



**MINUTES – PUBLIC MEETING 23-05
MAY 16, 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), Robert Tighue for State Treasurer Elizabeth M. Muoio (via teleconference), Kimberly Holmes and Christopher Brown for Lt. Governor and DCA Commissioner Sheila Oliver (via teleconference), James Plousis (via teleconference), William Sproule (via teleconference)
- ABSENT:** David Rebuck for State Attorney General Matthew J. Platkin, Mayor Marty Small, Sr.
- STAFF:** Sean Pattwell (via teleconference), Maisha Moore (via teleconference), Kathy Marshall (via teleconference), Loreta Acevedo (via teleconference), Lisa Britt (via teleconference), Elizabeth Daley (via teleconference), Jane Fontana (via teleconference), Kathryn Jones (via teleconference), Lance Landgraf (via teleconference), Heidi Manning (via teleconference), Carol Spatz (via teleconference), Karen Martin (via teleconference), Thomas Meehan (via teleconference), Glenn Monroe (via teleconference), John Tracy (via teleconference)
- OTHER
ATTENDEES:** Dorian Smith, 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 APRIL 18, 2023 BOARD MEETING

The Chairman requested a motion to approve the minutes of the April 18, 2023 Board Meeting. A motion was made by Mr. Plousis and seconded by Ms. Matik. Resolution 23-65 was approved by unanimous vote of the members.



Before transitioning into the proposed action items, Chairman Butler read a resolution recognizing and commending employee Beverly Tizzano for her 52 years of service which will end on May 31, 2023 as she retires from the CRDA. Ms. Tizzano spoke and thanked the CRDA for everything the organization has done for her and her family and made it known how much she will miss the staff and working for the CRDA. The Chairman acknowledged her sentiments and said Atlantic City and the CRDA are both better places because of her decades of service. A motion was made by Mr. Beson and seconded by Mr. Plousis. Resolution 23-66 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

HONEYBUZZ FARMS, 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 ADULT USE RECREATIONAL CANNABIS ON PROPERTY LOCATED AT 1724 ATLANTIC AVENUE, BLOCK 156, LOT 4 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-02-3393

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 23-67 was approved by unanimous vote of the members.

EVEREST DISPENSARY, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40A55D-70(c) TO PERMIT THE OPERATION OF A CLASS 5 DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS AND CONSUMPTION LOUNGE ON THE SUBJECT PROPERTY ON PROPERTY LOCATED AT 1226 ATLANTIC AVENUE, BLOCK 141, LOTS 2 AND 4 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-02-3392

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 23-68 was approved by unanimous vote of the members.



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

TOURISM MARKET EXPANSION PROJECT (CHICKEN BONE BEACH ARTS JAZZ CONCERT AT THE BOARDWALK AND BROWNS PARK) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$200,000 FROM THE TOURSIM AND COMMUNITY DEVELOPMENT FUND AND AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE CHICKEN BONE BEACH ARTS JAZZ CONCERTS AT KENNEDY PLAZA AND BROWNS PARK

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. Ms. Henrietta Wallace Shelton, President and CEO of the Chicken Bone Beach Historical Foundation, Inc. thanked the Authority for its support over many years. The Chair acknowledged Ms. Shelton’s comments and said the city and the CRDA are looking forward to some great jazz this summer. Ms. Shelton responded by saying she would love to have CRDA staff visit the jazz school and see the 50 plus students they are currently teaching and to attend a concert this summer. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Beson. Resolution 23-69 was approved by unanimous vote of the members.

ATLANTIC CITY VISITOR MAP & RESTAURANT WEEK RACK CARD DISTRIBUTION – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AWARD OF A ONE-YEAR CONTRACT TO CTM MEDIA GROUP FOR THE NOT TO EXCEED AMOUNT OF \$135,332.55 FOR ATLANTIC CITY VISITOR MAP AND RESTAURANT WEEK RACK CARD DISTRIBUTION SERVICES FOR THE PERIOD BEGINNING JUNE 16, 2023 AND ENDING JUNE 15, 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 Mr. Beson and seconded by Ms. Matik. Resolution 23-70 was approved by unanimous vote of the members.



