



# BOARD MEETING AGENDA

**JUNE 20, 2023**

**2:00 PM**

- I. CALL TO ORDER**
- II. OPENING STATEMENT and ROLL CALL – Lisa Britt**
- III. RATIFICATION of the MINUTES of the May 16, 2023 Board Meeting**
- IV. PROPOSED ACTION ITEMS**

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## LAND USE REGULATION & ENFORCEMENT

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- 1. ATLANTIC LICENSE DEVELOPMENT, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL TO PERMIT THE OPERATION OF A CLASS 5 DISPENSARY FOR THE SALE AND CONSUMPTION OF ADULT USE RECREATIONAL CANNABIS ON THE SUBJECT PROPERTY LOCATED AT 901 ATLANTIC AVENUE, BLOCK 301, LOT 55 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-04-3447**
- 2. DANIEL FAST, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL AND PRELIMINARY AND FINAL SUBDIVISION APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO PERMIT THE CONSTRUCTION OF EIGHT SINGLE FAMILY ATTACHED RESIDENTIAL DWELLING UNITS ON SEPARATE LOTS ON THE SUBJECT PROPERTY LOCATED AT 10 S. NEW HAMPSHIRE AVENUE, BLOCK 126, LOTS 12, 13 AND 60 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-04-3443**
- 3. DESIGN 710, 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 AND CONSUMPTION OF ADULT USE RECREATIONAL CANNABIS ON THE SUBJECT PROPERTY ON PROPERTY LOCATED AT 112 PARK PLACE, BLOCK 44, LOT 1 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-05-3454**
- 4. MASA INVESTMENTS, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING NON-CONFORMITY USE CERTIFICATION FOR A TWO-UNIT RESIDENTIAL DWELLING ON THE SUBJECT PROPERTY LOCATED AT 106 N. GEORGIA AVENUE, BLOCK 339, LOT 44 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-04-3441**
- 5. MINAH PANAH – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED MINOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40A55D-70(c) TO PERMIT CONSTRUCTION OF A TWO-STORY RESTAURANT WITH A MEZZANINE AND TOTAL SEATING FOR 157 GUESTS AND CONVERSION OF FOUR EXISTING APARTMENTS TO TWO, TWO-STORY “TOWNHOUSE TYPE” APARTMENTS ON THE SUBJECT PROPERTY LOCATED AT 2322-2324 ARTIC AVENUE, BLOCK 280, LOT 2 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-04-3448**
- 6. STARBOARD INDUSTRIES 2 NJ, LLC – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40A55D-70(c) TO PERMIT THE RENOVATION OF THE EXISTING BUILDING AT THE SUBJECT PROPERTY FOR THE CULTIVATION OF CANNABIS, THE RETAIL SALE OF ADULT USE RECREATIONAL CANNABIS AND SUPPORTIVE OFFICE SPACE ON THE SUBJECT PROPERTY LOCATED AT 1810 BALTIC AVENUE, 122, 124 & 128 N. INDIANA AVENUE, 1809, 1811, 1813**

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& 1815 GARFIELD AVENUE, BLOCK 329, LOTS 2 THROUGH 11 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-05-3455

7. **SWEET LEAVES, 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 AND CONSUMPTION OF ADULT USE RECREATIONAL CANNABIS ON THE SUBJECT PROPERTY LOCATED AT 19-21 S. TENNESSEE AVENUE, BLOCK 144, LOT 5 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-02-3419
8. **TREE BREEZE, LLC** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL TO PERMIT THE OPERATION OF A CLASS 5 DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS ON THE SUBJECT PROPERTY AND A NONCONFIRMING USE CERTIFICATION FOR TWO EXISTING APARTMENTS ON THE SECOND FLOOR OF THE PROPERTY LOCATED AT 27 S. CHRISTOPHER COLUMBUS BOULEVARD, BLOCK 161, LOT 8 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-02-3396

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*Items listed below have been reviewed and recommended by Committee for Board approval.*

