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ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
BOARD OF DIRECTORS MEETING

Wednesday, March 16, 2016

G. Bruce Ward, Executive Director
Garth Moyle, Deputy Executive Director
Fredric L. Bor, Esquire, Board Solicitor
Stella Johnson, Board Administrator
Anita Thapa

B E F O R E:

Milton L. Smith, Chairman
Gary L. Hill, Vice Chairman/Secretary
John McGettigan, Treasurer
William Lea, Board Member
Edmund J. Colanzi, Board Member
William K. Cheatham, Alternate
Patricia Bailey, Alternate

TAKEN BEFORE: JACQUELINE M. ZARRILLO,
Certified Court Reporter of the State of New Jersey,
License No. XI01786, at the ATLANTIC CITY MUNICIPAL
UTILITIES AUTHORITY, 401 North Virginia Avenue,
Atlantic City, New Jersey 08404, commencing
at 10 a.m.

JACQUELINE M. ZARRILLO, CCR
CERTIFIED COURT REPORTER
1724 TILTON ROAD
NORTHFIELD, NEW JERSEY 08225
(609) 287-2593

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Linda Steele	22
Steven Young	23

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1 MR. SMITH: Adequate notice of this
2 meeting has been provided, as required by law, by
3 mailing to the Press a list of the regularly
4 scheduled meetings of the Board of Directors,
5 including the notice of the regular meeting scheduled
6 for March 16, 2016, at 401 North Virginia Avenue,
7 conference room, Atlantic City, New Jersey. Copy of
8 said notice was sent to city clerk to be posted. All
9 of the aforesaid complies with Chapter 231 of the
10 laws of 1975, known as open public meeting laws.

11 Roll call?

12 MR. BOR: Mr. Cheatham?

13 MR. CHEATHAM: Here.

14 MR. BOR: Ms. Bailey?

15 MS. BAILEY: Here.

16 MR. BOR: Mr. Lea?

17 MR. LEA: Here.

18 MR. BOR: Colanzi?

19 MR. COLANZI: Here.

20 MR. BOR: McGettigan?

21 MR. MCGETTIGAN: Here.

22 MR. BOR: Hill?

23 MR. HILL: Here.

24 MR. BOR: Smith?

25 MR. SMITH: Here.

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1 MR. BOR: Quorum. If the Board members
2 have had adequate time to review the minutes from the
3 previous meeting, if there is no comments, additions
4 or deletions, is there a motion?

5 MR. HILL: Motion to accept.

6 MR. SMITH: Second.

7 MR. BOR: Mr. Lea?

8 MR. LEA: Yes.

9 MR. BOR: Colanzi?

10 MR. COLANZI: Yes.

11 MR. BOR: McGettigan?

12 MR. MCGETTIGAN: Yes.

13 MR. BOR: Hill?

14 MR. HILL: Yes.

15 MR. BOR: Smith?

16 MR. SMITH: Yes.

17 MR. BOR: Carries.

18 MR. WARD: Good morning, Board members,
19 staff.

20 THE BOARD: Good morning.

21 MR. WARD: Just briefly I had an
22 opportunity to attend the greater Atlantic City
23 Chamber Annual Award Program, which my fellow
24 classmate from Atlantic City High School Paul D'Amato
25 and his family were honored.

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1 We have a resignation from our plant
2 manager. His name is Ernest Gratz. He's going to be
3 moving over to Ventnor to take over a vacant position
4 there.

5 Mr. Gratz has a child, who is in a
6 special school program that requires his residence in
7 Pleasantville. He resides in the Authority's home in
8 Pleasantville. That is the home that we assigned to
9 the plant manager. He has been -- he has requested
10 the Authority permit him to extend his tenancy for a
11 three-month period under a temporary lease.

12 I did contact Solicitor Bor to advise
13 Solicitor Bor of this request, and pursuant to the
14 Board's approval, a lease for his three-month tenancy
15 could be approved today. I don't know that we need a
16 resolution or do we need a resolution?

17 MR. BOR: I guess we should, but just
18 for clarification purposes, it says, the rent will be
19 approximately. We'll have to get the sense of the
20 Board, whether that is the rent as opposed to just
21 approximately.

22 MR. WARD: He's asking for that and I
23 got a different number out of deputy director --

24 MR. MOYLE: He's pretty much right. If
25 he didn't live in that house, he would have gotten

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1 5,000 more, so 500 a month.

2 MR. HILL: And we don't need the house
3 right now?

4 MR. SMITH: He's been there living in
5 it since he's been appointed. I don't have a problem
6 with him staying there for a limit of three months.
7 You should limit it, I agree. No longer than six
8 months, because I know his kid is in school.

9 MR. WARD: His kid is in school and I
10 think he would use the summer to move into Ventnor or
11 whatever.

12 MR. BOR: It will go from April 1st to
13 June 30th.

14 MR. WARD: Yes.

15 MR. BOR: No utilities, just straight
16 rent.

17 MR. MOYLE: He pays the utilities.
18 That should be part of that.

19 MR. BOR: Plus utility.

20 MR. WARD: It will be a net lease.

21 MR. SMITH: Garth, isn't there another
22 house that we own?

23 MR. MOYLE: No.

24 MR. SMITH: That's the only one?

25 MR. MOYLE: That's it.

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1 MR. SMITH: Which one did the former
2 guy live in, that one?

3 MR. MOYLE: 1153 North Main Street,
4 Pleasantville.

5 MR. BOR: The motion before the Board
6 would be to allow Mr. Gratz to remain at our property
7 in Pleasantville on a short-term lease from April 1st
8 to June 30th, for 500 plus utilities, and we're not
9 going to start with insurance, so 500 a month plus
10 utilities. It would be concluded on June 30th.

11 MR. MOYLE: I'm sure he has some
12 renter's insurance, but we should see proof of that.

13 MR. WARD: And we should be additional
14 insured on that.

15 MR. SMITH: We already have it insured,
16 but his contents and stuff, that should be his
17 responsibility.

18 MR. BOR: If there is a motion?

19 MR. SMITH: Move it.

20 MR. MCGETTIGAN: Second.

21 MR. BOR: Mr. Lea?

22 MR. LEA: Yes.

23 MR. BOR: Colanzi?

24 MR. COLANZI: Yes.

25 MR. BOR: McGettigan?

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1 MR. MCGETTIGAN: Yes.

