

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
BOARD OF DIRECTORS MEETING

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DATE: Wednesday - March 20, 2019

COMMENCING AT 9:45 A.M.

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

401 NORTH VIRGINIA AVENUE

ATLANTIC CITY, NEW JERSEY 08404

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1 Computer-aided transcript of the Board of Directors
2 meeting, taken stenographically in the above-entitled
3 matter before Dominique R. Caputo.

4
5 BOARD MEMBERS PRESENT:

- 6 MILTON L. SMITH, Chairman
- 7 GARY L. HILL, Vice Chairman/Secretary
- 8 PATRICIA BAILEY, Board Member
- 9 NYNELLE LANGFORD, Board Member
- 10 JOHN DEVLIN, Board Member
- 11 WILLIAM CHEATHAM, Alternate

12
13 ALSO PRESENT:

- 14 G. Bruce Ward, Executive Director
Atlantic City Municipal Utilities Authority
- 15
- 16 Claude Smith, Deputy Executive Director
Atlantic City Municipal Utilities Authority
- 17
- 18 Kelley Williams, Executive Secretary
Atlantic City Municipal Utilities Authority
- 19
- 20 Anita Thapa
Atlantic City Municipal Utilities Authority
- 21
- 22 Michael Riley, Authority Solicitor
- 23
- 24 Andrew Weber, Labor Counsel

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PROCEEDINGS

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THE CHAIRMAN: Adequate notice of this meeting has been provided as required by law by mailing to the Press a list of the regularly scheduled meeting of the Board of Directors, including the notice of the regular meeting scheduled for March 20th, 2019, at 401 North Virginia Avenue, Conference Room, Atlantic City, New Jersey.

A copy of said notice was sent to the City Clerk to be posted.

All of the aforesaid complies with chapter 231 of the Laws of 1975 known as "Open Public Meeting Laws." Roll call.

MR. RILEY: Mr. Smith.

THE CHAIRMAN: Yes. Here.

MR. RILEY: Mr. Hill.

MR. HILL: Here.

MR. RILEY: Ms. Bailey.

MS. BAILEY: Here.

MR. RILEY: Ms. Langford.

MS. LANGFORD: Here.

MR. RILEY: Mr. Devlin.

MR. DEVLIN: Here.

1 THE CHAIRMAN: Mr. Cheatham, will you
2 please lead us in the Flag Salute.

3 - - -

4 (Whereupon the Pledge of Allegiance was
5 recited.)

6 - - -

7 THE CHAIRMAN: Thank you, Mr. Cheatham.

8 MR. WARD: All right. Good morning, board
9 members. We have some visitors from the public if the
10 Chair would like to address that first.

11 THE CHAIRMAN: Yes.

12 MR. WARD: Okay. Members from the public,
13 in no particular order, we would like to go with the first
14 person.

15 MS. WALLACE: Good morning. Thank you for
16 letting us come and speak to you about our bill. You sent
17 us-- first of all, 726 Indiana Avenue was donated to us by
18 Wells Fargo. We are in the process of making it a music
19 school. We have finalized everything. We have a
20 variance. We have all our contracts done. And we have
21 selected a contractor. So far we have 129,500 that we
22 have. And the contractor is going to start with that very
23 soon. We just have a few more things that we have to take
24 care of.

25 Now, our budget is 338,500. That's our

1 final budget. And we are short by 102,000 right now.
2 So-- and we also-- we live on donation, grants, fellow
3 grants, and state grants. That's what Chicken Bone Beach
4 lives on. The last 20 years Chicken Bone Beach has
5 actually given back to the public. It is our pleasure to
6 do it because that's why we are doing it.

7 Our purpose is-- I was raised in Atlantic
8 City. And I remember what Atlantic City was as far as the
9 black entrepreneurs in the North Side was. So Chicken
10 Bone Beach, by causing attention to that, we want to show
11 everybody how dynamite the black community use to be in a
12 small segment. And we chose this because I love it, but
13 it also attracted a diverse group of people to tell our
14 story. So that's a little bit about who we are.

15 So we are asking you to waiver this price.
16 And if you would, we would appreciate it. We need that to
17 get started. Like I said, we have a contractor. We
18 opened up all of our accounts now. And of course, we need
19 our water as the contractor starts full speed ahead.

20 Cortez, did you want to say anything?

21 MR. MARTIN: Yes. Again, I am going to try
22 to go over a little bit of what Henrietta said. This is
23 Henrietta Wallace. She is the president, founder, CEO of
24 Chicken Bone Beach. I am Cortez Martin, Atlantic City
25 resident. I am also a member of the board. Derrick

1 Longprier, Atlantic City Resident. He is also a member of
2 the board.

3 Henrietta mentioned that our budget for
4 this year is 338,500. Now that is just the budget for
5 this year. This is the first time that we ever had a
6 budget in that magnitude. Those funds that we are talking
7 about in our budget-- and I can leave a copy of this with
8 you. All of it is donations. Chicken Bone Beach doesn't
9 have anymore. So we have got grants from the City of
10 Atlantic City. We have got grants from a couple of people
11 in small donations like \$2,500.

12 All that money is already expended as far
13 as expenditures for this coming year. I actually stated
14 not only do we do jazz concerts, we are trying to rehab
15 this house on 726 Indiana Avenue. That's why we are here.
16 The house is a house that was donated from Wells Fargo
17 Bank. That building is a row house right there on the
18 corner of-- pretty much on the corner of Grant Avenue and
19 Indiana. You have the firehouse. We have a lot.

20 Well, the firehouse is private because they
21 have a lot besides the firehouse. Then there is a lot
22 that we do not own. A church owns that property. Then
23 it's the beginning of the row house on 726. That house
24 has probably been vacant for maybe 30-some-odd years.
25 They gutted it. Well-- people went in and stole the

1 pipes, the copper pipes. It was totally gutted.

2 So we are in the position of now trying to
3 rehab that building to make it a jazz concert hall
4 downstairs where people can come in and entertain as far
5 as meetings and things like that.

6 MS. WALLACE: And it is going to be a jazz
7 school.

8 MR. MARTIN: Yes. It is an institute of
9 jazz studies.

10 MS. WALLACE: Yes.

11 MR. MARTIN: The second level is going to
12 be a recording studio and a control room, sound and
13 control room.

14 So all the expenditures that we are talking
15 about on this list here are already spent, but we don't
16 have any money. So we are here to ask you, like Henrietta
17 said, for a waiver of this 4,000--

18 MS. WALLACE: 453,000.

19 MR. MARTIN: If you could please waive
20 that. And if you can't waive it, then the next thing for
21 us to say, we would like to open that building up. We are
22 looking to start construction sometime in April.
23 Hopefully we will be finished within 90 days or 120 days.
24 We are shooting for 90.

25 If you can't waive it, we would like to

1 have a reduced price because we are a 501 C39 profit
2 organization. We have been getting donations forever, for
3 the last I don't know how many years.

4 MS. WALLACE: Twenty years.

5 MR. MARTIN: So we are asking for your
6 mercy and your kindness. But if you can't waive it, like
7 I said, if you allow us to make minimal payments until we
8 can get another grant to try to pay you off, we will try
9 to do that.

10 I don't know what that minimal payment
11 looks like. If you all can discuss that amongst
12 yourselves and let us know, we will try to make those
13 payments. But we would like to open the studio sometime,
14 like I said, within 90 days or 120 days.

15 MS. WALLACE: And just to clarify, Cortez
16 said it's the City of Atlantic City. We need a
17 development block grant from the City of Atlantic City.
18 It's a federal grant. And that's where most of our money
19 was received so far for the house.

20 MR. MARTIN: But also in the budget, yes.
21 There are other grants in there from PNC Bank that we are
22 applying for. It is \$50,000 that we are applying for.
23 And the Atlantic City Community Fund that we are applying
24 for-- I think it's 7,000.

