



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

**MINUTES – PUBLIC MEETING 23-07
JULY 18, 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), Alicia Magee (via teleconference), Brett Matik (via teleconference), William Mullen (via teleconference), Robert Tighue for State Treasurer Elizabeth M. Muoio (via teleconference), Kimberly Holmes for Lt. Governor and DCA Commissioner Sheila Oliver (via teleconference), David Rebuck for State Attorney General Matthew J. Platkin (via teleconference), James Plousis (via teleconference), William Sproule (via teleconference), Joseph Tyrrell (via teleconference)
- ABSENT:** Mayor Marty Small, Sr.
- STAFF:** Sean Pattwell (via teleconference), Maisha Moore (via teleconference), Sharon Dickerson (via teleconference), Kathy Marshall (via teleconference), Loreta Acevedo (via teleconference), Lisa Britt (via teleconference), Eric Carrier (via teleconference), Elizabeth Daley (via teleconference), Kathryn Jones (via teleconference), James Kutch (via teleconference), Lance Landgraf (via teleconference), Karen Martin (via teleconference), Thomas Meehan (via teleconference), John Ostwald (via teleconference), Rick Santoro (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 JUNE 20, 2023 BOARD MEETING

The Chairman requested a motion to approve the minutes of the June 20, 2023 Board Meeting. A motion was made by Ms. Matik and seconded by Mr. Plousis. Resolution 23-101 was approved by unanimous vote of the members.



The Chair spoke prior to discussion of the first Land Use item to address the members' concerns surrounding the abundance of cannabis dispensaries and lounges being approved in the Green Zone. The Chair stated that he and CRDA Executive Director, Sean Pattwell, had shared these concerns with Mayor Small and asked for his insight regarding the number of sites approved and said that the Mayor reassured them that only 10-15% of the approved dispensaries and lounges make it to the final phases in this process.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) and (d)(5) TO PERMIT THE OPERATION OF A CLASS 5 DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS ON THE GROUND FLOOR AND 20 RESIDENTIAL DEWELLING UNITS ABOVE AT THE SUBJECT PROPERTY LOCATED AT 1518-1520 ATLANTIC AVENUE, BLOCK 151, LOT 7 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-02-3398

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 23-102 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO PERMIT THE EXPANSION OF THE EXISTING WHOLESALE AND RETAIL BAKERY ON THE SUBJECT PROPERTY LOCATED AT 24 S. KENTUCKY AVENUE, BLOCK 152, LOT 5 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-02-3395

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 Ms. Banasiak. Resolution 23-103 was approved by unanimous vote of the members.



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

Consent Agenda:

The following items were read by title, described by the Chair and after public comment, a motion was made by Mr. Beson seconded by Ms. Matik, and then voted on by the members as a single action:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE ANNUAL NOTICE OF MEETINGS AND ANNUAL NOTICE OF LAND USE HEARINGS

Resolution 23-104 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING CERTAIN NEWSPAPERS TO RECEIVE MEETING AND GENERAL NOTICES, AND DESIGNATING THE PRESS OF ATLANTIC CITY AS THE OFFICIAL NEWSPAPER OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY

Resolution 23-105 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPOINTING CERTAIN INDIVIDUALS TO THE OFFICES OF SECRETARY AND ASSISTANT SECRETARY

Resolution 23-106 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING AN INDIVIDUAL TO SERVE AS THE PUBLIC AGENCY COMPLIANCE OFFICER

Resolution 23-107 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS CUSTODIAN OF RECORDS AND ALTERNATE CUSTODIAN OF RECORDS

Resolution 23-108 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS THE ETHICS LIAISON OFFICER AND ALTERNATE ETHICS LIAISON OFFICER

Resolution 23-109 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS CERTIFYING OFFICER AND SUPERVISOR OF THE CERTIFYING OFFICER FOR MATTERS PERTAINING TO THE STATE OF NEW JERSEY RETIREMENT SYSTEM

Resolution 23-110 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS AS SIGNATORIES IN ACCORDANCE WITH STATE TREASURY REQUIREMENTS

Resolution 23-111 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING SIGNATORIES TO CONDUCT BUSINESS WITH US BANK, AS BOND TRUSTEE TO THE AUTHORITY'S SERIES 2014 LUXURY TAX REVENUE BONDS, SERIES 2004 HOTEL ROOM FEE REVENUE BONDS AND SERIES 2005 PARKING FEE REVENUE BONDS

Resolution 23-112 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO CHECK SIGNING PRIVILEGES ON AUTHORITY BANK ACCOUNTS

Resolution 23-113 was approved by unanimous vote of the members.

