

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY  
BOARD OF DIRECTORS MEETING

DATE: WEDNESDAY - JULY 15, 2020  
COMMENCING AT 10:01 A.M.

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Computer-aided transcript of the Board  
of Directors Meeting, taken stenographically in the  
above-entitled matter before CARYN KELLNER, License  
No. 30XI00213000, a New Jersey Certified Court  
Stenographer, held at the Atlantic City Municipal  
Utilities Authority, Conference Room, 401 North  
Virginia Avenue, Atlantic City, New Jersey, on  
Wednesday, July 15, 2020, commencing at 10:01 a.m.,  
there being present:

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BOARD MEMBERS PRESENT:

- JOHN DEVLIN, Chairman
- GARY L. HILL, Vice Chairman/Secretary
- MILTON L. SMITH, Treasurer (via telephone)
- PATRICIA BAILEY, Board Member
- NYNELL LANGFORD, Board Member
- WILLIAM CHEATHAM, Alternate Member

COUNSEL PRESENT:

- FREDRIC BOR, ESQUIRE  
Attorney for the Atlantic City  
Municipal Utilities Authority
  
- ANDREW WEBER, ESQUIRE  
Attorney for the Atlantic City  
Municipal Utilities Authority

ALSO PRESENT:

- CLAUDE SMITH, Acting Executive Director and  
Director of Engineering  
Atlantic City Municipal Utilities Authority
- NICHOLAS MANCUSO, Acting Deputy  
Executive Director  
Atlantic City Municipal Utilities Authority  
(Appearing telephonically)

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KELLEY WILLIAMS, Executive Secretary  
Atlantic City Municipal Utilities Authority  
  
ANITA THAPA, Assistant Director of  
Accounting & Finance  
Atlantic City Municipal Utilities Authority

SPEAKERS:

- SEAN REARDON, Resident
  
- MICHAEL EISENBERG
  
- FREDERICK GOLDRING
  
- LARRY ROSS
  
- MICHAEL RILEY, ESQ.

1 (Time noted: 10:01 a.m.)

2 CHAIRMAN DEVLIN: Adequate notice of  
3 this meeting has been provided as required by law by  
4 mailing to The Press of Atlantic City a list of  
5 regularly scheduled meetings, July 15, 2020 at 401  
6 North Virginia Avenue, Conference Room, Atlantic  
7 City, New Jersey.

8 A copy of said notice was sent to the  
9 city clerk to be posted. All of the aforesaid  
10 complies with Chapter 231 of the law of 1975 known as  
11 the Open Public Meetings Act.

12 MR. BOR: Good morning. This is Fred  
13 Bor, Authority Solicitor. Roll Call.

14 Mr. Cheatham?

15 MR. CHEATHAM: Present.

16 MR. BOR: Miss Langford?

17 MS. LANGFORD: Here.

18 MR. BOR: Ms. Bailey?

19 MS. BAILEY: Here.

20 MR. BOR: Mr. Smith, by telephone? Is  
21 that you, Mr. Smith?

22 MR. M. SMITH: Here.

23 MR. BOR: Okay. Mr. Hill?

24 MR. HILL: Here.

25 MR. BOR: Mr. Devlin?

1 CHAIRMAN DEVLIN: Here.

2 MR. BOR: Flag salute.

3 (The Pledge of Allegiance is recited.)

4 MR. BOR: Now --

5 CHAIRMAN DEVLIN: Did you second this  
6 last time?

7 MR. BOR: Yeah. With regard to the --

8 MR. HILL: Before we go on, can we just  
9 identify who else is on the phone?

10 MR. BOR: Yeah. Who else is on the  
11 phone with us besides Mr. Weber and Mr. Mancuso?

12 MR. REARDON: Sean Reardon.

13 CHAIRMAN DEVLIN: Sean Reardon's there.

14 MR. BOR: Okay, Mr. Reardon, stand by.  
15 The public session will be in a few moments. You'll  
16 be able to speak at public session.