ENVIRONMENTAL CONSULTING SERVICES – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING TWO PROFESSIONAL SERVICE AGREEMENTS TO MARATHON ENGINEERING & ENVIRONMENTAL SERVICES INC. AND ESA ENVIRONMENTAL CONSULTANTS FOR ENVIRONMENTAL CONSULTING SERVICES ON AN AS-NEEDED BASIS WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$100,000 FOR THE PERIOD JUNE 15, 2023 THROUGH JUNE 14, 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 Mr. Beson and seconded by Ms. Holmes. Resolution 23-71 was approved by unanimous vote of the members.

GARDNER’S BASIN IMPROVEMENT PROJECT – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN EXTENSION OF THE INTERGOVERNMENTAL GRANT AGREEMENT WITH THE CITY OF ATLANTIC CITY IN AN AMOUNT NOT TO EXCEED \$1,740,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND FOR IMPROVEMENTS TO ENHANCE HISTORIC GARDNER’S BASIN FOR AN ADDITIONAL ONE-YEAR PERIOD THROUGH DECEMBER 31, 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 23-72 was approved by unanimous vote of the members.

BLACK EXCELLENCE FESTIVAL (BROOKLYN MEDIA GROUP) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$25,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A TOURISM, MARKETING & SPECIAL EVENTS GRANT TO BROOKLYN MEDIA GROUP LLC; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO GRANT AGREEMENT WITH BROOKLYN MEDIA GROUP LLC IN AN AMOUNT NOT TO EXCEED \$25,000 TO SUPPORT THE BLACK EXCELLENCE (BE) FESTIVAL TAKING PLACE JUNE 16 - 18, 2023 AT THE SHOWBOAT HOTEL 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 Mr. Hanley. Resolution 23-73 was approved by unanimous vote of the members.

AC WORKS 2 (ATLANTIC CAPE COMMUNITY COLLEGE) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$769,810 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING A COMMUNITY DEVELOPMENT GRANT TO ATLANTIC CAPE COMMUNITY COLLEGE, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CAPE COMMUNITY COLLEGE TO SUPPORT THE ATLANTIC CITY WORKS PHASE 2 PROGRAM IN AN AMOUNT NOT TO EXCEED \$769,810

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. Holmes and seconded by Mr. Beson. Resolution 23-74 was approved by unanimous vote of the members.

WIND POWER READY AC (ROWAN COLLEGE OF SOUTH JERSEY) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$354,420 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING A COMMUNITY DEVELOPMENT GRANT TO ROWAN COLLEGE OF SOUTH JERSEY, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ROWAN COLLEGE OF SOUTH JERSEY TO OFFER WIND TURBINE TECHNICIAN TRAINING FOR CAREER OPPORTUNITIES TO ATLANTIC CITY RESIDENTS IN AN AMOUNT NOT TO EXCEED \$354,420



The resolution was read by title. Ms. Banasiak recused herself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Hanley expressed his support for the program and commended the work of the staff to move it forward. He added that he cannot think of a better program for Atlantic City and for the community. The Chair agreed with Mr. Hanley's sentiments. 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. Hanley. Resolution 23-75 was approved by unanimous vote of the eligible members.

ATLANTIC CITY FOOD SECURITY PLAN (C.R.O.P.S.) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$308,200 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING A GRANT TO COMMUNITIES REVOLUTIONIZING OPEN PUBLIC SPACE (C.R.O.P.S.) AND AUTHORIZING THE EXECUTIVE DIRECTOR NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH C.R.O.P.S. TO SUPPORT ITS CREATION OF A SUSTAINABLE FOOD SYSTEM AND PROMOTION OF A LOCAL FOOD ECONOMY 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 his support for the resolution and stated that the items approved today show that work by the Authority and its staff is coming to fruition. He thanked the staff and emphasized that the C.R.O.P.S. resolution will truly benefit the people of Atlantic City, which is the mission of the CRDA. The Chair agreed with Mr. Beson's comments. Hearing no further comments from the members, the Chair requested public comment. Dani Corso of C.R.O.P.S. thanked the CRDA for hearing this proposal because she feels this work is extremely important. She added that C.R.O.P.S. has demonstrated an ability to get real food to everyone. They have been committed to getting SNAP and WIC customers local food for three years and providing that service to the people of Atlantic City and the surrounding areas is a great accomplishment. The Chair thanked Ms. Corso for taking the time out of her schedule to share her thoughts and he thanked her for all the amazing work her organization is doing for the city of Atlantic City. Janine Cava from the New Jersey Food Democracy Collaborative stated that she also works with C.R.O.P.S. in her role at Stockton University and they have been a very important partner in working with them. Ms. Cava ended by saying she wanted to voice her support for the CRDA funding to help them continue their mission.



