



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

**MINUTES – PUBLIC MEETING 23-10
OCTOBER 17, 2023**

PRESIDING: Chairman, Modia Butler

PRESENT: Paulina Banasiak (via teleconference), Michael Beson (via teleconference), Christopher A. Brown for Acting DCA Commissioner Jacquelyn A. Suárez (via teleconference), Daniel Cosner (via teleconference), Edward Gant (via teleconference), Michael Hanley (via teleconference), Michael Laughlin (via teleconference), William Mullen (via teleconference), David Rebeck for State Attorney General Matthew J. Platkin (via teleconference), Mayor Marty Small, Sr. (via teleconference), William Sproule (via teleconference), Robert Tighue for State Treasurer Elizabeth M. Muoio (via teleconference), Joseph Tyrrell (via teleconference)

ABSENT: Alicia Magee, Brett Matik, James Plousis

STAFF: Sean Pattwell (via teleconference), Maisha Moore (via teleconference), Sharon Dickerson (via teleconference), Kathleen Marshall (via teleconference), Liza Barrick (via teleconference), Lisa Britt (via teleconference), Jane Fontana (via teleconference), Kathryn Jones (via teleconference), Lance Landgraf (via teleconference)

OTHER ATTENDEES: Dorian Smith, Esq, Governor’s Authorities Unit (via teleconference), Stewart Lederman, Riker Danzig Scherer Hyland and Perretti, LLP (via teleconference), Kelly Crawford, Riker Danzig Scherer Hyland and Perretti, LLP (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 SEPTEMBER 19, 2023 BOARD MEETING

The Chairman requested a motion to approve the minutes of the September 19, 2023 Board Meeting. A motion was made by Mr. Beson and seconded by Ms. Banasiak. Resolution 23-161 was approved by unanimous vote of the members.



LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING A USE VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO PERMIT A RESIDENTIAL DUPLEX AT THE SUBJECT PROPERTY LOCATED AT 206 SOUTH VERMONT AVENUE, BLOCK 74 LOT 3, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-06-3471

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 23-162 was approved by unanimous vote of the members.

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 AT THE SUBJECT PROPERTY LOCATED AT 1740 ATLANTIC AVENUE, BLOCK 156 LOT 1, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-01-3383

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. Cosner. Resolution 23-163 was approved by unanimous vote of the members.

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 AT THE SUBJECT PROPERTY LOCATED AT 31 S. CHRISTOPHER COLUMBUS BOULEVARD, BLOCK 161 LOT 9, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-03-3416

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 23-164 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
CONSENTING TO THE CITY OF ATLANTIC CITY'S BLOCK 330 REDEVELOPMENT
PLAN PERMITTING A MIXED-USE DEVELOPMENT ON BLOCK 330 LOTS 8, 9, 14,
19, 20, 21, 22, and 23 BOUNDED BY ARCTIC AVENUE, N. INDIANA AVENUE, OHIO
AVENUE AND GARFIELD PLACE 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. Hanley. Resolution 23-165 was approved by unanimous vote of the members.

PUBLIC COMMENT

Rick Santoro, Director of the Special Improvement District Division (SID), announced that he is stepping down as director and thanked Chairman Modia Butler and the CRDA Board Members for their unwavering support. He then thanked the CRDA Executive Director, Sean Pattwell and Deputy Executive Director, Maisha Moore for their outstanding leadership. He thanked a host of directors and CRDA staff acknowledging that they were the best people he has ever encountered in the country and that the Authority is fortunate to have them as staff. He then thanked the members of his SID Division staff starting with Assistant Director, James Kutch and Senior Project Development Officer, Laura Berrios. He went on to thank the hard working, dedicated SID management team of men and women and acknowledged Maurice Cherry, Daniel Mack, Hassan Hameen and Bradley Chapman. He additionally thanked the Director of American Building Maintenance (ABM), Tom Burns. He emphasized how fortunate and blessed he was to have worked for the Authority and how it has been an honor to wear the uniform of the CRDA. He thanked all for entrusting him to run the biggest Special Improvement District in the country. The Chairman acknowledged Mr. Santoro's parting sentiments. He thanked him for his years of service on behalf of the Board. He said all staff will be sad to see him go, but excited about his future endeavors where he will continue to provide service to the public. He stated that it will be difficult to find someone else to fill the position with such dedication and commitment.



Mayor Marty Small, Sr. spoke on behalf of the great City of Atlantic City. The Mayor has enjoyed the many years of a professional and private relationship with Mr. Santoro. He stated that he has always been an asset to the City and the Authority and that “no” was not in his vocabulary but rather a positive attitude to solve the problem and execute the job at hand. He thanked him for his service. Mr. Beson stated what a pleasure it has been to work with Mr. Santoro particularly because he knew every single detail about Atlantic City and the Special Improvement District. He wished him the best of luck in his new endeavor. The Authority’s Executive Director, Sean Pattwell echoed the sentiments that were previously expressed and acknowledged that Mr. Santoro is a very strong leader and full of knowledge that has been helpful. He thanked him and wished him the very best.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12 b (7)

The resolution was read by title. The Chair requested a motion to enter an Executive Session of the Board to discuss a litigation matter. A motion was made by Mr. Sproule and seconded by Mr. Beson. Resolution 23-166 was approved by unanimous vote of the members.

Upon return to the open public session portion of the meeting, the Chairman announced that no action by the Board was required following the Executive Session.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 2:50 pm. A motion was made by Mr. Beson and seconded by Ms. Banasiak.

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 October 17, 2023:

Michael Beson

MICHAEL BESON, SECRETARY