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1. **MIDSIZED PICK-UP TRUCKS PURCHASE** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF SIX (6) MIDSIZED PICK-UP TRUCKS FROM OCT PARTNERSHIP T/A GATEWAY TOYOTA IN AN AMOUNT NOT TO EXCEED \$239,109 FOR USE IN THE SID DIVISION
2. **ARCHITECTURAL SERVICES (GLOBAL)** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM L.P.'S AWARD OF FOUR (4) SERVICE AGREEMENTS TO CLARK CANTON HINTZ, NETTA ARCHITECTS, PS&S ARCHITECTURE AND ENGINEERING, PC AND SHOSH ARCHITECTS FOR LICENSED COMMERCIAL ARCHITECTURE SERVICES ON AN AS-NEEDED BASIS FOR THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) IN AN AGGREGATE AMOUNT NOT TO EXCEED \$500,000 FOR THE TWO-YEAR PERIOD BEGINNING JULY 26, 2023 AND ENDING JULY 25, 2025
3. **GENERAL CONTRACTOR SERVICES (GLOBAL)** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM LLC'S AWARD OF FOUR (4) SERVICE AGREEMENTS TO MASSETT BUILDING COMPANY, KHS&S CONTRACTORS, INC., SHORE BUILDING CONTRACTORS AND TN WARD COMPANY FOR GENERAL CONTRACTING SERVICES ON AN AS-NEEDED BASIS AT THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) IN AN AGGREGATE AMOUNT NOT TO EXCEED \$1 MILLION FOR THE TWO-YEAR PERIOD BEGINNING JULY 26, 2023 AND ENDING JULY 30, 2025
4. **TOURISM MARKET EXPANSION PROJECT (MULTICULTURAL FESTIVAL 2023)** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$30,000 FROM THE TOURSIM AND COMMUNITY DEVELOPMENT FUND, AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE 2023 MULTI-CULTURAL FESTIVAL
5. **TOURISM MARKET EXPANSION PROJECT (ATLANTIC CITY LATINO FESTIVAL 2023)** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING A TOURISM MARKETING AND SPECIAL EVENT GRANT TO THE HISPANIC ASSOCIATION OF ATLANTIC COUNTY, ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$30,000

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FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE HISPANIC ASSOCIATION OF ATLANTIC COUNTY TO FUND THE AC LATINO FESTIVAL 2023

- 6. TOURISM MARKET EXPANSION PROJECT (SUSTAINABLE HEALTH & WELLNESS VILLAGE FESTIVAL)** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A TOURISM MARKETING AND SPECIAL EVENT GRANT TO CARESPARC COMMUNITY CONNECTIONS INC., ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$35,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AMENDING THE TOURISM MARKET EXPANSION PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE CARESPARC COMMUNITY CONNECTIONS INC., TO FUND THE 2023 SUSTAINABLE HEALTH & WELLNESS VILLAGE FESTIVAL
  
- 7. CITY OF ATLANTIC CITY HEALTH & HUMAN SERVICES GRANT** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE 2022 GRANT WITH THE CITY OF ATLANTIC CITY FOR THE HEALTH & HUMAN SERVICES PROGRAMS FOR A ONE-YEAR PERIOD THROUGH APRIL 30, 2024; ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$650,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING A MUNICIPAL DEVELOPMENT GRANT TO THE CITY OF ATLANTIC CITY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A MUNICIPAL GRANT AGREEMENT WITH THE CITY OF ATLANTIC CITY TO PURCHASE EQUIPMENT AND FUND PROGRAMMING WITHIN THE DEPARTMENT OF HEALTH & HUMAN SERVICES IN THE AREAS OF YOUTH, SENIOR AND MULTI-CULTURAL SERVICES FOR THE ONE-YEAR PERIOD JUNE 21, 2023 THROUGH JUNE 20, 2024
  