The Chair acknowledged Ms. Cava's comments and thanked her for her context, perspective, and insight as it was very helpful to the discussion. Devin Corina, Director of Northeast Organic Farming Association New Jersey expressed his wholehearted support for this funding. He stated that at the core of community wellness and culture is food. When the community loses its local food, it loses many other aspects of community culture and wellness. He expressed that he has been lucky enough to work with C.R.O.P.S. over the last 18 months on a variety of programs and projects and that they leverage their assets with an amazing dedication and hard work. He thanked the CRDA for their time and consideration. Alicia Newcomb, Executive Director of C.R.O.P.S. thanked Ms. Moore and Mr. Tracy for the help they gave in getting the C.R.O.P.S. proposal together from start to finish and thanked the CRDA Board for listening. She stated that she believes she and her small team are committed, that they are the best group of women for the job and that it is possible to get food to everyone. The Chair thanked Ms. Newcomb for her time on the call and for doing amazing work for the city of Atlantic City. Hearing no further public comments, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Ms. Banasiak. Resolution 23-76 was approved by unanimous vote of the members.

PUBLIC COMMENT

Janine Cava stated that she recently learned that the City is revising some elements of its Master Plan and one of those is going to be an urban agriculture element, which she felt was very exciting. Ms. Cava commended the city of Atlantic City for being the first of its kind to attempt to achieve this. Ms., Cava inquired about the Authority's involvement with the City Master Plan and how the CRDA will be participating in the agricultural development element. Lance Landgraf, Director of Land Use/Planning and Development responded that the CRDA has been involved in several aspects of the City's plan, such as the land use element, but that the Authority has not been contacted for input on this element as of yet. He stated that he would reach out to inquire. Mr. Landgraf added that there is a difference between the CRDA's Tourism District Master Plan and the City's Master Plan but that the Authority will align as best as possible with the City to go through the process together.

Executive Director, Sean Pattwell stated that the Authority has met with community members who are investigating other agricultural farming options such as vertical farming, vertical hydroponic farming, and hydroponic farming. Newark, New Jersey has experimented in this type of farming as well but there will be more information on these conversations at a future date and the CRDA understands that Atlantic City may be considered a model for other cities to follow. The Chair acknowledged Mr. Pattwell's comments and reiterated that this is an exciting concept and that the CRDA is involved in active conversation with other organizations on this type of agricultural development.



Ms. Newcomb thanked Mr. Landgraf for his help and stated that C.R.O.P.S. doors are always open, and she would love to see the CRDA Board and staff come and visit their site(s). The Chair acknowledged Ms. Newcomb's comments and stated that someone would be in touch regarding a visit by CRDA members. Mr. Mullen stated the importance in acquiring proper and complete documentation for grants that are awarded so that the Authority is fully aware of how the grant money is being utilized. The Chair agreed and reassured Mr. Mullen that Ms. Moore and Mr. Tracy have been very discerning on the front end of the grants process starting with the applications through making sure money awarded is being utilized as outlined in each proposal.

Ms. Cava from the New Jersey Food Democracy Collaborative invited the Board and staff to attend the community forum that C.R.O.P.S. is having at Tanger Outlets on June 2, 2023 as this forum is for the purpose of presenting the results of the Atlantic City Community Food Policy Assessment that was conducted with C.R.O.P.S. in collaboration with Stockton University, with funding from the South Jersey Institute for Population Health. Once the results are presented, they will ask for the community's input and use that information to form the beginning of a food action plan for Atlantic City. The Chair thanked Ms. Cava for the invitation.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:03 pm. A motion was made by Mr. Beson and seconded by Ms. Matik.

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 May 16, 2023:

Michael Beson
MICHAEL BESON, SECRETARY