



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

**MINUTES – PUBLIC MEETING 24-04
APRIL 16, 2024**

PRESIDING: Chairman, Modia Butler

PRESENT: Paulina Banasiak O'Connor, Christopher Brown for the Acting DCA Commissioner Jacquelyn A. Suárez, Daniel Cosner, Christopher Glaum for the State Attorney General Matthew J. Platkin, Michael Hanley, Michael Laughlin, Brett Matik, William Mullen, James Plousis, Mayor Marty Small, Sr., Robert Tighue for the State Treasurer Elizabeth M. Muoio, Joseph Tyrrell

ABSENT: Michael Beson, Alicia Magee, William Sproule

STAFF: Maisha Moore, Sharon Dickerson, Kathleen Marshall, Loreta Acevedo, Jerry Barnhart, Liza Barrick, Laura Berrios, Lisa Britt, Elizabeth Daley, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Karen Martin, Tom Meehan, Glenn Monroe, Doreen Prinzo, John Tracy

**OTHER
ATTENDEES:** Dorian Smith, Esq, Governor's Authorities Unit,

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 MARCH 19, 2024 BOARD MEETING

The Chairman requested a motion to approve the minutes of the March 19, 2024 Board Meeting. A motion was made by Mr. Hanley and seconded by Ms. Matik. Resolution 24-29 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(2) TO CONSTRUCT A BIKE STORAGE SHED, ONE RESIDENTIAL UNIT AND A TRASH STORAGE STRUCTURE AT THE SUBJECT PROPERTY LOCATED AT 120 EUCLID AVENUE, BLOCK 82 LOT 2, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-12-3563

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. Tighue asked about the use of the first floor. Lance Landgraf, Director of Planning and Development responded that the first floor is used for the mini golf business offices. 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. Tighue and seconded by Ms. Matik. Resolution 24-30 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXTENSION OF THE PERIOD FOR FILING A MINOR SUBDIVISION PLAT OR DEED FOR AN ADDITIONAL 180 DAYS TO SEPTEMBER 27, 2024 PURSUANT TO N.J.S.A. 40:55D-47 f. FOR THE PROPERTY LOCATED AT 1307 PACIFIC AVENUE AND 60 S. CAROLINA AVENUE, BLOCK 143, LOTS 3 AND 4, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-08-3494

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. Tighue and seconded by Mr. Hanley. Resolution 24-31 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 AUTHORIZING EXECUTION OF CONTRACTS FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF \$61,500 FOR VARIOUS JANITORIAL SUPPLIES FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT DIVISION AND ADMINISTRATION DIVISION FOR THE EIGHT MONTH PERIOD BEGINNING MAY 1, 2024 THROUGH DECEMBER 31, 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. Tighue and seconded by Mr. Plousis. Resolution 24-32 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACT WITH CTM MEDIA GROUP FOR ATLANTIC CITY VISITOR MAP AND RESTAURANT WEEK RACK CARD DISTRIBUTION SERVICES



FOR THE ONE-YEAR PERIOD BEGINNING JUNE 16, 2024 AND ENDING JUNE 15, 2025 IN THE NOT TO EXCEED AMOUNT OF \$146,159.15

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. Ms. Matik asked how many of the printed maps are being utilized. Doreen Prinzo, Marketing Partnership Manager responded that last year approximately 345,000 maps out of 350,00 were used. Ms. Matik asked if a phone app that utilizes a QR code would be a more cost-effective means of advertising. Ms. Prinzo stated that she takes an annual poll of what methods other visitor centers utilize to keep current with marketing strategies for advertising. Based on those polls, she feels the CRDA Marketing Department still needs to utilize printed materials just as other major destination cities in the tri-state area still utilize printed materials. The Chairman asked if visitors use a combination of printed advertising and a QR code method. Ms. Prinzo stated yes, both are utilized, and she will stay on top of polling annually to determine when printed advertising should be eliminated entirely. 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. Tighue and seconded by Mr. Glaum. Resolution 24-33 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A SUPPLEMENTAL FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$190,210 FROM THE TOURSIM AND COMMUNITY DEVELOPMENT FUND, AND AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE NATIONAL RHYTHM AND BLUES MUSIC SOCIETY INC. 2024 FREE SUMMER CONCERTS AT GARDNER'S BASIN