25 MS. WALLACE: So we are--

1 THE CHAIRMAN: Excuse me. Did you guys ask
2 for any definitive money?

3 MR. HILL: They have it.

4 MS. WALLACE: It is not promised, but right
5 now we do have some. We gave them a proposal and we are
6 working on the January budget.

7 THE CHAIRMAN: The only reason I ask that
8 is because we don't normally-- we can't set a precedence
9 to endorse something that strong. I have been here for
10 twenty years and I don't remember ever giving anybody a
11 waiver on a connection fee.

12 But we will discuss it with the rest of the
13 board. I am just speaking as one member.

14 MS. WALLACE: I understand. And I respect
15 that.

16 THE CHAIRMAN: Other members will have
17 their input. And we are going to try to help you all we
18 can, of course. Because you are Atlantic City residents.
19 And it's good for Atlantic City. From my part-- I am just
20 speaking from--

21 MS. WALLACE: I understand. And I respect
22 what you are saying. But we are going to change that
23 whole neighborhood. And we are a little unusual. I am
24 quite sure you have never--

25 THE CHAIRMAN: I am a little partial

1 because I like jazz.

2 MS. WALLACE: But I mean as far as our
3 circumstances, you have probably never encountered that.
4 So we are probably, like I said, unprecedented. We are
5 the first people to be in our position.

6 MR. MARTIN: Yeah. I think this is going
7 to be the first major development on the North Side over
8 15, 20 years, something like this. Everybody else plays
9 basketball, football, baseball.

10 THE CHAIRMAN: Understood.

11 MR. MARTIN: Nothing for music. And I
12 think-- I am not sure, but I think the Atlantic City
13 school systems don't have a musical class right now. I
14 think they might have a band, but I don't think they have
15 a class.

16 MR. HILL: Pennsylvania Avenue I think
17 does. Not all of them. Pennsylvania I know does.

18 MR. MARTIN: We are looking to teach the
19 young kids at an early age.

20 So we would like to thank you at least for
21 your consideration on this. And even if there could be a
22 payment schedule that could be put together in lieu of a
23 grant. But I would just like to emphasize--

24 THE CHAIRMAN: We may be able to do that.
25 That sounds reasonable.

1 MR. HILL: As Mr. Smith said, and as you
2 know, I love what you guys do. And we are very supportive
3 of your organization. If we set a precedent for other 501
4 C3s, we have an issue. But I think we can probably work
5 something out. We have done that before.

6 THE CHAIRMAN: But like I said, let's come
7 back in a month or two and we will contact you. Leave
8 your information to the executive director so we can get
9 back to you.

10 MR. HILL: Okay.

11 MS. BAILEY: Can I ask one question. Is it
12 copper piping that you guys want to put in? Or do you
13 happen to know?

14 MR. WARD: From my report from my
15 distribution director, the surface is an iron surface.
16 And pursuant to our rules which are published and docketed
17 with the State of New Jersey, when we come in to a
18 formally vacant property, we cannot connect to an iron
19 surface. So we have to replace all of that copper from
20 the lateral to the residence.

21 THE BOARD MEMBER: Oh, it's copper now?

22 MR. WARD: No, it is iron. And it has to
23 be replaced. There is also lead that has to come out.
24 And that would be dangerous to the residents.

25 MS. WALLACE: Now copper, that's the only

1 material that you are allowed to use. Because copper is
2 quite expensive as you all know. Is that the only type of
3 material that you can use?

4 MR. WARD: That's the only type of material
5 that we use.

6 MR. SMITH: Yes. For the service
7 connections, yes.

8 MR. WARD: Well, again, I think as the
9 Chairmen said, if you could leave us your information, I
10 think the board is willing to take a look at all available
11 and essential remedies that we can adjust and get back to
12 you. Okay?

13 MS. WALLACE: Thank you. I appreciate it.

14 THE CHAIRMAN: Bruce, make sure all board
15 members get a copy of that so they can study it please.

16 MR. WARD: Okay. Next-- who is here from
17 the public?

18 MR. VOLPE: Dockside Packing of Atlantic
19 City.

20 MR. WARD: Dockside.

21 MR. VOLPE: Yes.

22 MR. HILL: Oh, right here. Okay.

23 MR. WARD: That would be 9 a 1. And this
24 is for an abatement. 9 A 1. And your name, Sir, for the
25 record?

1 MR. VOLPE: My name is Joe Volpe.

2 MR. WARD: Mr. Volpe, you are a
3 representative of the packing organization?

4 MR. VOLPE: Yes. Dockside Packing.

5 MR. WARD: Dockside. Okay. And you are
6 requesting an abatement in the amount of \$1,875.57.

7 MR. VOLPE: Yes, sir.

8 MR. WARD: Is this the first abatement?

9 MR. VOLPE: Yes, sir.

10 MR. WARD: Was there a leak on the
11 property?

12 MR. VOLPE: Yes, there was.

13 MR. WARD: And a plumber repaired the leak?

14 MR. VOLPE: Yes, they did.

15 MR. WARD: Okay. Any questions from the
16 board?

17 THE CHAIRMAN: Do you have documentation
18 that it has been repaired?

19 MR. VOLPE: Yes, I do.

20 THE CHAIRMAN: Okay.

21 MR. VOLPE: It's here if you--

22 THE CHAIRMAN: Move it.

23 MR. VOLPE: I'm a little-- someone else was
24 supposed to come. And I am kind of taking their place.

25 MR. HILL: Second.

1 MR. WARD: All those in favor?

2 MR. RILEY: Mr. Smith.

3 THE CHAIRMAN: Yes.

4 MR. RILEY: Mr. Hill.

5 MR. HILL: Yes.

6 MR. RILEY: Ms. Bailey.

7 MS. BAILEY: Yes.

8 MR. RILEY: Ms. Langford.

9 MS. LANGFORD: Yes.

10 MR. RILEY: Mr. Devlin.

11 MR. DEVLIN: Yes.

12 MR. WARD: Okay.

13 MR. VOLPE: Thank you very much.

14 MR. WARD: Thank you, sir. Your abatement
15 has been approved. And customer service will be in touch
16 with Dockside.

17 MR. VOLPE: All right. Thank you very
18 much.

19 MR. WARD: Thank you. Yes, ma'am.

20 MS. TSAI: Yes. Hello, everybody. My name
21 is Jackie. I am the property manager for the property 210
22 Chalfonte Avenue. The owner's name is Heng Quan. The
23 owner is coming from California. He is not a New Jersey
24 resident.

25 The reason I am here is actually for unit

1 200 when I applied for abatement, but obviously it seems
2 it's not being heard today.

3 MR. SMITH: 210?

4 MR. WARD: No. She said for 200 she has
5 applied for abatement. She is unnecessary to appear on
6 210. So this is another property that is owned by--

7 MS. TSAI: This is another one. On the
8 agenda here today it's only for 210 Chalfonte Avenue,
9 okay.

10 THE BOARD MEMBER: Right.

11 MS. TSAI: And I did not receive a notice
12 for the hearing until yesterday. And I see on a letter
13 here it says-- I don't quite understand. Please enlighten
14 me because I am still learning, okay.

15 Here it said all abatements require the
16 customer to pay all outstanding balances on all accounts
17 that they own or have any ownership interest. The NUA
18 records show that you do not own any additional accounts.
19 I don't quite understand. What does that mean?

20 MR. WARD: Okay. Let me ask a question.

21 MS. TSAI: Yes.

22 MR. WARD: Number one, are you speaking
23 about 200 or 210 right now?

24 MS. TSAI: For today's agenda obviously I
25 have to speak for 210.

1 MR. WARD: 210 is going to be approved
2 because you are unnecessary to appear. You didn't need to
3 be here for 210.

4 MS. TSAI: On the approved abatement?

5 MR. WARD: Yes, for 210.

6 MS. TSAI: Oh, okay.

7 MR. WARD: The board will vote on 210. And
8 generally the board approves all that's unnecessary to
9 appear. So that's what I am asking, whether or not your
10 question is about 210 or is it about 200.

