providing this information and then asked if the members had any further questions for him. Ms. Matik inquired about the number of home games played in Atlantic City, however Mr. Dorsey had disconnected from the call and was unable to respond. Hearing no further public comment, the Chair requested a motion. Ms. Matik abstained from the vote. A motion was made by Mr. Beson and seconded by Mr. Hanley. Resolution 23-43 was approved by unanimous vote of the members.

ATLANTIC CITY FASHION WEEK – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$25,000 FROM THE ATLANTIC CITY TOURISM AND COMMUNITY DEVELOPMENT FUND AND APPROVING THE EXECUTIVE DIRECTOR NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH KINGBEE MEDIA DBA ATLANTIC CITY FASHION WEEK TO SUPPORT THE 2023 ATLANTIC CITY FASHION WEEK SLATED FOR JUNE 28-JULY 1, 2023



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. Holmes. Resolution 23-44 was approved by unanimous vote of the members.

ATLANTIC CITY ARTS FOUNDATION – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$100,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND APPROVING THE EXECUTIVE DIRECTOR NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE ATLANTIC CITY ARTS FOUNDATION TO SUPPORT ITS OPERATIONS AND PUBLIC ART PROGRAM IN 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. Mr. Beson expressed that he felt this was another terrific program, that he is happy the CRDA is supporting it and he thanked the staff and Board. 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 23-45 was approved by unanimous vote of the members.

LITERACY NEW JERSEY ATLANTIC CAPE – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$25,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND APPROVING THE EXECUTIVE DIRECTOR NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH LITERACY NEW JERSEY ATLANTIC CAPE TO SUPPORT ITS PROGRAMMING IN 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. Matik. Resolution 23-46 was approved by unanimous vote of the members.



COVENANT HOUSE NEW JERSEY – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$150,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND APPROVING THE EXECUTIVE DIRECTOR NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH COVENANT HOUSE NEW JERSEY TO SUPPORT ITS PROGRAMMING IN 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. Mr. Beson thanked the CRDA for approving the funding for this important program and for all their hard work. 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 Ms. Banasiak. Resolution 23-47 was approved by unanimous vote of the members.

METROPOLITAN INN ASSOCIATES, LP – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE WAIVER OF INTEREST AND AUTHORIZING THE ACCEPTANCE OF A SETTLEMENT OF A LOAN TO METROPOLITAN INN ASSOCIATES, LP IN THE AMOUNT OF A 67% PAYMENT AGAINST THE OUTSTANDING PRINCIPAL BALANCE OF \$350,000 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE DOCUMENTS TO EFFECTUATE THE SETTLEMENT

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. Laughlin and seconded by Mr. Beson. Resolution 23-48 was approved by unanimous vote of the members.

1810 BALTIC AVENUE REDEVELOPMENT PLAN – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE CITY OF ATLANTIC CITY’S 1810 BALTIC AVENUE REDEVELOPMENT PLAN PERMITTING THE OPERATION AND CONSUMPTION ALL SIX (6) CLASSES OF RECREATIONAL CANNABIS ON BLOCK 329 LOTS 2-11, IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONE



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. Ms. Matik abstained from the vote. Resolution 23-49 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Michael Krawitz stated that he previously submitted a number of OPRA requests to the Authority. He then inquired about Authority funding for the DCA Project Office in Atlantic City and stated that he will be submitting additional OPRA requests for more information. The Chair asked Mr. Krawitz if he had outlined this information in his request. Mr. Krawitz said yes. The Chair stated that he would follow up with him after consulting with the Executive team. Mr. Krawitz thanked the Chair. Hearing no other public comments, the Chair stated that the members would hold an Executive Session.

EXECUTIVE SESSION

CONTRACT NEGOTIATIONS – 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. Beson. and seconded by Ms. Holmes. Resolution 23-50 was approved by unanimous vote of the members.

ACTION COMING OUT OF EXECUTIVE SESSION

Upon return to the open public session portion of the meeting, the Chairman requested consideration of the following action:



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$1.6M (\$1,350,000 TO FUND THE PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH LIVE NATION MID-ATLANTIC, INC. FOR BOOKING AND PROMOTION OF LIVE EVENTS AT JIM WHELAN BOARDWALK HALL (“JWBH”) AND \$250,000 TO FUND THE PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH LIVE NATION MID-ATLANTIC, INC. FOR BOOKING AND PROMOTION OF ONE (1) ADDITIONAL BEACH EVENT IN 2023) AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A SECOND AMENDMENT TO THE NON-EXCLUSIVE PUBLIC-PRIVATE PARTNERSHIP BOOKING AND PROMOTION AGREEMENT WITH LIVE NATION MID-ATLANTIC, INC. FOR INDOOR PERFORMANCES AT JWBH TO INCREASE THE CRDA TICKET SPONSORSHIP AND ANNUAL INCENTIVE AND TO EXTEND THE TERM FOR TWO (2) ADDITIONAL YEARS THROUGH MARCH 31, 2026

The resolution was read by title. Ms. Matik recused herself. 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 23-51 was approved by unanimous vote of the eligible members.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:45pm. A motion was made by Mr. Beson and seconded by Ms. Holmes.

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 March 21, 2023:

Michael Beson

MICHAEL BESON, SECRETARY