The resolution was read by title. Ms. Matik recused herself. Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mayor Small asked the Board to support this concert as it is beneficial for the local community. Mr. Mullen asked if the Authority knows how funds are spent by the grantees. The Chairman stated that the Authority is aware by keeping open communication with the grantees concerning their spending and holding them accountable to report back the overall outcome of the event. Hearing no further comments from the members, the Chair requested public comment. Ms. Charmaine Hall, Commissioner for the Atlantic City Housing Authority Board and resident of Atlantic City said this event has been a great experience for her entire family and she'd like to see it continue. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Ms. O'Connor. Resolution 24-34 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A SUPPLEMENTAL FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$230,583.90 FROM THE TOURSIM AND COMMUNITY DEVELOPMENT FUND, AND AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE TONY MART, LLC 2024 MARDI GRAS AC SUMMER CONCERT SERIES

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. Ms. Matik acknowledged these concert series have been phenomenal for Atlantic City but feels the applicants should be advised to seek additional sponsors for these types of events as the Authority should not be the sole or majority source of financial support. Mr. Glaum asked about the amount of funding and the history of funding. The Chairman and the Executive Director explained that the Authority has commenced educating applicants on the need to diversify their funding sources and the changes in the amount of funding from the Authority would be changing. 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. Glaum and seconded by Mr. Tyrrell. Ms. Matik abstained. Resolution 24-35 was approved by a majority vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING A SUPPLEMENTAL FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$174,261 FROM THE TOURISM AND COMMUNITY DEVELOPMENT FUND AND AMENDMENT OF THE TOURISM MARKETING EXPANSION PROJECT TO INCLUDE THE CHICKEN BONE BEACH JAZZ CONCERT SERIES AT KENNEDY PLAZA

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. Charmaine Hall asked for the Authority's support for this event as she feels not only is the music uplifting, but the concert also has a historical and cultural benefit for the local community. Mr. John Exadaktilos, proprietor of Ducktown Tavern and resident of Atlantic City expressed concerns regarding the safety of the electric panel box at Kennedy Plaza and asked the Authority to look into this matter. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Laughlin and seconded by Ms. O'Connor. Resolution 24-36 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN APPLICATION FOR THE NEW JERSEY HISTORIC TRUST'S 2024 PRESERVE NEW JERSEY HISTORIC PRESERVATION FUND GRANT FOR THE JIM WHELAN BOARDWALK HALL



BOARDWALK STOREFRONT REPLACEMENT PROJECT; APPROVING THE SET-ASIDE OF \$750,000 IN MATCHING FACILITIES CAPITAL FUNDS FROM THE 2024 CONVENTION CENTER DIVISION FACILITIES CAPITAL BUDGET IN FURTHERANCE OF THE GRANT APPLICATION; AND AUTHORIZATION TO USE \$18,841 REMAINING FROM RESOLUTION 23-42 ADOPTED MARCH 21, 2023, TO ADVANCE THE 2024 APPLICATION PROCESS