2 MR. BOR: Hill?

3 MR. HILL: Yes.

4 MR. BOR: Smith?

5 MR. SMITH: Yes.

6 MR. BOR: And I'll prepare the lease
7 for the Director's approval.

8 MR. WARD: Okay. As you recall in our
9 last meeting, I mentioned that we had provided water
10 to the City of Atlantic City purportedly to assist
11 residents who would be sheltered, and that I had not
12 received any acknowledgment whatsoever. Well, we did
13 get a letter back from Angelo DiMaio, serving as
14 emergency management coordinator, and it appears as
15 though the water was used for employees who helped
16 out, so here is the letter if anybody wants to see
17 it?

18 MR. SMITH: It was used for employees
19 as opposed to --

20 MR. WARD: That's what the letter says.

21 MR. BOR: We thought it was going to be
22 used to help people.

23 MR. WARD: I don't know of anybody that
24 went to a shelter. I don't know. Did any Board
25 members know of anybody who went to a shelter during

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1 Jonas?

2 MS. BAILEY: No.

3 MR. WARD: We had some high water, but
4 I don't think we had any serious flooding where
5 people had to be evacuated, but for whatever reason,
6 I guess they were moving material around and the
7 water went to employees of the city.

8 MS. BAILEY: The workers?

9 MR. WARD: We try. We try our best.

10 Okay. Personnel committee meeting
11 minutes are set forth. Anything special to personnel
12 and committee meeting? I just wanted to say we do
13 have a number of people who have announced
14 resignations and we do have a couple of openings,
15 which we are going through our data base to see if we
16 can fill in some of the openings in our, both our
17 plant and over here in treatment and distribution.

18 Financial reports.

19 MR. SMITH: Personnel committee, we
20 posted a job and was it filled?

21 MR. WARD: Which job?

22 MR. SMITH: Somebody out there to pay
23 the bills or make the bills.

24 MR. WARD: That's on the agenda. That
25 is an agenda item. That is at --

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1 MR. SMITH: Okay, as long as it's on
2 the agenda.

3 MR. WARD: -- 10.a(4) with a
4 resolution.

5 MR. SMITH: Okay.

6 MR. WARD: But yeah, these are mostly,
7 you know, people in the field. So any questions on
8 personnel?

9 MR. SMITH: No.

10 MR. WARD: Questions on any of the
11 financial reports?

12 MS. THAPA: I do with the, you know,
13 usually we would be -- the audit would be done by
14 April Board meeting, but there is a new rule, I guess
15 the GASB 68, which they said it's going to come out
16 April 30th of 2016 this year. So it might be a delay
17 on the audit report this year. And Audrey is going
18 to have a meeting with you about that.

19 MR. WARD: Yes, okay.

20 MS. THAPA: So it's not ready yet.

21 MR. WARD: We'll put that meeting
22 together.

23 MR. HILL: How is the relationship with
24 the new auditing firm?

25 MS. THAPA: They're pretty good.

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1 And about the GASB 68, it's about the
2 pension. We have a ten million, they say we have to
3 book in our report, which is about 10.8 million, by
4 the way.

5 MR. WARD: Shut offs are attached. Any
6 questions on the shut offs, 4.d?

7 MR. MCGETTIGAN: Is that all commercial
8 accounts? Is all casinos that are all delinquent,
9 all the big bills from the casino due, is there
10 movement on any of them? It's extremely large.

11 MS. THAPA: Not necessarily. That was
12 used -- they did pay it. I did use, users American
13 Water, that was the big one.

14 MR. MCGETTIGAN: I mean all the casino
15 accounts. It's in the thousands.

16 MS. THAPA: Caesars, they're kind of
17 behind on it. Most of the casino I mean, yeah, most
18 of the is Caesars.

19 MR. MCGETTIGAN: It's the current
20 bills, like the Borgata \$44,000 too.

21 MS. THAPA: Borgata did pay on them.
22 When they printed that report, the payment hasn't
23 been in.

24 MR. MCGETTIGAN: So we'll see the
25 reflection on next month's report?

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1 MS. THAPA: The payments they usually
2 pay at the end of the month and the reports printed
3 on the mid month, so that is why.

4 MR. MCGETTIGAN: Thank you.

5 MS. THAPA: There is an explanation at
6 the end.

7 MR. MCGETTIGAN: Thank you.

8 MR. WARD: Shut offs, any questions?
9 Director's Forum, Directors?

10 MR. SMITH: I don't have anything.

11 MR. WARD: Okay. Old Business, we are
12 accepting the bids for 7.a(1), which is corrosion
13 inhibitor chemicals. That would be in your package
14 7.a.(1).

15 MR. MCGETTIGAN: I'll move it.

16 MR. HILL: Second.

17 MR. BOR: Mr. Lea?

18 MR. LEA: Yes.

19 MR. BOR: Colanzi?

20 MR. COLANZI: Yes.

21 MR. BOR: McGettigan?

22 MR. MCGETTIGAN: Yes.

23 MR. BOR: Hill?

24 MR. HILL: Yes.

25 MR. BOR: Smith?

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1 MR. SMITH: Yes.

2 MR. WARD: Accepting the proposals to
3 design a new post lime feed system, and that is
4 resolution 7.b(1).

5 MR. MCGETTIGAN: I'll move that.

6 MR. BOR: We need a second.

7 MR. SMITH: Second.

8 MR. BOR: Mr. Lea?

9 MR. LEA: Yes.

10 MR. BOR: Colanzi?

11 MR. COLANZI: Yes.

12 MR. BOR: McGettigan?

13 MR. MCGETTIGAN: Yes.

14 MR. BOR: Hill?

15 MR. HILL: Just a question. I'm
16 assuming Claude looked over this too?

17 MR. MOYLE: Yes.

18 MR. HILL: Thank you. Yes.

19 MR. BOR: Smith?

20 MR. SMITH: Yes.

21 MR. BOR: It carries.

22 MR. WARD: Next is 7.c(1), cell tower
23 easement. We had an auction for an easement for a
24 cell tower program, and basically the easement
25 provides that we are turning over the rights to

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1 install and the future income for an upfront payment
2 of \$400,000. The proposal has been reviewed by
3 Solicitor. The proposal also provides that this
4 company, which has access to additional cell towers,
5 excuse me, not towers, additional cell antennas, that
6 when additional cell antennas come in beyond what we
7 already have, that we would enjoy 50 percent of the
8 additional revenue coming off of those.