Regular Agenda:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE PROCUREMENT OF CROWDSTRIKE ENDPOINT SECURITY SERVICES RENEWAL FROM CDW GOVERNMENT LLC UNDER STATE CONTRACT CODE #T3121 (20-TELE-01511) IN AN AMOUNT NOT TO EXCEED \$66,142.83



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 23-114 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE INCREASE OF THE FUNDING CAP UNDER THE CONTRACT AWARDED TO ACB SERVICES INC, FOR BOARDWALK COMFORT STATIONS SERVICES BY AN AMOUNT NOT TO EXCEED \$130,000 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$948,796

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. Hanley and seconded by Ms. Holmes. Resolution 23-115 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED A CONTRACT TO ABM INDUSTRY GROUP, LLC FOR BOARDWALK COMFORT STATION CLEANING SERVICES ON AN AS-NEEDED BASIS FOR THE PERIOD AUGUST 19, 2023 THROUGH DECEMBER 31, 2024 IN AN AMOUNT NOT TO EXCEED \$1,300,000

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 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. Holmes. Resolution 23-116 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION NOT TO EXCEED \$1,000,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY TO CONTINUE FUNDING FIFTEEN POLICE OFFICERS TO SERVE EXCLUSIVELY AS NEIGHBORHOOD COORDINATION OFFICERS UNDER THE CITY'S COMMUNITY POLICING INITIATIVE FOR THE PERIOD JANUARY 1, 2023 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. Mr. Rebeck inquired about the status of funds from the previous grant awarded. Mr. Santoro replied that the City did not seek reimbursement of the full balance of grant funds resulting in a balance of unspent funds remaining. He added that some of the unspent funds were applied to other Clean and Safe Initiatives and that the balance was then collapsed and returned to the Authority's General Fund. Mr. Rebeck asked how much money was returned and Mr. Santoro said in excess of \$200,000. Mr. Rebeck asked that the record reflect that the unspent funds were returned to the Authority, and that this will not have a negative impact on the new grant. Mr. Santoro assured that the new grant will not be impacted. 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. Rebeck. Resolution 23-117 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM, LP'S AWARD OF A SERVICE AGREEMENT TO THOMAS COMPANY, INC. FOR ROOFING AND SHEET METAL CONTRACTOR SERVICES ON AN AS-NEEDED BASIS AT THE JIM WHELAN BOARDWALK HALL AND ATLANTIC CITY CONVENTION CENTER (INCLUDING THE AC RAIL TERMINAL) IN AN AMOUNT NOT TO EXCEED \$500,000 FOR THE TWO-YEAR PERIOD BEGINNING JULY 26, 2023 AND ENDING JULY 25, 2025

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. 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 23-118 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING GLOBAL SPECTRUM LP'S AWARD OF TWO (2) SERVICE AGREEMENTS TO CALVI ELECTRIC AND HUGHES ELECTRIC CO. LLC FOR ELECTRIC 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 \$500,000 FOR THE TWO-YEAR PERIOD BEGINNING JULY 26, 2023 AND ENDING JULY 25, 2025



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. Cosner. Resolution 23-119 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE DESIGNATION OF SPECIAL LEGAL COUNSEL AND AWARDDING PROFESSIONAL SERVICES CONTRACTS TO CONNELL FOLEY, LLP, RIKER DANZIG SCHERER HYLAND AND PERRETTI LLP, AND MCMANIMON, SCOTLAND & BAUMANN, LLC FOR THE ONE YEAR PERIOD BEGINNING AUGUST 1, 2023 AND ENDING JULY 31, 2024