The resolution was read by title. Mr. Tighue recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Mullen asked for the dollar amount to bring Jim Whelan Boardwalk Hall and the Atlantic City Convention Center up to 2024 building standards. Thomas Meehan, Director of Project Implementation and Management stated the amount is currently approximately \$245 million dollars. The Chairman acknowledged the buildings' massive, deferred maintenance cost. Ms. Matik recommended the CRDA compile a list of projects and their order of priority. Mr. Meehan said there is a Capital Project Priority List created until additional funding is available from the state. 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. Plousis and seconded by Mr. Hanley. Resolution 24-37 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACTS WITH ADAMS REHMAN & HEGGAN INC., ENVIRONMENTAL RESOLUTIONS INC. AND T&M ASSOCIATES FOR ENGINEERING AND PLANNING SERVICES ON AN AS NEEDED BASIS, WITH AN AGGREGATE NOT TO EXCEED AMOUNT OF \$150,000, FOR THE ADDITIONAL ONE-YEAR PERIOD BEGINNING JUNE 15, 2024 THROUGH JUNE 14, 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. Matik and seconded by Mr. Plousis. Resolution 24-38 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING CRDA-OWNED REAL PROPERTY LOCATED ON BLOCK 163, LOTS 39 AND 41 AS SURPLUS PROPERTY THAT IS NO LONGER NEEDED FOR CRDA PURPOSES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE THE AUTHORITY'S PUBLIC AUCTIONEER TO HOLD A PUBLIC AUCTION OF THE PROPERTY



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. Ms. O'Connor asked if the properties had been appraised. Liza Barrick, Project Development Officer responded yes, an appraisal was done in 2021; lot 39 appraised at approximately \$32,000 and lot 41 at approximately \$26,000. Mr. Tighue asked if the properties are landlocked, allowing no access. Mr. Landgraf said yes, but the only adjacent property owner hopes to use these lots as enclosed trash sites and access to their other property if they win the bid at auction. Mr. Tighue asked if Max Spann Real Estate and Auction Company was managing the auction. Mr. Landgraf responded yes. 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. Tighue and seconded by Ms. Matik. Resolution 24-39 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE KNIGHTS OF COLUMBUS PROJECT LOCATED AT 1408 PACIFIC AVENUE, ATLANTIC CITY (BLOCK 53, LOT 1) FOR THE PURCHASE AND RENOVATION OF THE FORMER KNIGHTS OF COLUMBUS HOTEL

The resolution was read by title. Mr. Tighue recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mayor Small said his administration fully supports this project and asked for the Members' support. Mr. Glaum asked if we know what financing sources the applicant has and still needs. Loreta Acevedo, Senior Project Development Officer said that at this time they have secured developer's equity and everything else is still in the application process. Additional financial information will be provided to the Authority and presented to the Board at a later date. 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. O'Connor and seconded by Mr. Tyrrell. Resolution 24-40 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$500,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND EXTENDING THE TERM OF THE GRANT AGREEMENT WITH THE ATLANTIC CITY BOARDWALK HOLOCAUST MEMORIAL INC. TO CONSTRUCT A YEAR-ROUND HOLOCAUST MEMORIAL AT PROPERTY LOCATED ON THE BOARDWALK, ROOSEVELT PLAZA, ATLANTIC CITY, NEW JERSEY THROUGH APRIL 15, 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. Ms. Matik asked who will maintain the monument once it is completed and what is the cost associated with that maintenance. Ms. Acevedo stated that this is still being discussed with the CRDA SID Division initially being considered and Stockton University most recently expressing willingness in assisting with upkeep. Mr. Landgraf stated that he would expect maintenance requirements to be minimal. Hearing no further comments from the members, the Chair requested public comment. Rabbi Gordon Geller who has been involved with Atlantic City Boardwalk Holocaust Memorial, Inc. said he is confident they will finish the funding for this project this year and they are ready to build. He asked for the Authority's continued support so that this monument can be erected to remind our country and the world of its significance for universal tolerance. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Mullen and seconded by Ms. O'Connor. Resolution 24-41 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING PROFESSIONAL SERVICE AGREEMENTS WITH 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 \$150,000 FOR THE ONE-YEAR PERIOD BEGINNING JUNE 15, 2024 THROUGH JUNE 14, 2025

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 Mr. Tighue. Resolution 24-42 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 \$130,025 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND APPROVING THE EXECUTIVE DIRECTOR NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE ATLANTIC CITY ARTS FOUNDATION TO SUPPORT ITS OPERATIONS AND PUBLIC ART PROGRAM 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. Ms. Monica Casiello, Board President of the Atlantic City Arts Foundation clarified that the Mona Caron mural will be on the Claridge building instead of the Atlantic building as originally planned. She thanked the CRDA for the support in the past and going forward.



Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Ms. O'Connor. Resolution 24-43 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE CITY OF ATLANTIC CITY'S BLOCKS 72, 75, 77 & 79 REDEVELOPMENT PLAN

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. Mayor Small said this project is currently in Phase One with 38 units, which once successfully completed will allow Phase Two and then Phase Three to begin for a total of 125 units at market rate. There are an additional 8 units currently being built caddy corner from Phase One. Mr. Laughlin asked what the buyer status is right now for the 8 units near the lighthouse. The mayor responded that there are two or three interested buyers at the moment and the location of these units and the sale of all these units will be a game changer for the city. 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. Laughlin. Resolution 24-44 was approved by unanimous vote of the members.

PUBLIC COMMENT

Atlantic City residents, Ms. Diane Ramftl, Ms. Charmaine Hall, Mr. Biplab Deb, Mr. Roger Fall and Mr. John Exadaktilos spoke in opposition of the proposed expansion of the Green Zone Redevelopment Area. These residents shared that a petition with over 1,100 signatures will be filed with the City Clerk in hopes to stop the expansion. Concerns expressed included that Albany Avenue is the location of Atlantic City High School, a mosque, and a drug rehabilitation center and the residents believe that the people who live, worship, and attend school there would be negatively impacted by the expansion of the Green Zone. Mr. Exadaktilos further stated the community of Ducktown has experienced much violence in the form of shootings, stabbings, and robberies, particularly in the area between Bellevue, Texas, and Florida Avenues and that this increase in crime must be immediately addressed. Mayor Small stated that it is the City's job to bring in new business. He reminded the public that an applicant can be approved by the City, the CRDA and the Cannabis Regulatory Commission but that does not mean they will successfully open. The Chairman stated the Authority takes seriously the signed petition and does not make light of the expressed concerns and reminded the public that this meeting is not the proper forum to litigate the matter with the mayor.



EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING AN EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12B(8)

The resolution was read by title. The Chair requested a motion to enter an Executive Session of the Board. A motion was made by Mr. Plousis. and seconded by Ms. Matik. Resolution 24-45 was approved by unanimous vote of the members.

ACTION COMING OUT OF EXECUTIVE SESSION

Upon return to the open public session portion of the meeting, the Chairman requested consideration of the following action:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE APPOINTMENT OF ERIC SCHEFFLER AS EXECUTIVE DIRECTOR EFFECTIVE NO LATER THAN MAY 1, 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. Mr. Eric Scheffler thanked Governor Murphy, the Authority and its Senior Staff for the support and the vote of confidence. He expressed excitement about the opportunity to affect positive change in Atlantic City. He stated that he was born in Atlantic City and both grandparents owned businesses here, so he was a part of the city growing up. He graduated from Atlantic City High School, and he's been a police officer for Atlantic City and then retired as a Lieutenant. He loves this town and sees the beauty of the town and all its possibilities. There are so many things going well here in Atlantic City; and at the CRDA, he hopes to do the same. The Chairman welcomed Mr. Scheffler and said that on behalf of the Authority, he is excited to have him on board and feels his partnership with Ms. Moore will greatly benefit and propel the CRDA. He thanked Ms. Moore for all her hard work and dedication over the last four months as the Interim Executive Director. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Plousis and seconded by Mr. Hanley. Resolution 24-46 was approved by unanimous vote of the members.

ADJOURNMENT

The Chair requested a motion to adjourn the meeting at 3:44 pm. A motion was made by Mr. Tighue 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 April 16, 2024:

Michael Beson

MICHAEL BESON, SECRETARY