



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

**MINUTES – PUBLIC MEETING 24-06  
JUNE 25, 2024**

**PRESIDING:** Chairman, Modia Butler

**PRESENT:** Paulina Banasiak O'Connor, Michael Beson, Christopher Brown for the 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, William Sproule, Robert Tighue for the State Treasurer Elizabeth M. Muoio, Joseph Tyrrell

**ABSENT:** Alicia Magee, Mayor Marty Small, Sr.

**STAFF:** Eric Scheffler, Maisha Moore, Kathleen Marshall, Loreta Acevedo, Lisa Britt, Jane Fontana, Dawn Hinton, Kathryn Jones, Lance Landgraf, Karen Martin, Tom Meehan, John Tracy

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

**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 MAY 21, 2024 BOARD MEETING**

The Chair asked for any questions about or changes to the minutes of the meeting. Hearing none, the Chair requested a motion to approve the minutes of the May 21, 2024 Board Meeting. A motion was made by Mr. Beson and seconded by Ms. Matik. Resolution 24-61 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(c) TO PERMIT THE OPERATION OF A CLASS 1 CANNABIS CULTIVATION AND CLASS 2 CANNABIS MANUFACTURING FACILITY THE SUBJECT PROPERTY LOCATED AT 3112 ATLANTIC AVENUE, BLOCK 182 LOT 4, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3599**



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. Beson asked if the applicant was currently operating a business. Lance Landgraf, Director of Planning and Development 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. Hanley and seconded by Mr. Cosner. Resolution 24-62 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO PERMIT THE OPERATION OF A CLASS 5 CANNABIS DISPENSARY THE SUBJECT PROPERTY LOCATED AT 1015 PACIFIC AVENUE, BLOCK 1 LOTS 142 AND 142.01, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3615**

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. Beson asked if any schools or churches were located near the site and if this location is considered a historical landmark. Mr. Landgraf said no schools or churches are nearby. He added that the site is a former church which is now owned by the applicant and the building is not considered a historical landmark. Mr. Beson asked how many cannabis sites have been approved to date. Mr. Landgraf stated 29 including this applicant upon approval. Mr. Beson expressed his concern regarding proximity to Authority offices as the business would be immediately next door to the CRDA Administration building. Mr. Landgraf noted his concern and said the business will have surveillance cameras that are tied to the Atlantic City Police Department surveillance center, and he does not anticipate long customer lines outside due to a large indoor waiting area. Mr. Tyrell asked the location of the consumption lounge for this site. Mr. Landgraf stated there will be an indoor and outdoor lounge and the outdoor lounge will be located on the Pacific Avenue side of the building. Mr. Mullen asked if alcohol is allowed on site. Mr. Landgraf said alcohol is not permitted on site. 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. Laughlin and seconded by Mr. Sproule. Mr. Beson voted no. Resolution 24-63 was approved by a vote of 13-1.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REJECTING THE ATLANTIC AVENUE ROAD DIET PROJECT PROPOSED BY THE CITY OF ATLANTIC CITY FOR ATLANTIC AVENUE BETWEEN MAINE AND ALBANY IN THE CITY OF ATLANTIC CITY UNDER CRDA FILE #2024-05-3639 BASED ON THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS SET FORTH IN THE HEARING OFFICER'S REPORT DATED JUNE 21, 2024**