11 MS. TSAI: Yes. Yes. Okay. Okay, but in
12 English, I'm still learning, it says you do not own any
13 additional accounts. What does that mean? Additional
14 accounts?

15 MR. WARD: Well, apparently if you are
16 reading about 210, the customer service department has
17 looked up whether or not there were any outstanding
18 balances on other properties. Apparently there were not.

19 MS. TSAI: It's all paid.

20 MR. WARD: So that's why 210 is being
21 recommended for approval.

22 MS. TSAI: About how much can you abate?
23 That is the question. Because the owner on the tenancy
24 agreement, the tenant has to pay the water bill. But it's
25 just the owner that pays up front for them and then they

1 have a complaint.

2 You know, because they say it is because
3 some other issue. And all though the owner pays upfront
4 for them in full for a month and not owe at all, but a
5 tenant has grievance. And he said why she does not want
6 to pay that much. So now is the question of how much
7 abatement and the money that we can credit back to the
8 tenant. That's the question.

9 MR. WARD: Well, what we can tell you today
10 is that resolution 9 a 6 is likely to be approved and that
11 would be for \$239.68.

12 MS. TSAI: Total, right?

13 MR. WARD: Total. Yes.

14 MS. TSAI: That's the credit back to the
15 owner?

16 MR. WARD: Yes, ma'am. Okay?

17 MS. TSAI: Okay. And second thing, I
18 applied for unit 200. And I had a plumber to fix it in
19 December and the beginning of January. So I came here to
20 apply for abatement in January 30. Well-- but I received
21 another letter saying that your meeting guy will go there
22 to check the reading. And now I just need to know what to
23 do with unit 200.

24 MR. WARD: Okay. We didn't have unit 200
25 on our agenda for today. But while you are here today,

1 you can go to the counter and ask to speak to Ms. Tiffany.

2 MS. TSAI: Okay.

3 MR. WARD: And see if Ms. Tiffany can look
4 up that account for you--

5 MS. TSAI: Yes.

6 MR. WARD: -- the one you have questions
7 on, and try to help you to uncover what your questions
8 are.

9 MS. TSAI: Because I did apply at the same
10 time.

11 MR. WARD: Okay.

12 MS. TSAI: And second thing regarding unit
13 200, it is very problematic right now because the last
14 quarter, 2018, water was over \$900.

15 MR. WARD: We had experienced-- and that's
16 a very old property.

17 MS. TSAI: No. It was built in 2010. It's
18 not old property at all. It's new.

19 MR. WARD: Chalfonte?

20 MS. TSAI: Yes. It was built in 2010. And
21 it is over \$900 water bill for the last quarter in 2018.
22 And now because we received another later notice saying
23 there is water leaking on February '19. And the meter, we
24 repaired that.

25 But out of curiosity, how much a month--

1 the bill of this quarter is--

2 MR. WARD: Well, I think--

3 MS. TSAI: It is out of curiosity. Because
4 the tenant is all crossed up paying rent. Paying rent,
5 and that's the problem. And we need to let her know, you
6 know, how much, you know, she has to endure. How much we
7 have to come up with. So please do me a favor, give me
8 a--

9 MR. WARD: Again, I am going to ask you to
10 speak to Ms. Tiffany. Ms. Tiffany can begin to take an
11 examination of your concerns and that property. And in
12 any respect, we will have the meter calibrated so we know
13 exactly how much water is used. And once that happens, if
14 there is a leak inside the property, we will be able to
15 know it.

16 MS. TSAI: It was February 19th. The guy
17 was there saying the water was leaking, but did not say
18 the reading-- how much--

19 MR. WARD: Yes. The meter guy, he's coming
20 out and inspecting the physical meter.

21 MS. TSAI: Yes.

22 MR. WARD: But then the report comes into
23 this office.

24 MS. TSAI: Yes.

25 MR. WARD: And that's why I am asking you

1 to speak with Ms. Tiffany.

2 MS. TSAI: Sure. And then also the
3 previous property manager told me he checked the water
4 meter. And he said there was no leaking, but the February
5 '19 water inspection there was leaking. So there is a
6 conflict and contradiction. Unit 208 on Chalfonte Avenue
7 has a very big water meter that's over \$10,000.

8 So my concern-- because I'm a new property
9 manager of the property and wonder whether anyone can
10 straighten it all out. Because I don't want to enter into
11 another debate, argument regarding 208 Chalfonte Avenue
12 again.

13 And so, I need help. If there is anything
14 I can do, you know, for this not to happen again-- because
15 it is a tremendous problem for this tenant. And tenant
16 refused to pay rent because of their water.

17 MR. WARD: Okay. Again, we don't have
18 those records here in this meeting for 210.

19 MS. TSAI: Okay.

20 MR. WARD: And again, I'm asking you-- for
21 200-- I'm sorry. I am asking you to speak to Ms. Tiffany
22 because she has data that could help to answer your
23 questions.

24 MS. TSAI: Sure. Sure.

25 MR. WARD: And help to give you advice

1 going forward.

2 MS. TSAI: Because I did apply. But
3 surprise, it is not in the paper and in the file.

4 MS. THAPA: The reason is if the property
5 is still leaking, the abatement won't be approved. So you
6 have to fix the leak first in order to--

7 MS. TSAI: Which I did. Which I did.

8 MS. THAPA: They are sending out our meter
9 guy and they are still finding the leak.

10 MS. TSAI: Does that mean they are going to
11 send another meter guy to go out and read it again or not?

12 MS. THAPA: So we can send it again. We
13 can try. But if it is still leaking, we cannot process
14 your abatement because it has to be fixed first.

15 MS. TSAI: So after today you are going to
16 send the meter guy to read it?

17 MS. THAPA: You can talk to-- like he said,
18 you can talk to--

19 MS. TSAI: I need somebody to talk to-- the
20 lady Tiffany-- to make sure, you know, it is done right.

21 MS. THAPA: You can have that scheduled.

22 MS. TSAI: Thank you. I need help. Thank
23 you very much.

24 MR. WARD: We are entertaining questions or
25 comments from the public.

1 MR. REARDON: Oh, right now?

2 MR. WARD: Yes.

3 MR. REARDON: Oh, great. Am I in line?

4 MR. HILL: You're next.

5 MR. REARDON: I'm Sean Reardon. And I came
6 in to ask a little bit about-- I want to know more about
7 the twenty percent increase that we are getting this year
8 on the water bills.

9 I saw-- I read a lot on the budget. And I
10 saw that there is supposedly new standards with the safe
11 drinking act and whatnot, to stay conforming to it. And I
12 tried to do a little bit of research on that. And maybe
13 you guys could educate me more since you guys are the
14 professionals. And I'm just a guy who is getting the
15 twenty percent rate increase.

16 I didn't see in there that there was a true
17 dollar figure that was for that. I saw that it was
18 appropriated in your budget that you said that the
19 majority of the rate increase was going to be used towards
20 capital improvements for your facilities. And I saw that
21 your previous budgets always would have maybe 650,000 or
22 so. And future budgets are showing for about 800,000 in
23 capital improvements. But this year it's like three and a
24 half million.

25 And I'm concerned because it shows that

1 really your revenue is going to increase by two and a half
2 million. And that's going to cover that deficit is what
3 it seems like. It also appears that your guys interest in
4 dept service payments have gone down over ten percent this
5 year.

6 So I guess I am just trying to learn a
7 little bit more. Because this is the largest rate
8 increase that we have had in 32 years. And correct me if
9 I am wrong on any of this stuff. But I am just a bit
10 concerned because what I am worried is that I saw in three
11 more years you want to do another two and a half million
12 in capital improvements. So does that mean that we get
13 another 20 percent increase?

14 Because soon enough, this isn't really
15 affordable, this water. It becomes on the higher side of
16 things. So I will shut up now.