9 This package is the result of what
10 appears to be future growth of band width
11 transmissions with cell phones. Cell phones continue
12 to take on more in terms of media imagery, so forth
13 and so on.

14 And the gentleman talked to me about
15 the development of smart technology for homes, for
16 residences. And they see a very strong growth there
17 where people will have their phones and turn on their
18 locks, turn on their lights, you be in the
19 supermarket you can look at your phone and peep
20 inside your refrigerator to see whether or not you
21 need to bring home lemons.

22 So all of this is projected as a growth
23 industry for cell band width and question is, should
24 we? We wanted to go out. We went out for the
25 auction. We're looking at a \$400,000 upfront payment

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1 for a future that we are not the technical geniuses
2 in. We do water.

3 MR. SMITH: Let's make this clear.
4 What do we have, someone wants to give us \$400,000 to
5 put an antenna on one of our water towers?

6 MR. WARD: We get \$2,500 a month right
7 now for rental of the existing --

8 MR. SMITH: I know we have some up
9 there now.

10 MR. WARD: That revenue would go to
11 this company. Going forward, we would have an
12 upfront payment of \$400,000, and all of the
13 additional antennas that are placed we get 50 percent
14 of that revenue.

15 MS. BAILEY: Is that a set time? He
16 said we would get \$400,000 up front. If we were
17 getting 25,000 say for a year, per year, for ten
18 years, I just want to make sure how long the \$400,000
19 was going to come in. Was it a set time period?

20 MR. WARD: Mr. Bor, what's the time on
21 the --

22 MR. BOR: I don't have the agreement
23 with me. Do you have a copy of it?

24 MR. WARD: Yes, I have it right here.

25 MR. BOR: I'll review it when we take

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1 our break.

2 MS. BAILEY: I just wanted to make sure
3 it wasn't in perpetuity, forever they would have the
4 control.

5 MR. SMITH: That was my question. Who
6 will make the determination, us, the company or the
7 people that we're going to give this authority to?

8 MR. WARD: We haven't settled anything.
9 What we want to do is answer those questions today in
10 terms of what the term is, so we'll take a look at
11 this and get back.

12 MR. SMITH: When you do that, check and
13 see how much we're receiving for the antennas. We
14 have it there. Right now we're receiving more than
15 2,500 a month?

16 MR. WARD: 2,500 a month, yes.

17 MR. SMITH: That's for what? How many
18 antennas up there right now? I know we have two or
19 three.

20 MR. MOYLE: It's one company.

21 MR. SMITH: Okay.

22 MR. MCGETTIGAN: Are they insured for
23 all that work? That anything that goes wrong up
24 there, are they the insurance carriers?

25 MR. BOR: Let me review the agreement

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1 and my recommendation is this is a pretty important
2 agreement, so give me a chance to review it. And
3 worst case, you table this, because this is
4 important, especially given kind of the circumstances
5 we're facing now going forward.

6 So if I resolve some questions because
7 I'm in contact with Norman is the representative from
8 the tower. If we have open questions, I would say
9 let me go back to him with the questions.

10 MR. MCGETTIGAN: Who is insured there?
11 If they go up and destroy our tank, I don't want to
12 be responsible.

13 MR. BOR: My recommendation is it's a
14 pretty complicated agreement. I'm in touch with the
15 representative from the cell company and I would ask
16 that, probably the best thing to do is table this
17 just so I can get these -- so I can report back to
18 the Board, these are the particulars. I just don't
19 have that right now.

20 And this could be -- I was in West
21 Deptford yesterday driving on 295 and they have a
22 tower there. They must have 20 cell towers on it on
23 top of their water tower. This is a real industry.
24 This company is able to benefit and we get 50
25 percent, that's nice, but I still need to answer more

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1 questions for the Board.

2 MS. BAILEY: Thank you.

3 MR. WARD: That would be tabled.

4 Moving into eight, the first abatement is necessary
5 to appear. That's 8.a(1). I don't see Mr. Solano
6 present, so that would have to be continued.

7 And if it's the Board's pleasure, we
8 can take the unnecessary to appear, 8.a(2) through
9 (6).

10 MR. SMITH: 8.a(2) through (6), no
11 appearance necessary?

12 MR. WARD: No appearance necessary.

13 MR. SMITH: Move them.

14 MR. MCGETTIGAN: Second.

15 MR. BOR: Mr. Lea?

16 MR. LEA: Yes.

17 MR. BOR: Colanzi?

18 MR. COLANZI: Yes.

19 MR. BOR: McGettigan?

20 MR. MCGETTIGAN: Yes.

21 MR. BOR: Hill?

22 MR. HILL: Yes.

23 MR. BOR: Smith?

24 MR. SMITH: Yes.

25 MR. WARD: Okay. 8.b(1), to solicit

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1 bids for repair to utility road openings. That's
2 8.b(1).

3 MR. MCGETTIGAN: I'll move it.

4 MR. HILL: Second.

5 MR. BOR: Mr. Lea?

6 MR. LEA: Yes.

7 MR. BOR: Colanzi?

8 MR. COLANZI: Yes.

9 MR. BOR: McGettigan?

10 MR. MCGETTIGAN: Yes.

11 MR. BOR: Hill?

12 MR. HILL: Yes.

13 MR. BOR: Smith?

14 MR. SMITH: Yes.

15 MR. BOR: Carries.

16 MR. WARD: 8.c(1), Inlet Public Private
17 Association at the Absecon Lighthouse. Mr. Moyle
18 worked diligently to resolve some of the outstanding
19 features of this account.

20 MR. HILL: What was the issue, Garth?

21 MR. MOYLE: In 2003 or so, they put in
22 a three-inch service for irrigation and for the
23 outhouses. They have they never paid a connection
24 fee. And around 2011 they got caught up, and if you
25 remember, Gene Muchanic came in yeah, yeah, yeah.

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1 MR. HILL: I do remember.

2 MR. MOYLE: It was decided they would
3 start paying a connection fee, so it happened that
4 we're thinking about going old school, if we get a
5 chance, and put a -- there used to be the Absecon
6 Lighthouse on the tank instead of the fish, so I
7 thought it would be nice to get ahold of her, see if
8 they were okay with it and they were, and I also
9 remembered this issue was outstanding. So I looked
10 into it and saw that just so happened that we were
11 right on the money and they've only overpaid by about
12 33 bucks, so she was more than happy to end that and
13 the connection fee payment. They were paying over
14 166 bucks a month, and so everybody is happy. It's
15 all done. They paid their connection fee, which came
16 to 6,900 or something, and I looked into three years
17 as required.