The resolution was read by title. Ms. Matik, Mr. Tyrrell, and Mr. Brown recused themselves. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. Mr. Mullen and Mr. Sproule expressed support for this resolution. Hearing no further comments from the members, the Chair requested public comment. The City's Business Administrator, Mr. Anthony Swan, spoke on behalf of City of Atlantic City in support of the Atlantic Avenue Road Diet. He expressed safety as the main priority under the City's plan to make changes to Atlantic Avenue. These changes would consist of modified street signs, driving lanes, bike lanes, pedestrian crossings and street signals allowing for smoother traffic flow and provide a safer experience for the residence and tourists. He urged the Authority to reconsider rejecting the Atlantic Avenue Road Diet plan. City Councilman Kaleem Shabazz aligned himself with Mr. Swan's statements and added that although he respects the casino industry and economic development for the City, safety for the general public is more important than the lane reduction concerns of inconvenience for some. City Engineer, Uzo Ahiarakwe asked for the Authority's trust in the City's professionally acquired road studies and engineer reviews for the plan. Rejecting this plan will result in loss of grant funds as well. Mr. Mark Moon, an attorney representing the City of Atlantic City stated that a rejection of the plan will keep the City from modernizing the infrastructure of Atlantic Avenue to better serve the community and overall safety. Mr. Beson asked Mr. Moon if the grant funding from the Federal Highway Administration is contingent upon the narrowing of the road lanes. Mr. Moon confirmed that it was. Mr. Sproule asked the projected loss of grant funding the City will experience if the Atlantic Avenue Road Diet is rejected. Mr. Moon stated 10.2 million and he reminded the members that traffic light synchronization is intertwined with the narrowing of the roads. Without this portion of the funds, the traffic light synchronization will also not be completed. Atlantic City resident and owner of the Ducktown Tavern, John Exadaktilos feels the City and its professional planners only took into consideration the traffic impact during the daytime hours. Atlantic City is busiest in the evening hours. He added with certainty that very few people will be riding bicycles on the roads in the evening hours. He recommended the City do additional road studies that look at road use in a 24-hour time span and during different seasons. The Atlantic City Solicitor, Michael Perugini expressed his concern for the discord between the CRDA and the City as both should be working side by side on this plan. He cannot see any logical reason why the Authority would reject the plan given the detailed studies and engineering planning that went into it. He assured the Authority that this plan will get completed despite the differences. Member of the public John Heinz, feels the process to create the Road Diet plan has flaws. He believes complete and proper documentation was not provided to the Authority and the public. He stated that the City did not include the CRDA in the planning of the Atlantic Avenue Road Diet despite knowing the Authority has jurisdiction of this area. He suggested that if the CRDA still has concerns, waiting for the proper documentation and clarity from the City to move forward with the plan would be advisable. Chairman Modia Butler said the Authority understand the safety concerns but, the CRDA was not brought to the table at any point for discussion



of the project. Nonetheless, the Authority partners with the City on many resolutions and has always worked hard with the City to make improvements and promote economic growth. He has no doubt that the CRDA will work with the City to get this problem resolved through compromise. Mr. Mullen was in support the Chairman's statement. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Beson and seconded by Mr. Mullen. Ms. Banasiak-O'Connor voted no. Resolution 24-64 was approved by a vote of 10-1.

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

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AWARD OF A CONTRACT TO G & F GRAPHIC SERVICES, INC. (dba INSERTS EAST INC.) FOR PRINTING SERVICES FOR THE OFFICIAL ATLANTIC CITY VISITOR GUIDE AND VISITOR MAP IN AN AMOUNT NOT-TO-EXCEED \$305,236 (\$149,118 FOR YEAR ONE AND \$156,118 FOR YEAR TWO) FOR THE TWO-YEAR PERIOD BEGINNING SEPTEMBER 1, 2024 AND ENDING AUGUST 31, 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. Ms. Matik recommended a cost-saving concept of hybrid advertising, such as an app for mobile devices or a QR code to scan to retrieve brochure information instead of print. 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 Mr. Sproule. Ms. Matik voted no. Resolution 24-65 was approved by a vote of 12-1.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$100,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARD OF A COMMUNITY DEVELOPMENT GRANT TO THE COMMUNITY FOOD BANK OF NEW JERSEY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE COMMUNITY FOOD BANK OF NEW JERSEY IN AN AMOUNT NOT TO EXCEED \$100,000 TO SUPPORT THEIR ESTABLISHED HEALTHY FOOD DISTRIBUTION EFFORTS 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. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Beson. Resolution 24-66 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 \$10,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH THE SALVATION ARMY TO SUPPORT THEIR SUMMER EDUCATION 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. Hearing no public comment, the Chair requested a motion. A motion was made by Ms. Matik and seconded by Mr. Beson. Resolution 24-67 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN THE NOT TO EXCEED AMOUNT OF \$20,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND; AWARDING A COMMUNITY DEVELOPMENT GRANT TO THE JEWISH FAMILY SERVICES OF ATLANTIC COUNTY; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH JEWISH FAMILY SERVICES OF ATLANTIC COUNTY TO SUPPORT 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**

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. Tighue and seconded by Mr. Beson. Resolution 24-68 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AMENDMENT OF THE COMMUNITY DEVELOPMENT GRANT AGREEMENT WITH LITERACY NEW JERSEY ATLANTIC CAPE TO EXTEND THE GRANT TERM AN ADDITIONAL THREE MONTHS THROUGH JUNE 22, 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. Mr. Glaum asked how this grant will work now that the term date of June 22, 2024 has



passed and is the Authority confident the applicant will fully utilize the funds. Deputy Executive Director, Maisha Moore stated the grantee has been utilizing their own funds since April for the remaining three months with the anticipation of the resolution being approved to ensure reimbursement of the funds expended and she is confident that all grant funds will be exhausted. 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 Ms. Matik. Resolution 24-69 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A COMMUNITY DEVELOPMENT GRANT TO NAN NEWARK TECH WORLD; ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$464,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH NAN NEWARK TECH WORLD TO ADMINISTER THE LEADERS IN TRAINING YOUTH DEVELOPMENT TRAINING PROGRAM DURING THE SUMMER AND FALL OF 2024 IN AN AMOUNT NOT TO EXCEED \$464,000**

