



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

**MINUTES – PUBLIC MEETING 24-01
JANUARY 16, 2024**

- PRESIDING:** Secretary, Michael Beson
- PRESENT:** Christopher A. Brown for Acting DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Michael Hanley, Michael Laughlin, Alicia Magee, Brett Matik, William Mullen, James Plousis, William Sproule, Robert Tighue for State Treasurer Elizabeth M. Muoio
- ABSENT:** Paulina Banasiak, Chairman, Modia Butler, David Rebuck for State Attorney General Matthew J. Platkin, Mayor Marty Small, Sr, Joseph Tyrrell
- STAFF:** Maisha Moore, Sharon Dickerson, Kathleen Marshall, Jerry Barnhart, Lisa Britt, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Heidi Manning, Tom Meehan, Glenn Monroe, John Ostwald
- OTHER ATTENDEES:** Dorian Smith, Esq, Governor’s Authorities Unit

Prior to the start of the meeting, Secretary, Michael Beson asked for a moment of silence in honor and memory of long time Member Edward Gant who recently passed away.

OPENING STATEMENT

The meeting was called to order by the Acting 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 DECEMBER 12, 2023 AND DECEMBER 19, 2023 BOARD MEETINGS

The Acting Chairman requested a motion to approve the minutes of the December 12, 2023, and December 19, 2023 Board Meetings. A motion was made by Mr. Sproule and seconded by Mr. Cosner. Resolution 24-01 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NON-CONFORMITY PURSUANT TO N.J.S.A. 40:55D-68 FOR THE PROPERTY LOCATED AT 132 S. BELLEVUE AVENUE, BLOCK 36, LOT 72, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-11-3556



The resolution was read by title. The Acting Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Tighue asked if the third unit within the discussed building was vacant. Lance Landgraf, Director of Planning and Development responded that the unit is a basement apartment that was not continuously used so it did not meet the criteria for a residential dwelling. Mr. Mullen asked what the requirements would be for an applicant if the entire building was considered abandoned. Mr. Landgraf responded that the building would have to be considered purposefully abandoned to have lost the use as a residential dwelling and if that were the case, the applicant would need to pursue a use variance to make the building considered habitable as a residential dwelling again. Hearing no further comments from the members, the Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Tighue and seconded by Mr. Plousis. Resolution 24-02 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NON-CONFORMITY PURSUANT TO N.J.S.A. 40:55D-68 FOR THE PROPERTY LOCATED AT 134 S. BELLEVUE AVENUE, BLOCK 36, LOT 73, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-11-3557

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Ms. Matik and seconded by Mr. Hanley. Resolution 24-03 was approved by unanimous vote of the members.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING EXECUTION OF COLLECTIVE BARGAINING AGREEMENTS WITH THE COMMUNICATIONS WORKERS OF AMERICA LOCAL 1040 FOR THE PERIOD MAY 1, 2023 THROUGH JUNE 30, 2027

The resolution was read by title. The Acting Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Acting Chair Beson expressed his appreciation for the support given to the CWA Local 1040 Union and CRDA employees as he feels this will be beneficial to all. Hearing no further comments from the members, the Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion



was made by Mr. Tighue and seconded by Mr. Sproule. Resolution 24-04 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXTENSION OF PROFESSIONAL SERVICE AGREEMENTS WITH PFM FINANCIAL ADVISORS LLC, PHOENIX ADVISORS, LLC AND ACACIA FINANCIAL GROUP TO PROVIDE FINANCIAL ADVISORY SERVICES ON AN AS-NEEDED BASIS FROM MARCH 1, 2024 THROUGH FEBRUARY 28, 2025

The resolution was read by title. Mr. Hanley recused himself. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Tighue and seconded by Mr. Cosner. Resolution 24-05 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A MANAGEMENT SERVICES AGREEMENT TO B&B PARKING, INC. TO PROVIDE PARKING LOT MANAGEMENT SERVICES FOR AUTHORITY-OWNED SURFACE PARKING LOTS IN THE CITY OF ATLANTIC CITY FOR THE ONE YEAR PERIOD BEGINNING FEBRUARY 15, 2024 AND ENDING FEBRUARY 14, 2025, WITH AN OPTION TO RENEW FOR TWO (2) ADDITIONAL ONE-YEAR TERMS

The resolution was read by title. The Acting 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 Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Ms. Matik and seconded by Mr. Tighue. Resolution 24-06 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Beson stated that while attending the Rob Thomas concert at the Hard Rock Casino over the weekend, the artist made negative comments about the city of Atlantic City to all in attendance that he found upsetting. He added that he felt this was completely disrespectful and insensitive towards the Hard Rock Casino staff and the residents of Atlantic City. He stated that when an artist comes to Atlantic City to perform, they should show respect to the city and its residents.



ADJOURNMENT

The Acting Chair requested a motion to adjourn the meeting at 2:17pm. A motion was made by Mr. Laughlin and seconded by Mr. Hanley.

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 January 16, 2024:

Michael Beson

MICHAEL BESON, SECRETARY