18 And to tell the truth, the last
19 resolution wasn't very explicit on what year we are
20 supposed to look at for the connection fee rate, but
21 I saw in the notes that it said 2004, so that's what
22 I used and it seemed fair because that's when they
23 started using the water.

24 MR. SMITH: I remember them coming in
25 for the irrigation. I don't think we could waive

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1 them, but we could charge them.

2 MR. MOYLE: No, it wasn't waived. They
3 ended up paying what was fair. They used over, a
4 little over a thousand gallons a day.

5 MR. BOR: I've been in touch with this,
6 Garth. It says this resolution is just for closure
7 purposes. They've been in compliance, so it's really
8 a closure resolution.

9 MR. SMITH: Excuse me, Garth, did they
10 pay?

11 MR. MOYLE: They were pretty faithful,
12 they did.

13 MR. SMITH: Did they pay the connection
14 fee?

15 MR. MOYLE: They were paying 169 and
16 change. They were paying for four years, three years
17 they started in '12.

18 MR. MCGETTIGAN: Don't they close by
19 themselves, the resolution, at the end of the term?
20 Do we need an additional resolution?

21 MR. BOR: We don't really need the
22 resolution. It's just for closure purposes just to
23 end the account.

24 MR. MOYLE: Memorializes what they
25 paid.

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1 MR. BOR: It's a record they've been a
2 good customer. They paid it without a hassle, so I
3 think that's all we're really doing.

4 MR. HILL: I'll move 8.c(1).

5 MR. MCGETTIGAN: Second.

6 MR. BOR: Mr. Lea?

7 MR. LEA: Yes.

8 MR. BOR: Colanzi?

9 MR. COLANZI: Yes.

10 MR. BOR: McGettigan?

11 MR. MCGETTIGAN: Yes.

12 MR. BOR: Hill?

13 MR. HILL: Yes.

14 MR. BOR: Smith?

15 MR. SMITH: Yes.

16 MR. WARD: Board members, I see a
17 member of the Planning Board of the City of Atlantic
18 City, Mr. Steven Young, and representative from the
19 City of Atlantic City and the NAACP.

20 MS. STEELE: Not the city, just the
21 NAACP.

22 MR. WARD: But you also are a city
23 resident or property owner, let me clarify.

24 MS. STEELE: And interested party.

25 MR. WARD: We always when we have

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1 visitors, try to adjust our schedule to allow
2 visitors to -- we know your time is valuable, so
3 anything that you would like to say, we certainly --
4 I'm sure the Chair will give you the floor, but
5 you're welcome to stay and listen. What's your
6 pleasure?

7 MR. YOUNG: I have a comment, if that's
8 okay? I know I wear many hats. Right now there is a
9 lot of issues going on in the city with the state
10 takeover and MUA and so I'm here on behalf of
11 National Action Network and Reverend Al Sharpton, so
12 it's a lot going on. And it's best to come face to
13 face with who is actually involved in what's going on
14 with the MUA.

15 Water is our commodity that you can't
16 flush. It's not gold and money, it's water. You
17 can't wash it with oil, our water. So when it comes
18 to survival and being humane, our water is more
19 precious than money.

20 Saying that, it's been talk about the
21 MUA actually selling the water department and
22 dissolving it and as well as the city has on it's
23 agenda to dissolve it today, on it's agenda, so we
24 don't know actually what's going on. We hearing
25 selling it to a private person or someone that can

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1 make the rates. We wouldn't have no control over of
2 the rates. Right now it's like we got local control
3 because we know who you are, and if someone else gets
4 this water, they can do whatever they want.

5 And one thing about water, if you can't
6 flush and somebody come by and said, Your house is
7 unfit for human habitation, you have to leave
8 immediately, even though you own the house. This is
9 a very serious time we're in right now and basically
10 I'm here to basically ask that question. Where do
11 you guys stand? The community really don't know.
12 The rumor we're hearing is that you're trying to sell
13 it before the city gets it, so forth. Let's put it
14 on the table. Let's be factual about what's going on
15 here. It's too much behind-the-board-room talk that
16 the community needs to know what's going on.

17 MR. SMITH: We understand your concern.
18 We'll let the Director speak.

19 MR. WARD: Mr. Young, I am so glad that
20 you are here and you're raising these questions
21 because we are, that is our Board members and myself
22 and my Deputy Director, we're all residents of the
23 city. We have the same concerns about the quality
24 and the price of our water as all of our residents
25 do.

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1 Three weeks ago, maybe four weeks ago
2 we saw the state takeover come at us like a freight
3 train and here we are standing in the middle of the
4 track whereas, you know, the state takeover
5 legislation says it can sell any asset of the city,
6 sell. When we saw that word, we collectively came
7 together and said, if we're going to be taken over,
8 the city is going to be taken over and there is a
9 sale, perhaps we could get out in front of the sale
10 and do something like a hybrid to maintain the MUA as
11 it is, but partner with a private company. It's the
12 best of a bad situation if it came to that. Because
13 if we're taken over and it's a sale, we have no input
14 whatsoever. It's the highest bidder.

15 The highest bidder comes in and creates
16 what is the most profitable model for them, with no
17 regard for our work force, and looking to the state
18 to raise rates in order to make, you know, their
19 investment. We were trying to get out ahead of that
20 to try to stop that train and side track.

21 Now here we have a situation where the
22 city wants to take us over like the state is taking
23 over the city. And then you also have the county
24 talking about taking us over. I'm waiting for the
25 federal government to come and take us over because

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1 every other level of government is talking about
2 trying to take us over, but basically now with it on
3 the city's radar, they would leave this Authority
4 unprotected because if, as you know, there is
5 pressure on the assembly to hold its ground, if the
6 assembly holds it ground and nobody plays chicken and
7 moves, maybe where this goes in as bankruptcy, and if
8 it goes in bankruptcy and we are dissolved and put
9 into the city, we're back to the same square one.
10 Because in bankruptcy court because it's a free for
11 all who can provide the most money for this asset
12 that's in the city, but we are trying to get our
13 message out and can I share --

14 MR. HILL: I just indicated to Mr. Bor
15 I would love for them to have a copy. I think it's
16 okay legally, we're allowed to do that.