The resolution was read by title. Mr. Sproule recused himself. The Chair requested a description of the proposed action by the Executive Director or designated staff and then requested member discussion. The Chairman asked how many years this program has been active. Ms. Moore stated five years. The Chairman acknowledged the importance of the program and commended Ms. Moore for her hard work on the grant. 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. Hanley and seconded by Mr. Mullen. Resolution 24-70 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 \$308,622 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AWARDING A COMMUNITY DEVELOPMENT GRANT TO ATLANTIC CAPE COMMUNITY COLLEGE, AUTHORIZING THE REMAINING BALANCE OF \$110,828.85 FROM PHASE 2 TO BE UTILIZED IN PHASE 3 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH ATLANTIC CAPE COMMUNITY COLLEGE TO SUPPORT THE ATLANTIC CITY WORKS PHASE 3 PROGRAM IN AN AMOUNT NOT TO EXCEED \$419,450.85**

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. Mullen asked for confirmation that the CRDA is closely monitoring appropriate use of the grant funds. Ms. Moore 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 Ms. Matik and seconded by Mr. Mullen. Resolution 24-71 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE AMENDMENT OF THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY FOR THE CITYWIDE STREETLIGHT MAINTENANCE AND IMPROVEMENT PROJECT TO EXTEND THE TERM FOR A PERIOD OF TWO-YEARS THROUGH JULY 16, 2026 AND APPROVE ENGAGEMENT OF THE AUTHORITY'S AS-NEEDED ARCHITECT TO PROVIDE SERVICES IN AID OF A PUBLIC SOLICITATION FOR AN RFP IN FURTHERANCE OF THE PACIFIC AVENUE STREETLIGHTING INITIATIVE UNDER THE PROJECT**

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. Plousis inquired about the lighting on Atlantic Avenue. Thomas Meehan, Director of Project Implementation and Management acknowledged a visible difference in the new foot candles on Atlantic Avenue in comparison to the foot candles on Pacific Avenue due to the City moving forward with replacement independent from the Authority. Mr. Glaum asked where the City stands in support of this project. Mr. Meehan said the City, Atlantic City Electric and the CRDA are working together to complete this project in a cost-effective manner. Mr. Brown expressed support for this project while crediting Founding Principal Mr. Tom Sykes of SOSH Architects and staff for their professionalism and trustworthiness during the planning of this project. Mr. Plousis said the project makes good sense. 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. Cosner and seconded by Ms. Matik. Resolution 24-72 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ENGAGE INVESTMENT BANKING FIRMS RBC AS SENIOR MANAGER AND RAMIREZ & CO., SIEBERT WILLIAMS SHANK & CO., LLC, AND RAYMOND JAMES & ASSOCIATES AS CO-MANGERS TO PROVIDE BOND UNDERWRITING SERVICES IN CONNECTION WITH THE REFUNDING OF THE 2014 LUXURY TAX BONDS**

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. Mullen and seconded by Mr. Laughlin. Resolution 24-73 was approved by unanimous vote of the eligible members.



## **PUBLIC COMMENT**

Atlantic City resident Carlie Enoka asked for allowance of 24-hour cycling on the boardwalk. She offered multiple solutions for safe cycling. The Chairman clarified that the boardwalk is the City of Atlantic City's jurisdiction. She thanked the members for being heard. Atlantic City resident Valerie Feo stated that the Atlantic City Police Department indicated that the CRDA is responsible for enforcing cycling regulations on the boardwalk. In addition, she said the police department has not offered other safe biking options and they are unnecessarily targeting cyclists for violating regulations.

## **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 Ms. Matik and seconded by Mr. Plousis. Resolution 24-74 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 REGARDING AN OFFER OF EVOLUTION MALTA LIMITED LLC TO PURCHASE A PORTION OF BLOCK 389 LOT 1 FOR \$1,500,000, AND GRANTING PROJECT APPROVAL OF THE PROPOSED EVOLUTION SITE DEVELOPMENT PROJECT**

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. Sproule and seconded by Mr. Plousis. Resolution 24-75 was approved by unanimous vote of the members.

## **ADJOURNMENT**

The Chair requested a motion to adjourn the meeting at 4:11pm. A motion was made by Mr. Laughlin 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 June 25, 2024:

*Michael Beson*  

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**MICHAEL BESON, SECRETARY**