- 8. TRAVELERS ASSISTANCE PROGRAM (JEWISH FAMILY SERVICES)** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A ONE YEAR COMMUNITY DEVELOPMENT GRANT TO THE JEWISH FAMILY SERVICES OF ATLANTIC COUNTY; ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$20,000 AND AUTHORIZATION TO NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT TO FUND THE TRAVELERS ASSISTANCE PROGRAM TO AID IN THE RELOCATION AND TRANSPORTATION ASSISTANCE SERVICES OF THE HOMELESS POPULATION IN ATLANTIC CITY IN AN AMOUNT NOT TO EXCEED \$20,000
  
- 9. ATLANTIC CITY FOOTBALL CLUB** – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$14,500 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A 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 \$14,500 TO ASSIST WITH LEAGUE FEES AND HOSTING SUMMER SOCCER CAMPS FOR THE NATIONAL PREMIER SOCCER LEAGUE
  
- 10. DINER EN BLANC ATLANTIC CITY** – 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; AWARDING A GRANT TO DEBPHL LLC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH DEBPHL LLC IN AN AMOUNT NOT TO EXCEED \$25,000 TO SUPPORT THE 2023 DINER EN BLANC - ATLANTIC CITY

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- 11. BORGATA NON-GAMING PDPE – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE MARINA DISTRICT DEVELOPMENT COMPANY LLC’S NON-GAMING CAPITAL PROJECTS AT BORGATA CASINO HOTEL AND SPA PROPERTIES**
  
  - 12. NATIONAL AEROSPACE RESEARCH & TECHNOLOGY PARK (NARTP) – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE NATIONAL AVIATION RESEARCH AND TECHNOLOGY PARK, INC. AMENDING ITS CERTIFICATE OF INCORPORATION TO REFLECT THE CHANGE OF NAME TO THE NATIONAL AEROSPACE RESEARCH AND TECHNOLOGY PARK INC. (“NARTP”) AND, IF NECESSARY AND APPROPRIATE, THE SECOND AMENDMENT AND RESTATEMENT OF ITS CERTIFICATION OF INCORPORATION AND BYLAWS TO REFLECT THAT NARTP IS A PRIVATE NONPROFIT CORPORATION NO LONGER AN AUXILARY ORGANIZATION OF STOCKTON UNIVERSITY AND TO ALSO INCORPORATE THE SEVERAL AMENDMENTS MADE TO ITS CERTIFICATE SINCE ITS ORIGINAL FORMATION IN 2026, AND TO THE PROPOSED AMENDED BY-LAWS**
  
  - 13. WAVE GARAGE CAMERA SYSTEM UPGRADE – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PURCHASE OF A VIDEO MANAGEMENT SYSTEM UPGRADE FOR THE WAVE GARAGE FROM INTEGRATED SYSTEMS & SERVICES INC. IN AN AMOUNT NOT TO EXCEED \$164,400 (INCLUSIVE OF A 20% CONTINGENCY)**
  
  - 14. JIM WHELAN BOARDWALK HALL SCOREBOARD REPLACEMENT – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT AND INSTALLATION OF A REPLACEMENT SCOREBOARD AND ASSOCIATED ANCILLARY EQUIPMENT FOR JIM WHELAN BOARDWALK HALL UNDER SOURCEWELL CONTRACT #030223-NVC IN AN AMOUNT NOT TO EXCEED \$747,228 FROM THE APPROVED 2023 CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET**
  
  - 15. CITYWIDE STREETLIGHT MAINTENANCE IMPROVEMENT PROJECT – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN THE AMOUNT OF \$2,938,000; APPROVING A \$2,938,000 INCREASE TO THE CONTRACT CAP OF THE CURRENT AS-NEEDED ELECTRIC SERVICES AGREEMENT WITH CALVI ELECTRIC; AND AUTHORIZING THE AMENDMENT OF THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO INCLUDE THE ADDITIONAL WORK NECESSARY TO COMPLETE THE CITYWIDE STREETLIGHT MAINTENANCE AND IMPROVEMENT PROJECT**

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**PUBLIC COMMENT**

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**ADJOURNMENT**

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