17 MR. WARD: It's a public document.

18 MR. HILL: These are smart people.
19 They can figure it out.

20 MR. WARD: And I can get you a second
21 copy.

22 MR. HILL: I think it would be good for
23 them to look at it.

24 MR. SMITH: I read it.

25 MR. HILL: We reviewed it this morning.

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1 MR. WARD: This is what we've sent to
2 Council today and basically we were trying to explain
3 our position on February the 10th, and now more
4 recently with the assembly hopefully holding their
5 ground, bankruptcy is a threat to us if we're in the
6 city. We don't want to be in the city because if
7 we're separate, we're out of the bankruptcy and our
8 city water is saved.

9 MS. STEELE: I have a question along
10 with this. When you say "partner," are we talking
11 about partnership in terms of sale or are we talking
12 about partner as a possible lease?

13 MR. WARD: There is no sale.

14 MS. STEELE: In your proposal there is
15 no sale?

16 MR. WARD: We still own the water. The
17 only thing we saw was that the state has got this
18 takeover coming down because the state is looking for
19 a lot of money out of this asset.

20 MS. STEELE: That's why we went to the
21 Senate hearing and we will be back up there for the
22 assembly because the legislators are only getting one
23 side of the picture. And as I tried to articulate to
24 them the bill that was before them, the stabilization
25 and recovery, is not stabilization or recovery. It

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1 is a cease and sell.

2 MR. WARD: Yes.

3 MS. STEELE: And it leaves Atlantic
4 City in worse shape than they are now because once
5 you sell all the assets and we're still devastated,
6 there is no economic recovery involved in the plan
7 that they have. And so part of the problem is that I
8 don't know what the communication is between City
9 Council and the MUA, but it seems to be poor
10 communication because the public doesn't understand.
11 And you know, it's just very confusing and really
12 scary. People who are working are just on pins and
13 needles because they don't know what their future
14 holds. As a retired person, it's going to effect me
15 as well.

16 And so we just want to make sure that
17 we understand what the MUA's position is so that we
18 can try to communicate this to the civic associations
19 and gather the support that is needed because we
20 thought that you all were going to sell to somebody
21 else because then all the --

22 MR. WARD: Absolutely.

23 MS. STEELE: -- benefits of your
24 Authority will have been abolished and the rates will
25 climb. And I understand what that means because I

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1 was -- I live in Galloway. I have -- I own property
2 in Atlantic City, but we were forced to go on city
3 water and we're with American Water. And I pay, I
4 pay 60 to 65, \$80 in the summertime if I'm running my
5 pool but, you know, it's exorbitant. And for people
6 struggling just to pay their taxes, they can't afford
7 these monthly bills and somebody has to advocate for
8 people. This is just out of hand and out of control
9 and there is just absolutely no good picture at the
10 end of this scenario.

11 MR. WARD: We are so pleased that you
12 both are here to hear us and try to get some
13 assistance to see that this community understands
14 what we're trying to do, because I struggle every day
15 coming to work. My employees are all fearful, scared
16 of their careers, uncertain of their lives and their
17 families, and then at the same time I'm dealing with
18 the external pressures coming down from the state,
19 county. Again, as you know, everybody is trying to
20 bite on us and so forth and so on. It's a terrible
21 scenario we're in, but what we're trying to do is to
22 preserve the careers of our people.

23 Our people have made this Authority the
24 successful model of water treatment and distribution
25 that it is. As you know, we have the lowest cost and

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1 highest quality of any water in this county.

2 MS. STEELE: Believe me, I know.

3 MR. WARD: It's all because of our work
4 force. We're trying to preserve everything that we
5 can.

6 MS. STEELE: But the legislators need
7 to hear from professionals, not just residents,
8 because our city officials were absent from the
9 discussion in Trenton. And that's what some of the
10 conversation was. The Senators would ask, Where are
11 your elected officials? And the mayor was there and
12 certainly he has a standing. But they want to hear
13 from the people who are representing the districts
14 and so they weren't there. Marty went, I'm sorry,
15 Councilman Small went to Trenton on last Thursday and
16 Monday. But we have nine Council people and maybe
17 all nine don't have to go, but certainly it would
18 have been better to have a few more people speak
19 about their constituents than as well as the
20 constituents themselves.

21 MR. YOUNG: Also if it's not broke why
22 fix it? We don't understand why it can't stay the
23 way it is.

24 MS. STEELE: We do.

25 MR. HILL: Mr. Young, we do understand

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1 why.

2 MR. YOUNG: The people do not
3 understand this at all. And the other thing is, you
4 know, you're a different entity, because if it
5 wasn't, the state would have been took it if they had
6 that control to do so, so is there any type of
7 injunction or something to be given relief and to
8 slow this process down at this time? That's a legal
9 question.

10 MR. WARD: Let me say first and
11 foremost, we don't even want a joint venture. We
12 want to be left alone to do what we're trying to do.
13 The joint venture was because we saw getting crushed.
14 The joint venture was a better solution than getting
15 crushed. We don't even want the joint venture, so if
16 it goes into bankruptcy and we're not dissolved and
17 placed in the city, perhaps we stay separate and
18 apart and keep doing what we're doing and the
19 bankruptcy judge can, you know, adjust all of the
20 defendants, Borgata and everybody else that the city
21 is upside down with.

22 MR. SMITH: Mr. Young, your words, if
23 it's not broke, why are we trying to fix it, that's
24 what we're trying to put across to the Council and to
25 the state.

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1 MS. STEELE: The state is all about the
2 money. They don't care whether it's working well.

3 MR. SMITH: Exactly.

4 MS. STEELE: When the joint venture --
5 if the joint venture were to take place, where does
6 that -- what would the state's takeover position be
7 at that point?

8 MR. WARD: The joint venture would put
9 \$100 million out there for the city and the state.
10 Now you got \$100 million, go away and leave us alone.
11 That's really the concept of the joint venture. Take
12 this because the city's so broke, you're coming down
13 to do a takeover, to sell all of the assets, well,
14 let's not sell this. Here, we'll do a joint venture.
15 Take your money and leave us alone and we'll still be
16 an MUA, but we'll have a joint venture partner and
17 you will still see the Board members.