17 MR. REARDON: Okay.

18 MR. BOR: Before we do that, there were  
19 no executive session minutes, no executive session  
20 last month, so if the board has received copies of  
21 the regular minutes and if there's a motion, let's  
22 hear it.

23 MR. HILL: I'll move that.

24 CHAIRMAN DEVLIN: Second.

25 MR. BOR: Ms. Langford?

1 MS. LANGFORD: Yes.

2 MR. BOR: Ms. Bailey?

3 MS. BAILEY: Yes.

4 MR. BOR: Mr. Smith?

5 MR. M. SMITH: Yes.

6 MR. BOR: Mr. Hill?

7 MR. HILL: Yes.

8 MR. BOR: Mr. Devlin?

9 CHAIRMAN DEVLIN: Yes.

10 MR. BOR: Minutes approved. Executive  
11 director's report. Mr. Smith.

12 MR. SMITH: Let's go directly into what  
13 the agenda actually reads. Personnel Committee,  
14 that's -- was actually distributed. Everyone should  
15 have actually received a copy of that. If there's  
16 any particular comments or any issues, you can bring  
17 that forth. No comments?

18 MR. WEBER: Excuse me, Mr. Chairman, I  
19 have a couple of comments but I would like to do that  
20 at closed session.

21 MR. BOR: Okay. If there's nothing  
22 else, Mr. Smith, on the Executive Director's report,  
23 we may as well, since we do have a member of the  
24 public wishing to be heard, let's, at least for the  
25 moment switch --

1 CHAIRMAN DEVLIN: Do you have anything  
2 else?

3 MR. SMITH: No. No. Everything else  
4 has pretty much been issued so, therefore, there's  
5 nothing else.

6 MR. BOR: Okay.

7 MR. HILL: And we're going to pull --

8 MR. BOR: We're going to pull --

9 MR. HILL: -- "F" and discuss, as we  
10 mentioned.

11 MR. BOR: Yes. So we'll go to Public  
12 Participation and back to Director's Forum since we  
13 have a member of the public on the line. Mr.  
14 Reardon?

15 MR. REARDON: Yes.

16 MR. BOR: Yes, sir. The board is  
17 listening to you over telephonic conference, so go  
18 ahead.

19 MR. REARDON: Thank you. I appreciate  
20 your time. I've been to the board on previous  
21 occasions and I -- I still have not had a previous  
22 dispute handled and I'm hoping under new  
23 administration there that this can be done. I think  
24 that there is an error in the way that the water  
25 company is billing mixed use properties. I saw that



1 a little bit of verbiage was changed in the 2020 rate  
2 and regulation guidelines. However, I own a property  
3 at 2517 Pacific Ave., where I have one retail store  
4 and two apartments above, and I have been billed \$61  
5 for each one of those units above in addition to the  
6 90-something-dollar flat rate just for my mixed use.

7 The problem that I'm having is that when  
8 you read the regulations on how mixed use properties  
9 are billed, it specifically states they're billed at  
10 the rate of ninety, I believe, three dollars plus the  
11 rates that are defined "residential," one or two  
12 units, meaning the first one or two units are \$61,  
13 not \$61 each one. It starts \$61 each one when you  
14 hit three residential units. It's very clearly  
15 defined.

16 And I brought this up to the prior  
17 administration. I was called in for a meeting with  
18 the old director where I was recorded. I felt that I  
19 was actually bullied because I then received an  
20 \$1,800 bill for a different account that the water  
21 company felt that I owed them money for. They were  
22 billing me correctly. So that has proven that the  
23 water company can make a mistake. I believe right  
24 now, when it comes to the mixed use properties,  
25 specifically mine, at 2517 Pacific, they are

1 making a mistake.