17 MR. WARD: The best general answer that I
18 can give you is that we have had increases in every aspect
19 of this operation from health care cost, to insurance
20 cost, to contractor, and maintenance costs. Yet at the
21 same time, we have kept our personnel component at a
22 stable if not less than.

23 We also have what you would call imposed
24 standards from the state government that we have to comply
25 with which set up the New Jersey Water Accountability Act

1 which requires us to go out and purchase new equipment for
2 new inspections, put together a team to focus definitively
3 on that.

4 Now to say that you expect us to have an
5 increase in revenue in the future is somewhat interesting
6 because the newest properties that come online all come
7 with water saving implements. So toilets don't flush as
8 much water as they use to, showers have restrictions on
9 them. Our minimum-- excuse me. Our maximum flow has not
10 been above 13 MGD per day which is when I came on five
11 years ago. We have been down to nine.

12 MR. REARDON: I was just stating what your
13 budget said. Your budget projected-- I think it was 17
14 and a half million this year in revenue versus last year
15 was at 15 million. That's where I said the increased
16 revenue.

17 MR. WARD: And again, I don't have the
18 budget in front of me right now to be able to answer
19 specifically, particularly. But if--

20 MS. THAPA: The main reason is that this
21 '18, past '18, we did not have-- we didn't spend too much
22 on our budget because of the capital cause of delay. Each
23 year we have to spend like almost 1.5 to 2 million for the
24 new-- because of that New Jersey-- the act starting in--

25 So every-- starting in 2016 the state

1 required us, every municipality, to spend almost one to
2 two million per mile on the water. That started in '16.

3 The main reason why our revenue went down
4 in probably '17 was because of the New Jersey Water. They
5 are one of our major customers. And their contract ended
6 in '17. At that time we didn't raise the rate because of
7 the situation in the city.

8 But however, we lost about two million
9 revenue from the New Jersey water. So like later on, it
10 was kind of impacting us. And then our capital project is
11 going to be-- we still have a delayed credit project that
12 cost probably around two million.

13 But then at the same time, I think the New
14 Jersey Water Quality Act there is still more projects
15 going on that we have to spend on. I mean, we are trying
16 to work on getting the debt-- like you said, our debt is
17 going down, but still our rate is not good. Because our
18 rating depends on the city. Even though we are fine on
19 our side, our rating still hasn't improved. So to get the
20 debt-- I mean, yes. We might get the loan and everything,
21 but probably at the higher interest rate. So--

22 MR. REARDON: When I did a little research
23 on both of those acts and what the DEP was doing, they had
24 found these contaminants, a new contaminant that they are
25 regulating. They had actually found the high readings of

1 those in Camden and Gloucester County at American Water
2 there, Camden Municipal Water, and also Washington
3 Township Utility Authorities.

4 So I did a little research on them and they
5 also adhere to the same stuff. And they don't have any
6 increases like we are having right now to the customer's
7 bills. They are at flat or two percent or so. And I get
8 that they are operating a deficit just like I get you guys
9 have a little bit of a deficit as well.

10 And I am not suggesting that you guys
11 should have to operate in a deficit. But what I am saying
12 is I know there is a lot of different sorts of funding and
13 maybe different loans that you guys can get that it just
14 seems that a 20 percent increase to customers-- and then
15 see your projected budget going forward three years from
16 now is calling for another two and a half million.

17 And I get that you are saying that you have
18 deferred capital improvements that you have to make. I am
19 just wondering when, at some point, does that get absorbed
20 by different elements of your business whether it be
21 local, state, government funding or loans that you can get
22 rather than just putting a 20 percent increase on the
23 residents.

24 MS. THAPA: We are looking into the
25 government funding.

1 MR. REARDON: Right.

2 MS. THAPA: Which we are still looking at
3 it. We have our counsel looking at it. So we are hoping
4 like next year if we are able to get the funding, we may
5 not have to increase the rate. So that's-- this year the
6 main reason is like if you look at our-- if you look at
7 our '16, '15 budget, we lost two million.

8 So at that time, you see, we didn't
9 increase too much rate at that time because, like I said,
10 because of the situation. But now at this point, with our
11 ratings and everything, you know, we just wanted to make
12 sure what if we don't get any funding or anything, you
13 know, like that. So we just wanted to make sure on that
14 part.

15 MR. REARDON: I appreciate the response. I
16 appreciate both the responses. I guess just in closing on
17 that is you guys are the business minds of this
18 organization. Is the idea going forward that when you
19 need more money, we are going to start seeing more
20 increases? Do we think that this is a sustainable rate
21 that we are at? I mean, what's the outlook here?

22 MR. WARD: Well, I will speak to that.
23 Number one, you can do some research in Linwood,
24 Northfield, Egg Harbor Township, so fourth, and so on.
25 And you will find that Atlantic City rates are about 40

1 percent cheaper than Mainland communities.

2 Number two, we have experienced in solar--
3 and this was up here for a meeting yesterday. I will talk
4 to the board about it. We have two Solar projects on our
5 radar that will significantly cut into our energy bill.
6 We have a million-dollar energy bill to pump water from
7 the mainland to Atlantic City. We are addressing each and
8 every opportunity and option to provide the best quality
9 service to the citizens of Atlantic City at a price which
10 is affordable.

11 MR. REARDON: Okay.

12 MS. THAPA: And our uses has been down even
13 with the casinos. The uses have been-- obviously they
14 want to save money too. So they are probably using their
15 methods to save the money. So usage has been down. Lots
16 of big customers have downsized their meters. So usage
17 has been declining.

18 MR. REARDON: Am I allowed to make one
19 recommendation?

20 MR. WARD: Sure.

21 MR. REARDON: I have a mixed-use property
22 on Pacific Ave. And I found the way that you guys are
23 building to maybe be a little unfair. I am just kind of
24 raising the concern. Maybe there is something that you
25 guys can look into. I know that you bill a single-family

1 or a duplex, it's just \$61 now per quarter.

2 But if you were to have let's say a triplex
3 or quadplex it would now become-- it's \$61 per account.

4 And the mix-use property, you guys bill a flat rate of I
5 believe it's maybe 77 now for just your retail portion.

6 And any apartments above there is also 61 per unit. What
7 I am not a huge fan of is that I own a building where now
8 I am at like over \$200 per quarter in water.

9 And I know that commercial you guys don't
10 give any allowances to, whereas residential has
11 allowances. Well, when you have two apartments upstairs
12 and you have a commercial story that's paying whatever
13 they use, why am I being billed for each account upstairs.
14 In a duplex situation where you might have a large
15 single-family home chopped into two units or whatever,
16 just a duplex, they are only being charged for one
17 account.

18 So why is it because you have a mixed-use
19 account you are being charged for two plus being charged
20 for a store downstairs? What I am just saying is I'm
21 paying a bare bone water minimum that when I bought this
22 property it was at like one-- I think I was at 165, then
23 195, and now I'm over the 215-20 neighborhood. Yet I know
24 for a fact that I'm using less water than most single
25 families and duplexes.

1 And you know the climate of Atlantic City.
2 I get that you guys are saying well, the climate was bad
3 two years ago so we didn't increase rates, but now it's
4 good so we will increase them 20 percent. But retail
5 stores in Atlantic City are actually-- there is no value
6 to them. And Mr. Hill, maybe you could attest to that.
7 In the bottom of the building--

8 MR. HILL: Empty.

9 MR. REARDON: Empty. And they are
10 extremely hard to fill, yet you are getting charged for
11 water. And if you look at the retail stores that are in
12 use-- when I look at a convenience store, a Cash for
13 Gold, or the hundreds others, how much water is a Cash for
14 Gold really using or a convenience store really using?

15 I have a vacant store. I have been sitting
16 on the market trying to get \$800 of rent for this thing
17 for over a year. Nobody wants to come buy it because
18 Pacific Avenue and Atlantic Avenue for the most part are
19 really undesirable for most retail stores. So I am just
20 thinking about as a property owner it hurts to see that
21 much water. It's almost four times the cost of a duplex.