18 MS. STEELE: And the employees will
19 still be employees?

20 MR. WARD: All of the employees will be
21 here.

22 MR. CHEATHAM: I'm sitting here
23 listening to this stuff here. I'm too old a man to
24 sit around and watch things disappear. I can't run
25 around here at all these meetings and squawk and

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1 holler and scream, and I went to the freeholders
2 today. I'm running around here trying to find out
3 what's going on with our town and what is wrong with
4 us, okay? If I'm sitting here, an alternate, but
5 I'll stand up on this table about not selling nothing
6 and losing control of no more assets of our town, as
7 well as I'm on the Board as an alternate. I'll be
8 hollering and screaming. You people have no money
9 about this thing being sold or anything else, as long
10 as I'm sitting here.

11 I might not be all educated as people
12 sitting around this table, but I'm the person that
13 believes in our town and I'm standing for it, so you
14 guys doesn't have to worry about a dog gone thing.
15 Go back and tell the rest of your crowd, as long as
16 I'm sitting here, you have nothing to worry about it.

17 MS. STEELE: Thank you, Mr. Cheatham.
18 Mr. Cheatham, you know I know where to find you.

19 MR. CHEATHAM: That's right.

20 MS. BAILEY: The only concern I have
21 about the joint venture, you asked a very good
22 question, when South Jersey Transportation Authority
23 joint ventures with the people running the toll
24 plaza, those toll employees became non public
25 employees. Again from my experience as HR director

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1 for the State of New Jersey, there is a real critical
2 issue there when you joint venture with a non public
3 entity as to whether everything remains the same
4 regarding pension and state health benefits.

5 MS. STEELE: Can it be a part of your
6 contract? Is that verbiage --

7 MS. BAILEY: The verbiage can be in the
8 contract, but the state has to approve it. They have
9 their hands in every little thing, so I'm sure
10 they've taken care of it. I'm sure our legal
11 department has taken care of it, I mean to make sure
12 the state approved it. Because we can't -- the non
13 state employees, because the joint venture controls
14 that piece.

15 MR. YOUNG: The frightening part, the
16 joint venture investor, everyone is thinking that
17 it's George Norcross and his family because it's
18 nobody out there to say it's nobody other than that.
19 And that's just reality. So that's what made the
20 Council panic and say, we better get it before they
21 give it to Norcross and his crew, so this is what the
22 feeling is. I'm going to be straight and keep it
23 real with you.

24 MS. BAILEY: American Water and United
25 Water, so it is three water companies?

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1 MR. HILL: Aqua Water Company.

2 MR. WARD: If we are forced to and
3 allowed to design an RFP RFQ, we would place
4 conditions and structure in there and also have the
5 final say in terms of which organization we would
6 work with. There are some organizations like the
7 Camden based organization that you mentioned, that
8 would not be beneficial to us and we know that.

9 MR. YOUNG: This is the lowest
10 responsible bidder and the state has to approve it.
11 You don't have a choice. You're giving it to them
12 then. You're setting it up where the perimeters say
13 it's an equal system, you send it to free enterprise,
14 you put it out there for RFP or RFQ, so if they
15 answer as the lowest bidder, you may be giving it to
16 them.

17 MR. WARD: It's RFQ. It's the Q,
18 because the quality of the interaction, it's very
19 very complicated, RFP RFQ, a lot of documentation.
20 This is the due diligence of the report of the
21 documents that we have to put together for the RFP,
22 but we recognize we are water professionals. We
23 understand the industry. We know who the players
24 are. We know which companies would be more amenable
25 to our style and which companies would benefit our

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1 relationship with our community. And that's why we
2 would want to be able to be in a position of choosing
3 a partner rather than sitting on our hands and having
4 a takeover, which we have no choice.

5 MR. YOUNG: One final question and that
6 is, why do you need a partner at all?

7 MR. WARD: Well, we thought that there
8 is going to be a straight takeover. We don't want a
9 partner. We don't want any partner. We want to be
10 left alone, but here is an environment where the city
11 is \$400 million in debt. So what else were we
12 supposed to do if we're considered an asset and there
13 is a risk that we get lifted up and thrown out on the
14 trading post to be sold?

15 MR. YOUNG: What is your time frame?
16 Because we know what the city's are. What is your
17 time frame through your process that you make right?

18 MR. BOR: I'm the solicitor for the
19 Board. How are you doing, Steve? Great to see you.

20 We have to keep in mind that no one
21 wants to sell this asset. If a dissolution takes
22 place, there are two ways where it could be sold
23 regardless of what the citizens want. One way is
24 once the city takes it over after a dissolution and
25 they figure out they can't run it like we ran it and

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1 it's not as much a golden deal, they're not going to
2 make as much money as they think they're going to
3 make and they got to run the darn thing, there is
4 going to be people out there offering to buy it from
5 the city. And it's going to be very tempting for the
6 city, I would suggest, to sell it for a lot of money
7 and it's gone to a private party, done.

8 Alternatively, last year there was a
9 statute passed called the Water Infrastructure Act.
10 It's an act that was passed last year that allows the
11 state to go ahead and sell, not work out a deal, sell
12 the MUA if they believe it's not being managed
13 properly if they believe it's in the best interest of
14 the citizens. So the city is in the position if they
15 took us over. That's why we're so much against
16 dissolution, where they're going to recognize, we
17 can't do this. We got to sell it. And if it's sold
18 to the highest bidder, then we're afraid it's
19 probably going to go to American Water.

20 Because of the tentacles of Norcross
21 and others have in the city, and even if they don't,
22 the state can sell it, even irrespective of the
23 takeover under this Water Infrastructure Takeover
24 Act. You've got the clouds of the Takeover Act and
25 you got the city, we believe, believing that they can

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1 do better than we can when we are of the belief
2 they'll sell it anyway.

3 MS. STEELE: They can't be that
4 foolish.

5 MS. BAILEY: I agree.

6 MR. SMITH: That's why we are in the
7 position we are now.

8 MR. BOR: If you don't mind, as Bruce
9 said, we prefer not to have a partner. But if the
10 alternative is to let this Authority go down the
11 drain, to put in the terms because we're water, we
12 don't want it to go down the drain. We don't want it
13 to be sold out. We don't want the state to take it
14 over and sell it. We don't want the city to sell it.