2                   What's fair is fair. I paid my money on  
3 a different property that I didn't even bring up and  
4 I was looked into, and that's fine. It's -- I'm not  
5 going to cry over that. What I would like to see  
6 done is the mixed use properties, I would like to see  
7 them billed as the rate and regulation guidelines  
8 state. And they're not being that right now. I'm  
9 being billed an exorbitant amount of money for a  
10 building that uses very, very little water in  
11 comparison to a different property with just a  
12 single-family or duplex.

13                   CHAIRMAN DEVLIN: Mr. Smith, were you  
14 privy to -- I know -- I remember this issue prior.  
15 But were you privy to any of the meetings where we  
16 sat down with Mr. --

17                   MR. SMITH: No, I was not involved with  
18 those.

19                   CHAIRMAN DEVLIN: Can we set up -- Mr.  
20 Reardon's been around a long time, so can we set up a  
21 meeting, even if -- I mean, Mr. Reardon, would you be  
22 okay to come in and meet with the administration?  
23 Like you said, we have a new executive director and  
24 he wasn't privy to those meetings you were speaking  
25 of, and nor was I.

1 MR. REARDON: That's fine.

2 CHAIRMAN DEVLIN: Would you be against  
3 -- you know, obviously we've been following the rules  
4 the COVID rules, but coming in and meeting again and  
5 -- you know, I don't think we're doing you any  
6 justice by --

7 MR. HILL: No.

8 CHAIRMAN DEVLIN: -- a phone conference  
9 so --

10 MR. REARDON: That's fine.

11 CHAIRMAN DEVLIN: -- so let me extend an  
12 invite. When you hang up from here, I think  
13 everybody has your information, we'll have our  
14 secretary reach out to you and schedule a sit-down  
15 meeting with our executive director and myself and  
16 possibly counsel.

17 MR. REARDON: Great. Thank you.

18 CHAIRMAN DEVLIN: Real quick, do you  
19 have a contact --

20 MR. BOR: Kelley has his email.

21 CHAIRMAN DEVLIN: Okay. My secretary --

22 MR. SMITH: She doesn't have his  
23 telephone number.

24 CHAIRMAN DEVLIN: Can you give me a  
25 contact number, sir?

1 MR. REARDON: Sure, 561-699-8983.

2 CHAIRMAN DEVLIN: Thank you. And she'll  
3 be contacting you and scheduling a sit-down with our  
4 executive director.

5 MR. REARDON: Great. Thank you.

6 CHAIRMAN DEVLIN: All right. My  
7 pleasure. Bye.

8 MR. BOR: Thank you, sir. If we can go  
9 back to Director's Forum. Mr. Smith --

10 MR. SMITH: Yes.

11 MR. BOR: -- do you have any issues you  
12 want to discuss at forum? I have one on the Johnson  
13 & Towers one --

14 CHAIRMAN DEVLIN: Did you have a  
15 question on --

16 MR. BOR: -- if you want to jump to me.

17 CHAIRMAN DEVLIN: -- somebody?

18 MR. BOR: Yeah.

19 CHAIRMAN DEVLIN: Sorry, where are we  
20 at?

21 MR. BOR: Okay. We're at Director's  
22 Forum. I'm asking if anyone has any issues. I have  
23 a short report on Johnson & Towers, as you could see  
24 under 6(c).

25 Johnson & Towers, I've been in contact

1 with Mr. Buzby, who's our contact person there.  
2 They're the ones who have repaired our diesels which  
3 are old and definitely in need of repair. The issue  
4 developed, I guess it was last month, and Mr. Mancuso  
5 brought it to my attention, that the agreed upon  
6 amount to repair was exceeded by several thousands of  
7 dollars. And the representative from Johnson &  
8 Towers said somebody authorized him to do the extra  
9 work. And I explained to Mr. Buzby, it doesn't work  
10 that way. It has to be a change order, which we  
11 frown upon, but we recognize sometimes is needed.  
12 You have to go through the process of requesting a  
13 change order, but you just can't have somebody  
14 saying, Go ahead and do it. That's the way it works.