22 MS. THAPA: Yeah. We give the allowance to
23 mix use as well too. It does hurt, we agree with you. It
24 does hurt if you don't use the water. I do agree on that,
25 but that's just the way our--

1 MR. REARDON: I am saying the processing is
2 messed up because you could have a duplex and pay 61. And
3 you are saying everything, in addition, you pay another 61
4 per account.

5 MS. THAPA: Yes. How many units do you
6 have?

7 MR. REARDON: Only two units. So that's
8 like having a duplex upstairs and you have a commercial
9 downstairs. So I really should just be paying 61 for my
10 two units, just like you guys charged all the duplexes,
11 and pay my 77 for down stairs.

12 I am not trying to pay 61 for the whole
13 thing. I am trying to pay 77 for commercial. But I am
14 not trying to get charged that per account thing that you
15 guys do when you happen to have three units. That seems
16 like \$61 extra that I am paying for no reason.

17 MS. THAPA: But like I said, we do give
18 allowance to mix use. Commercial, they don't get any
19 allowance. It is kind of complicated when it comes to--
20 because that's been-- I guess we may have to change the
21 whole thing or the board may have to decide how we are
22 going to go forward. We do get lots of complaints for the
23 mixed use. Especially with the condos that--

24 MR. REARDON: Well, if you got a mixed use
25 building, they might have units. They might have three,

1 they might have five.

2 MS. THAPA: Yes.

3 MR. REARDON: So the first two should just
4 be charged for the duplex. And then the third gets an
5 account, the fourth gets--

6 MS. THAPA: If the building has been rented
7 for some kind of business, that is automatically mixed
8 use. So if you haven't rented anybody downstairs-- or
9 actually we have to go by what the city classifies your
10 property as.

11 MR. REARDON: I think you are just missing
12 what I am saying.

13 MS. BAILEY: Excuse me. Bruce, can we
14 somehow arrange a meeting between the two of them so at
15 some later date they can come together? He has some
16 wonderful ideas. You have done some good research. So
17 maybe he could share with Anita or yourself his
18 information so that we don't hold up the rest of the
19 public that's here.

20 MR. WARD: Okay. That's fine.

21 MS. BAILEY: Okay.

22 MR. HILL: Good comment. Good research.

23 MS. BAILEY: Thank you.

24 MR. REARDON: I didn't mean to take a lot
25 of time.

1 MS. BAILEY: That's okay. We want you to
2 share.

3 MR. WARD: Ms. Tsai.

4 MS. TSAI: Sorry. I just looked at the
5 record over here. He's right. Average year, the
6 residential unit is about \$61 per account. But from the
7 bill over here, I see for two quarters of 2018 of this
8 unit is total of \$122. But from here it is \$144 plus \$265
9 total. But how come only credit is \$239?

10 MR. WARD: Because it is one half of-- the
11 abatement is one-half of the dispute.

12 MS. TSAI: Okay.

13 MR. HILL: 50 percent once you have fixed
14 your bill.

15 MS. TSAI: Okay. Very good. Another
16 thing, is it possible to-- because we want to avoid the
17 problem before it really happens. Because what I am
18 trying to say is with all separate units there was a water
19 issue like this one. And it is always a surprise. It is
20 is a shock to receive a bill of an exuberant number. But
21 actually we don't really receive a water leakage notice at
22 all.

23 MR. WARD: You bring up an excellent point.

24 MS. TSAI: Yes.

25 MR. WARD: And if we are talking about

1 capital improvements to improve surface, we can go and we
2 could spend \$12 million and put smart meters on every unit
3 in town. That would need additional equipment. That
4 would need additional personnel to install them.

5 And those smart meters would tell us and
6 ping us when you have an overage. And in fact, they would
7 email you or call you automatically. The technology is
8 there. We are working with an old city and an old system.
9 So we can make these infrastructure improvements, but you
10 will pay for them.

11 MS. THAPA: You can always call us and--

12 MR. SMITH: Let me say this, please. Hold
13 on a second, please. Because the fact that we are
14 installing the smart meters and we are actually monitoring
15 the meters as time goes on. You might not have actually
16 received a leak note or letter saying that you have a
17 leak.

18 MS. TSAI: Yeah.

19 MR. SMITH: But we are-- we do actually do
20 that process. I mean, we are not going to be able to
21 monitor every single meter throughout the city. But at
22 the same time, that's part of our capital improvement.

23 In regards to your particular questions
24 that you did have and in regards to why our rates are
25 going up, it is because of the fact that as we do these

1 particular improvements, it does cost. This is not
2 something which is a cheap improvement. It is something
3 that we definitely have to do. But at the same time, in
4 regards to your particular scenario and situation, is that
5 we are doing that.

6 I don't know exactly what your particular
7 process or scenarios with your particular meter, but at
8 the same time we can always send someone out to check that
9 meter again to see what is actually occurring with that
10 meter. If the problem is on the house's side or the
11 owner's property side we can't do anything about it. That
12 is your responsibility, okay? We are only responsible up
13 to where the meter is, okay?

14 So if we are saying to you there is
15 something going on inside of that particular unit, you
16 have to research and actually fix that particular problem
17 that you are having.

18 MS. TSAI: You know, we try. And I try
19 because I am a property manager, but the problem is
20 because we have many tenants, you know? And sometimes the
21 government doesn't subsidize with the--

22 MR. SMITH: It's not just that. The
23 problem is if you are having leakage inside the building,
24 whether or not it might be a leaky faucet or it might be a
25 leaky toilet or a leaky shower or whatever it might

1 actually be. Again, like I said, you are going to have to
2 go in and check that unit out.

3 MS. TSAI: I know. I know, but the problem
4 is it is always too late. But you are saying your company
5 is trying to improve. You are trying to get smart meters.

6 MR. SMITH: Well, the meters are smart.
7 That's correct.

8 MS. TSAI: But that means today I will get
9 an answer? Your company is trying to improve and be
10 better. But there has to be some way, like a more
11 effective, more efficient way of doing things.

12 THE CHAIRMAN: Listen, we can't speculate
13 any longer. We are not going to speculate any longer.
14 Get your plumbing checked. And make sure you don't have a
15 leakage.

16 MS. TSAI: Of course.

17 THE CHAIRMAN: And then come back and talk
18 to us. Okay? Please. Okay. Let's move on.

19 MS. TSAI: Okay. Thank you.

20 MR. WARD: I guess I am at Executive
21 Director Report. I attended the AEA spring meeting on
22 March the 12th to the 13th. And the environmental
23 authorities guidebook has been reproduced for 2019. It is
24 much, much more expansive than it has been in the past.
25 In the past it was just a couple of pages, but now we

1 have--

2 MR. HILL: What did you get out of it?

3 MR. WARD: I got out of it-- there is
4 considerable guidance here.

5 MR. HILL: Yes. A lot of guidance.

6 MR. WARD: Yes. A lot of guidance. You
7 know, we had open sessions.

8 MR. WEBER: I was a speaker at it.

9 MR. WARD: He was a speaker. They had a
10 lot about privatization. There were two sessions on
11 privatization.

12 MR. WEBER: And one on energy savings and
13 one on storm water.

14 MR. WARD: So the AWWA is currently meeting
15 now at the Borgata. We have some of our staff who are
16 attending. That might be a little bit more technical. I
17 met with the NACP, Westside Neighborhood Associate, First
18 Ward Civic Association, Bungalow Park Civic Association,
19 and tomorrow night I meet with the Chelsea Neighborhood
20 Association.

21 And again, as we have indicated, we want to
22 get out in front of the PFAS story, the PFAS issue. I am
23 certain that many of you saw the article in the Press
24 that-- actually the Press editor was at the Bungalow Park
25 meeting. And Ms. Bailey was also in attendance. So we

1 are continuing our campaign to let our public know.