15 The only alternative is to reach out to
16 a partner. I hear all the time it's privatization.
17 We're not selling it. We're entering into a lease
18 arrangement and that's going to include in the RFQ,
19 and Bruce pointed out, three main components. One is
20 we will continue as a Board. We will keep the
21 employees. Now over some period of time there will
22 be some attrition, we assume, but the employees in
23 the model we're trying to do will freeze the
24 employees in place. And the deal we're trying to
25 work out, with whomever we negotiate with, we don't

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1 know who that's going to be at this point, also to
2 keep rates under control.

3 One of the models we've been following
4 is the one that occurred in Bayonne, although we're
5 better than the one in Bayonne. They made some
6 errors and did some good things. One of the things
7 we did, first year freeze on the rates and the rates
8 are still controlled by the Board. One of the
9 advantages we have than Bayonne, we can keep rates
10 lower for the residents and have to make the casinos
11 pay more. We're more concerned about the residents
12 at this point.

13 So do we want to pursue a partnership?
14 We wish we don't have to. It may be the only way to
15 allow delivery of the water at the rate and keep our
16 employees and stay away from the sale by the city.

17 MR. MOYLE: The only other way is to
18 float bonds and have the MUA buy itself again, like
19 they did in the beginning. It will be a lot more
20 expensive this time, but it could be done, as long as
21 our bond rate doesn't go in the Dumpster with the
22 city.

23 MR. BOR: The other thing the city has
24 to be aware of is, and we read in the newspapers, our
25 Councilman Small, who we highly respect as a person

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1 and as a Councilman, we read in the paper that last
2 week that Councilman Small said on Wednesday, We're
3 dissolving the MUA, which is so far incorrect. It's
4 beyond credibility. Meaning in order to dissolve us,
5 even if the city persists in doing that, it's the
6 first reading and there are procedural steps that you
7 have to go through the state before they could ever
8 approve it, and they may very well not approve it,
9 the state.

10 So we've got a long road to hoe and of
11 course we got the takeover to fight. The takeover
12 allows a one-year gap period for the MUA. And
13 hopefully during that one year, if we can work out a
14 partnership, not a sale, a partnership that they'll
15 approve it and say, You know what, if we give the
16 city 100 mill and we keep our employees and us
17 intact, knock yourself out. You'll stay and do your
18 thing. And that's what we're hoping that this
19 partnership will help us along that path.

20 MR. YOUNG: Time frame, that's the key.

21 MR. WARD: Nine months from here.

22 MR. BOR: And the reason we think it's
23 about nine months is because once we start
24 negotiating after the RFQ, there are different
25 approvals that have to be obtained by the PUC and the

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1 state, and it takes time to do this. And the other
2 model, the Bayonne model took about nine months, but
3 we're informed and when we have our RFQ meetings with
4 different people, we're going to move as
5 expeditiously as possible, but I think that's a fair
6 time frame, don't you think?

7 MR. WARD: Uh-huh, I'm throwing out the
8 nine months. We're starting to finalize the shape of
9 the RFP RFQ. It's going to take a couple more weeks.
10 We have a lot of documentation to put together for
11 the due diligence review, but it also involves, you
12 know, those participants that choose to apply. It's
13 not just what's on paper. We're going to have a
14 committee where they have to come in and talk and be
15 interviewed and go into detail in terms of what we
16 want for our city to see if they are the party that
17 we find acceptable to, again, a diversion from total
18 takeover and just a sale.

19 MR. BOR: No one is going to shove one
20 company down our throats. We're not dealing with a
21 bid situation. We don't have to take lowest bidder.

22 MS. STEELE: When you're talking lease,
23 what kind of time frame, I mean, period are we
24 talking about? Because if some miracle were to
25 befall us?

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1 MR. WARD: For like a billion dollars,
2 yes.

3 MS. STEELE: But you know, what will be
4 the time frame or do you have --

5 MR. WARD: The law allows up to 40
6 years.

7 MR. BOR: It could be as low as 20, but
8 of course we wouldn't get the big bucks unless you go
9 longer. Who is going to enter a lease unless they
10 can have it for a longer period of time?

11 MS. STEELE: I just wanted to have some
12 kind of idea.

13 MR. BOR: We're trying to articulate
14 and that memo will highlight that.

15 MR. SMITH: Let's give the floor --

16 MR. HILL: First of all, thank you both
17 of you for coming back here and for the work you've
18 done. As you know, we have a fantastic group of
19 workers, directors, street workers and we try the
20 best to do the best for the MUA and the residents of
21 Atlantic City.

22 We are hoping we will be getting an
23 opportunity to at least put this proposal for this
24 partnership out there and work for the best deal for
25 the residents and for the MUA. If we get that

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1 opportunity, we will really work hard with our legal
2 team to get the best deal we can and keep it as
3 independent as we can. That's what we're hoping to
4 get.

5 If we don't have that opportunity, then
6 the other issues, as Mr. Ward said and as well as the
7 bankruptcy and which really becomes another whole
8 problem, then we would, working on this for almost
9 two years and it's just as, you know, you get one
10 step and somebody throws something in front of you
11 again and on top of you. It's tough.

12 MS. STEELE: Will you be addressing the
13 Council? Because I think that just like at the state
14 level, if people are only hearing conversation from
15 the City Council and don't understand what the
16 options are, then that's what they're left with and
17 that's what they understand and that's what they
18 accept. And so I would really encourage that
19 dialogue, because it's important for everybody to
20 understand the different sides and the different
21 ramifications of the acts that somebody -- the city
22 has one position and their pressure is different from
23 the position that you're taking. And so we don't
24 want to be driven into a situation where they act
25 under duress and not really thinking something

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1 through when there are other options and you all do
2 articulate that much better than Council because
3 their position is a lot different.

4 MS. BAILEY: Mr. Ward did, he gave us
5 -- that's why they pulled it the first time off the
6 agenda. Mr. Ward spoke before City Council last
7 month and they gave us 90 days. He explained it in
8 open meeting, yes, we did.

9 MR. SMITH: It fell on deaf ears
10 because of the pressure from the state. They were
11 coerced more so than anything to --

12 MS. STEELE: I don't think that means
13 that we need to stop trying.

14 MR. SMITH: That article we gave you is
15 going to be presented to the Mayor and Council
16 tonight to try to hold them off. And we're still
17 working to try and get that.