The resolution was read by title. Mr. Hanley 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 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 Ms. Banasiak. Resolution 23-120 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE DESIGNATION OF BOND COUNSEL AND THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH MCMANIMON, SCOTLAND & BAUMANN LLC FOR THE TWO (2) YEAR PERIOD BEGINNING AUGUST 1, 2023 AND ENDING JULY 31, 2025

The resolution was read by title. Mr. Hanley 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 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 23-121 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXTENSION OF SERVICES CONTRACTS WITH THE AMBIENT GROUP, LLC AND BRINKS TANK & ENVIRONMENTAL SERVICES FOR AS-NEEDED ENVIRONMENTAL REMEDIATION SERVICES FOR AN ADDITIONAL ONE (1) YEAR TERM BEGINNING AUGUST 19, 2023, AND ENDING AUGUST 18, 2024, IN AN AGGREGATE AMOUNT NOT TO EXCEED \$120,000



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 23-122 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING TO APPROVE THE MEET AC CLIENT INCENTIVE OFFER OF \$600,000 TO THE NATIONAL SPORTS COLLECTOR ASSOCIATION FOR THE 2026 NATIONAL SPORTS COLLECTOR CONVENTION ON JULY 30 – AUGUST 5, 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 Ms. Matik. Resolution 23-123 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 \$25,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDED A GRANT TO MR. AMERICA LLC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH MR. AMERICA, LLC IN AN AMOUNT NOT TO EXCEED \$25,000 TO SUPPORT THE 2023 MR. AMERICA ALL AMERICAN SPORTS FESTIVAL

The resolution was read by title. Mr. Tyrrell 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 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 23-124 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 \$33,660 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDED A COMMUNITY DEVELOPMENT GRANT TO THE ATLANTIC COUNTY



SHERIFF’S FOUNDATION DBA HOPE EXISTS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC COUNTY SHERIFF’S FOUNDATION AN AMOUNT NOT TO EXCEED \$33,660 TO SUPPORT ITS HOPE EXISTS AC PROJECT WHICH HELPS TO ADDRESS HOMELESSNESS IN ATALANTI 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. The Chair acknowledged Ms. Moore’s hard work and commended her. He stated he was excited about the level of partnership and commitment from of all key stake holders with this vexing problem that is widespread. 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. Beson. Resolution 23-125 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE COMMUNITY DEVELOPMENT GRANT WITH THE BERNIE FRIEDENBERG WORLD WAR II MEMORIAL FUND TO ADJUST AND CREATE NEW BUDGET LINE ITEMS FOR THE \$171,715 BALANCE FOR YEAR 2 OF THE GRANT AND TO EXTEND THE GRANT FOR AN ADDITIONAL ONE-YEAR PERIOD THROUGH SEPTEMBER 21, 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. Holmes and seconded by Ms. Matik. Resolution 23-126 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE 2022 AUDITED FINANCIAL STATEMENTS SUBMITTED BY MERCADIEN P.C. AND AUTHORIZING SUBMISSION OF THE AUDIT TO THE GOVERNOR, STATE TREASURER AND THE LEGISLATURE

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 commended Ms. Marshall and her team for another clean audit and for their hard work and dedication. Ms. Marshall emphasized that it is definitely a team effort, and she has a good team. The Chair acknowledged her comment. 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 23-127 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE BORGATA NON-GAMING CAPITAL IMPROVEMENTS PROJECT; AUTHORIZING A FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$8.165 MILLION; AND GRANTING APPROVAL FOR THE AUTHORITY TO ACCEPT A \$2 MILLION DONATION FROM MARINA DISTRICT DEVELOPMENT COMPANY, LLC

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. Plousis and seconded by Ms. Holmes. Resolution 23-128 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AMENDMENT OF THE PREVIOUSLY APPROVED GRANT AGREEMENT WITH THE ASIAN AMERICAN SOCIETY OF ATLANTIC CITY TO REFLECT A CHANGE IN DATES AND LOCATION FOR THE MULTI-CULTURAL FESTIVAL 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. Hanley and seconded by Mr. Beson. Resolution 23-129 was approved by unanimous vote of the members.

PUBLIC COMMENT

None

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:07 pm. A motion was made by Mr. Gant 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 July 18, 2023:

Michael Beson

MICHAEL BESON, SECRETARY