2 There was a meeting at the Federal Aviation
3 Technical Center which was on March the 6th. And
4 basically they put us down at the bottom always. We are
5 at the end. And we have been told that they are
6 continuing their cleanup which probably will go on for the
7 ten to fifteen years. Mr. Palombi asked about PlumeStop
8 as to whether they have the ability to stop the plume.
9 But the PlumeStop agents will only work at a surface
10 level. And it does not work when it gets down. So the
11 migration--

12 MS. BAILEY: They can only clean the top
13 surface of the water?

14 MR. HILL: They can only clean the top.

15 MS. BAILEY: Okay.

16 MR. WARD: To stop it. We would just like
17 to stop it.

18 MS. BAILEY: To stop it. Right. Right.

19 MR. WARD: The attorneys for our lawsuit
20 against the PFAS litigation have provided the draft
21 complaint which is a 32-page draft complaint which will be
22 filed in the federal court in the District of New Jersey.
23 And then subsequently it will be removed to the combined
24 multi-district court which is in South Carolina. There is
25 also a memorandum. I have passed this onto our solicitor

1 for review and any comments back to our counsel.

2 MR. HILL: Just to review, Mr. Ward. So we
3 are joining other--

4 MS. BAILEY: Yes.

5 MR. WARD: Yes. This is a--

6 MR. HILL: We are not here by ourselves?

7 MR. WARD: We are not by ourselves. This
8 is a national case of the harms that certain water
9 purveyors have uncovered as a result of the conduct of
10 these companies.

11 And again, when you read the complaint you
12 would note that the companies are from all over the
13 country.

14 MR. HILL: Right.

15 MR. WARD: Which is why they have to
16 combine everything.

17 MR. HILL: Right.

18 MR. WARD: You have companies that did the
19 fire foam, they are from Delaware Corporation. One is a
20 Minnesota Corporation. And so they have to bring it all
21 together in one forum to exercise this lawsuit.

22 MR. RILEY: And it is the reason that we
23 have to file in New Jersey initially. And then there is a
24 formal removal proceeding that happens to join the other
25 suits in South Carolina.

1 MR. DEVLIN: And will that terminate our
2 contact with that law firm? Once we join that lawsuit, is
3 that going to terminate our contract with that law firm?

4 MR. WARD: No. No. They are staying with
5 us to argue the case.

6 MR. WARD: The DeCotiis Firm provided a
7 memorandum to review the FAA technical matter which
8 involved three separate waivers and whether or not those
9 waivers would survive. So that is DeCotiis's job. They
10 are done. They provided that memorandum.

11 MR. DEVLIN: And just because I wasn't
12 here, what was there not to exceed expenditure? What was
13 their contract?

14 MS. BAILEY: DeCotiis you mean?

15 MR. DEVLIN: Yes.

16 MR. WARD: Well, I don't know. I don't
17 have--

18 MR. DEVLIN: Can you find that out for me?
19 Because I asked at the last meeting too.

20 THE CHAIRMAN: I think if I can recall
21 correctly it was in the 40s.

22 MR. DEVLIN: I have 25 written down on my
23 list.

24 MR. HILL: Maybe Anita knows.

25 MS. THAPA: 50,000.

1 MR. DEVLIN: So we were billed 50,000 for
2 one--

3 MS. BAILEY: No. It was not to exceed
4 50,000.

5 MR. HILL: Not to exceed.

6 MS. BAILEY: It was not to exceed.

7 MR. DEVLIN: Can I just get a hard number
8 next meeting how much we paid? Thank you. I asked that
9 last meeting. Thank you. And we are done with them,
10 that's correct?

11 MR. WARD: There is no more work for them
12 on this project.

13 MR. SMITH: You could probably contact
14 Anita to see about that.

15 MR. DEVLIN: Yes. Can you just let me
16 know?

17 MS. THAPA: Sure.

18 MR. WARD: Okay. On April the 11th I meet
19 with the housing authority. And this is in regard to the
20 development of our two solar projects. The solar projects
21 arise under the Community Solar Program for the State of
22 New Jersey which requires that 60 percent of the solar
23 credits stay with the generator and the 40 percent go to
24 low income housing.

25 So we are already-- we are already on the

1 agenda with the housing authority for the offtake. MBCA
2 is May the 6th. Members who wish to go, please let us
3 know if we need a full table or-- okay.

4 And finally, I have asked the--

5 THE CHAIRMAN: The gentleman back there, we
6 cut him off before the previous guys had spoken. And he
7 stood up.

8 MR. HILL: But he's going to speak.

9 THE CHAIRMAN: He was going to speak.

10 MR. WARD: Do you want him to speak? I'm
11 sorry. I thought I already-- I already acknowledged him.
12 He said he wasn't going to speak.

13 THE CHAIRMAN: Are you okay? All right. I
14 forgot that he was sitting there. All right.

15 MR. WARD: Okay. I have asked Dale to take
16 a look at the playground. And we are talking to a
17 playground contractor to see if we can come away with some
18 improvements to the playground. That is our
19 responsibility. And it is somewhat dated.

20 And I think that we all know that a special
21 councilman, Mr. James Johnson, has a very strong plan in
22 terms of our youth in the redevelopment and the
23 stabilization of Atlantic City. So I just want to take a
24 look at it and see if it's something that's affordable,
25 and also take a look at whether or not there may be some

1 grants that we can get.

2 THE CHAIRMAN: We have some on the contract
3 now.

4 MR. WARD: No. Well, for our landscaping,
5 comes out in--

6 MS. BAILEY: Right.

7 MR. WARD: But after that--

8 MS. BAILEY: For the equipment--

9 MR. WARD: The equipment was installed and
10 that's it.

11 THE CHAIRMAN: No. But I am saying I think
12 there was someone in the community that took care of that.
13 And we paid them.

14 MR. WARD: We did that for a while. And it
15 became problematic because the individual had to have the
16 tax pieces in place. And the individual could not do
17 that.

18 THE CHAIRMAN: Okay. So we don't have
19 anybody now?

20 MR. WARD: We don't.

21 THE CHAIRMAN: Okay.

22 MR. WARD: And that was just a monitor kind
23 of thing.

24 MR. HILL: It wasn't that much.

25 THE CHAIRMAN: No. It was just something

1 that we did for the community-- I mean the neighborhood.

2 MR. HILL: The neighborhood.

3 MR. WARD: Okay. Mr. Weber indicated that
4 we may have skipped the approval of the minutes; is that
5 right?

6 MR. HILL: Yes.

7 THE CHAIRMAN: Yes.

8 MR. HILL: We did not receive executive,
9 Mr. Ward. So perhaps we should do that.

10 THE CHAIRMAN: Well, let's first take care
11 of the minutes, please. If there is no objection or
12 discussion on the previous minutes, should we move them?

13 MR. RILEY: Is there a second?

14 MR. DEVLIN: I'll second.

15 MR. HILL: Thank you.

16 MR. RILEY: Roll call. Mr. Smith.

17 THE CHAIRMAN: Yes.

18 MR. RILEY: Mr. Hill.

19 MR. HILL: What are we doing? Regular?

20 MS. BAILEY: Regular minutes.

21 MR. HILL: Regular. Yes.

22 MR. RILEY: Ms. Bailey.

23 MS. BAILEY: Yes.

24 MR. RILEY: Ms. Langford.

25 MS. LANGFORD: Yes.

1 MR. RILEY: Mr. Devlin.

2 MR. DEVLIN: Yes, sir.

3 THE CHAIRMAN: Okay. I think there is one
4 more you got to do, Bruce.

5 MR. WARD: I am looking for the executive
6 session minutes. Let's see. Okay. I am going to have to
7 have copies made of this. I thought I had that done.

8 MS. WILLIAMS: Which ones, Mr. Ward?

9 MR. WARD: I did do it.

10 MS. WILLIAMS: Did you check in there?

11 MR. WARD: Yes, I did. I checked in here.
12 But I don't have them.

13 MS. WILLIAMS: Yes. I made them yesterday.

14 MR. WARD: Okay. We can come back to that
15 I guess.

16 Okay. Minutes of personnel and financial
17 reports and shutoffs are attached. Any comments from the
18 board for the directors forum?