18 MS. STEELE: And we will be there to
19 speak on your behalf, so sometimes coming from
20 another residential pool or something, may make a
21 difference.

22 But we appreciate the effort that
23 you're making and we just wanted to come and
24 understand what your position is and how it works so
25 that we could have a better understanding and be able

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1 to articulate it.

2 MR. YOUNG: Give an update on
3 everything. I know you did last time update because
4 a lot of things changed since the last time you came,
5 so what I'm saying, if you have an attorney and an
6 Executive Director both there the way you just
7 articulated, bring us more trustworthy what you're
8 actually doing, because not knowing is a big fear to
9 a lot of us and only hearing one side of what's going
10 on. So I definitely would appreciate if that type of
11 conversation is heard at the Council meeting.

12 And another thing, a lot of people
13 don't come to the meetings, but it's on 97, channel
14 97. So any of us not there, we really understand
15 more of what's going on so we appreciate it again.
16 You all stand strong.

17 MR. WARD: Thank you for coming.

18 MR. YOUNG: Please stay strong and we
19 support you 110 percent. And let the employees know
20 that we are there, because the majority of them are
21 living in this area and this city and pay taxes and
22 we want everybody to know that we support you guys
23 110 percent. You have to know that we're with you
24 when you're doing the right thing.

25 MR. WARD: I think we are at d, 8.d.

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1 This would be request for proposals for financial
2 advisory services, resolution 8.d(1). This would be
3 an RFP for FA.

4 MR. HILL: I'll move 8.d(1).

5 MR. MCGETTIGAN: Second.

6 MR. BOR: Mr. Lea?

7 MR. LEA: Yes.

8 MR. BOR: Colanzi?

9 MR. COLANZI: Yes.

10 MR. BOR: McGettigan?

11 MR. MCGETTIGAN: Yes.

12 MR. BOR: Hill?

13 MR. HILL: Yes.

14 MR. BOR: Smith?

15 MR. SMITH: Yes.

16 MR. WARD: 8.d(2), RFP for annual
17 engineering report.

18 MR. MCGETTIGAN: I'll move.

19 MR. HILL: Second.

20 MR. BOR: Mr. Lea?

21 MR. LEA: Yes.

22 MR. BOR: Colanzi?

23 MR. COLANZI: Yes.

24 MR. BOR: McGettigan?

25 MR. MCGETTIGAN: Yes.

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1 MR. BOR: Hill?

2 MR. HILL: Yes.

3 MR. BOR: Smith?

4 MR. SMITH: Yes.

5 MR. WARD: 8.e leave of absence, Dean
6 Smith and Elias Thomas.

7 MR. MCGETTIGAN: I'll move it.

8 MR. SMITH: Second.

9 MR. BOR: Mr. Lea?

10 MR. LEA: Yes.

11 MR. BOR: Colanzi?

12 MR. COLANZI: Yes.

13 MR. BOR: McGettigan?

14 MR. MCGETTIGAN: Yes.

15 MR. BOR: Hill?

16 MR. HILL: Yes.

17 MR. BOR: Smith?

18 MR. SMITH: By the way, how much time
19 of a leave of absence is he asking?

20 MR. MCGETTIGAN: Wasn't it six months?

21 MR. MOYLE: I don't know. They were
22 asking for --

23 MR. MCGETTIGAN: It's in the personnel
24 report.

25 MR. MOYLE: It is?

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1 MR. MCGETTIGAN: It's leave of absence.

2 MS. JOHNSON: This is for the past time
3 that they were not covered by us, to make sure they
4 will be covered under us. The date is 2015.

5 MR. SMITH: Are they back to work?

6 MS. JOHNSON: Yes, they've been back.

7 MR. MCGETTIGAN: Covered what they have
8 already taken?

9 MR. WARD: July 27, '15 to November
10 15th, this is past.

11 MR. MCGETTIGAN: Memorialize it, so to
12 speak?

13 MR. WARD: Yes.

14 MR. BOR: I think we had a second.

15 MR. SMITH: Yes.

16 MR. BOR: And the only other person
17 that didn't vote is Mr. Smith.

18 MR. SMITH: Yes.

19 MR. WARD: Monthly bills, 9.a,
20 resolution 9.a.

21 MR. SMITH: Move them.

22 MR. MCGETTIGAN: Second.

23 MR. BOR: Mr. Lea?

24 MR. LEA: Yes.

25 MR. BOR: Colanzi?

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1 MR. COLANZI: Yes.

2 MR. BOR: McGettigan?

3 MR. MCGETTIGAN: Yes.

4 MR. BOR: Hill?

5 MR. HILL: Yes.

6 MR. BOR: Smith?

7 MR. SMITH: Yes.

8 MR. BOR: Carries.

9 MR. WARD: Take a break.

10 (Closed Session from

11 11 a.m. to 11:50 a.m.)

12 MR. WARD: We're coming out of Closed
13 Session. It is 11:52 and we had a discussion in the
14 absence of our labor counsel with regard to the
15 current union matters, and the labor counsel is
16 continuing to arrange for meetings with the now
17 replacement representative of the three unions and
18 those discussions and those attempts will continue.

19 We had some discussion about the city
20 development and the Board concluded that we would
21 stay our course and continue on with the arrangements
22 that have already been approved.

23 We also have 10.a(4), which is the
24 resolution for senior data control clerk to approve.

25 MR. BOR: And we need a motion on

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1 10.a(4), senior data clerk. Is there a motion?

2 MR. SMITH: Move it.

3 MR. COLANZI: Second.

4 MR. BOR: Mr. Lea?

5 MR. LEA: Yes.

6 MR. BOR: Colanzi?

7 MR. COLANZI: Yes.

8 MR. BOR: McGettigan?

9 MR. MCGETTIGAN: Yes.

10 MR. BOR: Hill?

11 MR. HILL: Yes.

12 MR. BOR: Smith?

13 MR. SMITH: Yes.

14 MR. WARD: Adjournment?

15 MR. SMITH: Adjournment.

16 MR. BOR: Hearing no objection?

17 MR. SMITH: No objections.

18 (The meeting adjourned at 11:55 a.m.)

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C E R T I F I C A T E

I, JACQUELINE M. ZARRILLO, a Certified Court Reporter of the State of New Jersey, do hereby certify that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

JACQUELINE M. ZARRILLO
Certified Court Reporter
License No. XI01786

DATED: March 30, 2016

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