19 THE CHAIRMAN: Just one thing. I want to
20 congratulate you on the reports you made in the press
21 conference. It was very good with one exception.

22 I would like for you to note, make sure the
23 board members are aware that we are not going to change
24 the rates. And where I read it was that you are not going
25 to-- you personally were not going to up the rates. I

1 mean, because some people were concerned about you making
2 that decision. That's the board's decision. And when you
3 do press conferences, make sure the board is included in
4 that type of thing.

5 MR. WARD: Yeah. I am hoping that the
6 release wasn't misconstrued. I guess my intent was--

7 THE CHAIRMAN: Oh, no. I am not yelling at
8 you for that. Because I think you did a great job on that
9 particular incident. It was a good meeting evidently.

10 MR. WARD: Yes. My intent was that we got
11 \$20 million coming at us in terms of new treatment. And
12 my intent was that we can't put that out to the rate
13 payers.

14 THE CHAIRMAN: No. But the information
15 that you did put out was good.

16 MS. BAILEY: Yeah. It was.

17 THE CHAIRMAN: I thought it was great.

18 MR. WARD: All right. You got the
19 executive session minutes. Is there any additions?
20 Subtractions?

21 MR. HILL: Motion to except executive
22 minutes.

23 MR. DEVLIN: Second.

24 MR. RILEY: Roll call, please. Mr. Smith.

25 THE CHAIRMAN: Yes.

1 MR. RILEY: Mr. Hill.

2 MR. HILL: Yes.

3 MR. RILEY: Ms. Bailey.

4 MS. BAILEY: Yes.

5 MR. RILEY: Ms. Langford.

6 MS. LANGFORD: Yes

7 MR. RILEY: Mr. Devlin.

8 MR. DEVLIN: Yes.

9 MR. WARD: Okay. Number 8 a 1, old
10 business to accept proposals. Qualifications for roof
11 replacement and wall rehabilitation project. And that is
12 this building.

13 MR. DEVLIN: So we are just making a
14 resolution to accept these proposals? We are not voting
15 on one of these?

16 MR. SMITH: We are signing one proposal.

17 MR. HILL: There was only one person.

18 MR. DEVLIN: Oh, I saw a bunch. I am
19 looking at this.

20 MR. HILL: Oh, we pulled that. That's what
21 they pulled.

22 MR. SMITH: That's that tabulation that you
23 are looking at.

24 MR. HILL: That's all the calculations.

25 MR. SMITH: The resolution is only for one

1 company; Boardwalk Construction, LLC.

2 MR. DEVLIN: Do we have a background on
3 those guys? I have never even heard of them.

4 MR. SMITH: Well, the architect is very
5 familiar with them and have actually done work with them
6 prior.

7 MR. DEVLIN: Who is the architect?

8 MR. SMITH: Remus.

9 MR. DEVLIN: I am just curious. I have
10 never heard of that before.

11 MR. SMITH: They are around town quite
12 often.

13 THE CHAIRMAN: Mr. Smith, we only had one
14 bid?

15 MR. SMITH: I beg your pardon?

16 THE CHAIRMAN: We only had--

17 MR. SMITH: No. We had six bids.

18 THE CHAIRMAN: We had six bids?

19 MR. SMITH: We had six proposals that
20 actually came in. They are the lowest possible bidder
21 which is Boardwalk.

22 MR. HILL: So Boardwalk is a subsidiary of
23 Author Henry, no?

24 MR. SMITH: Not that I know of. I can't
25 confirm that in terms of them being a subsidiary of Author

1 Henry. This is something-- this has to do with the roof.
2 Author Henry does a lot of our water maintenance and
3 replacement.

4 MR. HILL: Right.

5 MR. SMITH: So I don't know what the
6 affiliation or association is.

7 THE CHAIRMAN: But you are familiar with
8 their work?

9 MR. SMITH: I beg your pardon?

10 THE CHAIRMAN: You are familiar with their
11 work?

12 MR. HILL: It's a typo. That's all I am
13 saying. There must be a typo in the resolution. That's
14 all. That's all I am saying.

15 MS. WILLIAMS: Look at the new one.

16 MR. HILL: I thought this was the new one
17 you gave?

18 MS. WILLIAMS: Oh, okay. I see what it
19 says.

20 MR. HILL: I just want to make sure that we
21 are not--

22 MS. WILLIAMS: So I will have it typed
23 again.

24 MR. HILL: That's all. Just change the
25 name. That's all.

1 MS. WILLIAMS: Don't sign that.

2 MR. HILL: No. I am not doing anything.

3 MR. SMITH: That's correct. That's right.

4 That's a typo.

5 MS. BAILEY: But the bids specification was
6 reviewed by yourself, right? Yourself and your team?

7 MR. SMITH: Well, the architect and myself
8 actually reviewed the six specifications, all six that
9 actually came in.

10 The architect is very comfortable with
11 Boardwalk Construction. They have done work with them
12 before. So I don't see where there is an actual issue in
13 regards to them doing their work. I see their trucks
14 around here on a number of occasions. They are located in
15 Pleasantville. So they are a local company as well too.

16 MS. BAILEY: Right.

17 MR. HILL: Yes.

18 THE CHAIRMAN: It sounds like you did your
19 due diligence.

20 MR. WARD: The architect is the Premier
21 Roofing architect in this region. His name is Bob Z. The
22 last name is too difficult to pronounce. But they have
23 been here on multiple occasions on the roof with their
24 assistants looking at the side of the building on the
25 roof. And they did the specs.

1 THE CHAIRMAN: So you did your due
2 diligence.

3 MR. SMITH: Correct. We were assisted in
4 terms of getting these particular specs put out there and
5 actually having the specs actually be removed by the
6 architect as well as the proposal that was sent in.

7 THE CHAIRMAN: Move it.

8 MR. DEVLIN: Real quick. So Boardwalk
9 Construction, LLC, do we have a labor agreement with them
10 as far as--

11 MR. SMITH: We don't have labor agreements
12 with contractors. They put out specs that have to meet
13 the-- what is it again?

14 MR. HILL: The requirements.

15 MR. RILEY: Statutory requirements.

16 MR. DEVLIN: I am talking about the wage.
17 Basically getting into it, is this going to be a non-union
18 job or a union job?

19 THE CHAIRMAN: Does that matter when you--

20 MR. SMITH: It is all majority of union
21 jobs when we put our specs up.

22 THE CHAIRMAN: Okay. Move it.

23 MS. BAILEY: Second.

24 MR. RILEY: Roll call. Mr. Smith.

25 THE CHAIRMAN: Yes.

1 MR. RILEY: Mr. Hill.

2 MR. HILL: Yes.

3 MR. RILEY: Ms. Bailey.

4 MS. BAILEY: Yes.

5 MR. RILEY: Ms. Langford.

6 MS. LANGFORD: Yes.

7 MR. RILEY: Mr. Devlin.

8 MR. DEVLIN: I am going to abstain from
9 that please.

10 MR. WARD: 8 b 1, solicit bids for
11 corrosion inhibitor chemicals.

12 MS. BAILEY: Move it.

13 MR. HILL: Second.

14 MR. RILEY: Roll call, please. Mr. Smith.

15 THE CHAIRMAN: Excuse me. What are we
16 doing?

17 MR. WARD: 8 b 1.

18 MR. HILL: Corrosion. Putting out the bid
19 for that chemical.

20 THE CHAIRMAN: Second.

21 MR. RILEY: Mr. Hill.

22 MR. HILL: Yes.

23 MR. RILEY: Ms. Bailey.

24 MS. BAILEY: Yes.

25 MR. RILEY: Ms. Langford.

1 MS. LANGFORD: Yes.

2 MR. RILEY: And Mr. Devlin.

3 MR. DEVLIN: Yes.

4 MR. WARD: 8 c 1, compensation, non-union
5 staff. 8 c 1.

6 MS. BAILEY: Mr. Weber, just enlighten me a
7 little bit on this.

8 MR. HILL: Yeah.

9 MR. WEBER: Well, I am not sure which
10 resolution we are looking at.

11 MS. BAILEY: 8 c 1.

12 MR. HILL: We are at 8 c 1.

13 MR. WEBER: Non-union. This is non-union.
14 We agreed to this last week.

15 MR. HILL: This is what we did last week.

16 MR. WEBER: Just so we understand, this is
17 non-union. I am going to go in closed session to talk
18 about the white collar and the supervisors. And that's
19 where I was earlier this morning talking to the
20 representatives.

21 MS. BAILEY: Okay. But this two percent
22 was in line with the--

23 MR. WEBER: Oh, I'm sorry. Yes. It was
24 two percent was in line with the blue collar contract that
25 we have already approved several months ago. Correct.

1 Yes.

2 MR. WARD: And also the state. Anything
3 further?

4 MR. RILEY: Anybody want to make a motion?

5 MR. HILL: I'll make a motion to accept.

6 MR. RILEY: Roll. Mr. Smith.

7 THE CHAIRMAN: Yes.

8 MR. RILEY: Mr. Hill.

9 MR. HILL: Yes.

10 MR. RILEY: Mr. Bailey.

11 MS. BAILEY: Yes.

12 MR. RILEY: Ms. Langford.

13 MS. LANGFORD: Yes.

14 MR. RILEY: Mr. Devlin.

15 MR. DEVLIN: Yes.

16 MR. WARD: Okay. Proceeding on 9 a 2.

17 Friends of Jean Webster did not appear. So that will have
18 to be reset.

19 We have abatements unnecessary to appear
20 which would be 9 a 3, 4, and 5.

21 MS. WILLIAMS: So you are approving them
22 all together, right?

23 THE CHAIRMAN: You can approve them
24 together.

25 MR. WARD: 3, 4, and 5; they are

1 unnecessary to appear for abatement.

2 MS. BAILEY: Move them.

3 MR. RILEY: Mr. Smith.

4 THE CHAIRMAN: Yes.

5 MR. RILEY: Mr. Hill.

6 MR. HILL: Yes.

7 MR. RILEY: Ms. Bailey.

8 MS. BAILEY: Yes.

9 MR. RILEY: Ms. Langford.

10 MS. LANGFORD: Yes.

11 MR. RILEY: Mr. Devlin.

12 MR. DEVLIN: Yes.

13 MR. WARD: Okay. Leave of absence, that
14 would be 9 B. If the board pleases, we can do one, two,
15 and three, 9 B.

16 MS. BAILEY: For all those?

17 MR. WARD: Yes.

18 MS. BAILEY: Okay.

19 THE CHAIRMAN: Move them.

20 MR. RILEY: Was there a second?

21 MS. BAILEY: Yes.

22 MR. RILEY: Mr. Smith.

23 THE CHAIRMAN: Yes.

24 MR. RILEY: Mr. Hill.

25 MR. HILL: Yes.

1 MR. RILEY: Ms. Bailey.

2 MS. BAILEY: Yes.

3 MR. RILEY: Ms. Langford.

4 MS. LANGFORD: Yes.

5 MR. RILEY: Mr. Devlin.

6 MR. DEVLIN: Yes.

7 MR. WARD: 9 C, search for assistant
8 director operations. Asking for the board's authority to
9 search for.

10 MR. HILL: I make a motion.

11 MR. RILEY: Second? Was there a second?

12 MS. BAILEY: Yes.

13 MR. RILEY: Mr. Smith.

14 THE CHAIRMAN: Yes.

15 MR. RILEY: Mr. Hill.

16 MR. HILL: Yes.

17 MR. RILEY: Ms. Bailey.

18 MS. BAILEY: Yes.

19 MR. RILEY: Ms. Langford.

20 MS. LANGFORD: Yes.

21 MR. RILEY: Mr. Devlin.

22 MR. DEVLIN: Yes.

23 MR. WARD: Okay. And D, joint funding
24 agreement.

25 THE CHAIRMAN: What is that for?

1 MR. WARD: We are forced to pay this every
2 year. US geological survey. We don't have a choice.

3 MR. DEVLIN: I will move that.

4 MR. RILEY: Second?

5 THE CHAIRMAN: Second.

6 MR. RILEY: Mr. Smith.

7 THE CHAIRMAN: Yes.

8 MR. RILEY: Mr. Hill.

9 MR. HILL: Yes.

10 MR. RILEY: Ms. Bailey.

11 MS. BAILEY: Yes.

12 MR. RILEY: Ms. Langford.

13 MS. LANGFORD: Yes.

14 MR. RILEY: Mr. Devlin.

15 MR. DEVLIN: Yes.

16 MR. WARD: 10 a, bills.

17 THE CHAIRMAN: Move them.

18 MR. HILL: Second.

19 MR. RILEY: Second. Okay. Mr. Smith.

20 THE CHAIRMAN: Yes.

21 MR. RILEY: Mr. Hill.

22 MR. HILL: Yes.

23 MR. RILEY: Ms. Bailey.

24 MS. BAILEY: Yes.

25 MR. RILEY: Ms. Langford.

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MS. LANGFORD: Yes.

MR. RILEY: Mr. Devlin.

MR. DEVLIN: Yes, sir.

MR. WARD: Motion to go into executive session?

MR. DEVLIN: Motion.

MR. HILL: Second.

MR. RILEY: Mr. Smith.

THE CHAIRMAN: Yes.

MR. RILEY: Mr. Hill.

MR. HILL: Yes.

MR. RILEY: Ms. Bailey.

MS. BAILEY: Yes.

MR. RILEY: Ms. Langford.

MS. LANGFORD: Yes.

MR. RILEY: Mr. Devlin.

MR. DEVLIN: Yes.

- - -

Closed session began at 11:08 a.m.

- - -

Back in open session at 11:43 a.m.

- - -

MR. WARD: We are back in open session.

The Board is approving the resolution for Frederic Bor.

Ms. Williams will give you a number unless the Board has

1 already signed it. Do you want to call a vote?
2 MR. RILEY: Yes. Mr. Smith.
3 THE CHAIRMAN: Yes.
4 MR. RILEY: Mr. Hill.
5 MR. HILL: Yes.
6 MR. RILEY: Ms. Bailey.
7 MS. BAILEY: Yes.
8 MR. RILEY: Ms. Langford.
9 MS. LANGFORD: Yes.
10 MR. RILEY: Mr. Devlin.
11 MR. DEVLIN: Yes.
12 MR. WARD: Anything further? Motion to
13 close?
14 THE BOARD MEMBER: Motion.
15 THE BOARD MEMBER: Second.
16 MR. RILEY: Mr. Smith.
17 THE CHAIRMAN: Yes.
18 MR. RILEY: Mr. Hill.
19 MR. HILL: Yes.
20 MR. RILEY: Ms. Bailey.
21 MS. BAILEY: Yes.
22 MR. RILEY: Ms. Langford.
23 MS. LANGFORD: Yes.
24 MR. RILEY: Mr. Devlin.
25 MR. DEVLIN: Yes.

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Session was closed at 11:45 a.m.

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C E R T I F I C A T I O N

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I, Dominique R. Caputo, Court Reporter and Notary Public, certify that the foregoing is a true and accurate transcript of the foregoing deposition, that the witness was first sworn at the time, place and on the date herein set forth.

I further certify that I am neither attorney nor counsel for, not related to, nor employed by any of the parties to the action in which this deposition was taken; further, that I am not a relative or employee of any attorney or any counsel employed in this case, nor am I financially interested in this action.

Dominique R. Caputo
Court Reporter and
Notary Public
License Number:30XT00004900

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