15 So we were in a little bit of a lagger  
16 head until Nick, thankfully, brought to my attention  
17 that number one, they're the only game in town that  
18 really can fix what we need them to fix. And since  
19 we need a maintenance contract anyway, why not try to  
20 blend in a maintenance contract with the amount they  
21 say we owe in addition to the order.

22 So Mr. Buzby and I have engaged in  
23 conversations and he is very happy, frankly, to say,  
24 Oh, we'd be glad to review a maintenance contract.  
25 And then when I spoke to him on the phone I said,

1 Well, could we blend in with it some of these open  
2 bills? He said, We're real open to that.

3 So as -- Mr. Mancuso, since this  
4 communication was only yesterday, maybe Nick could  
5 let me know and I'll be the contact person, what  
6 you'd like to see in a maintenance contract. And  
7 then I'll reach out to them and then bring Mr. Buzby,  
8 you and I into it together. And then at the tail end  
9 we'll say, Oh, by the way, that extra bill -- you  
10 know, we'll address that. They're very anxious to  
11 get a maintenance contract with us.

12 CHAIRMAN DEVLIN: Is -- are we talking  
13 about the --

14 MR. BOR: Diesels.

15 CHAIRMAN DEVLIN: -- diesels that we --

16 MR. SMITH: Yes.

17 CHAIRMAN DEVLIN: -- I mean, to give the  
18 board some background, those -- when I took the  
19 tour -- I can't believe they have engines out there  
20 that are pre World War II --

21 MR. BOR: Yeah.

22 MR. SMITH: Exactly.

23 CHAIRMAN DEVLIN: -- and they look  
24 amazing. And one of them actually ran when I was out  
25 there, so --

1 MR. HILL: Yeah, we actually discussed  
2 this at engineering.

3 MR. BOR: Yeah, I know.

4 MR. HILL: And I'm glad that we had some  
5 kind of a movement on this because, as you mentioned,  
6 and Mr. Mancuso mentioned, we really need this  
7 company to work with us.

8 CHAIRMAN DEVLIN: Yes.

9 MR. HILL: We need to work with this  
10 company, they need --

11 CHAIRMAN DEVLIN: Absolutely.

12 MR. HILL: -- to work with us.

13 MS. BAILEY: Are they the sole source  
14 provider?

15 MR. HILL: Almost.

16 MR. SMITH: Yeah, like, he says, almost.

17 MR. HILL: Almost.

18 MR. SMITH: Almost.

19 MR. BOR: If these diesels go down we  
20 have no one else to call and if the diesels go down,  
21 we go down. So he was very open to a maintenance  
22 contract.

23 CHAIRMAN DEVLIN: Yeah, we're --

24 MR. BOR: He just wants to know what  
25 we're interested in.

1 MR. HILL: Right.

2 MR. SMITH: Right. The other portion to  
3 this is that we need to acquire air permits. And in  
4 order to acquire air permits, it was predicated on  
5 the fact that these particular diesels were going to  
6 be repaired and once they're repaired we would  
7 actually go into a service contract that'll actually  
8 give us an air permit that we can issue to the State.

9 MS. BAILEY: Okay.

10 MR. SMITH: Okay. So it is imperative.  
11 This is very, very important that we actually be able  
12 to get a company that's willing to work with us that  
13 can provide us a service contract so that we can get  
14 the air permits. If not, then we're going to be in  
15 violation.

16 CHAIRMAN DEVLIN: What would that  
17 contract cover as far as our generators, our backup?

18 MR. SMITH: Well, basically -- basically  
19 our diesel generators, our generators. I'm not sure  
20 exactly what they had going before, because  
21 apparently they have not had something for quite some  
22 time. But that will be a part of a maintenance  
23 contract that you have. You have to at least be able  
24 to acquire with them -- our agreement that you have  
25 to acquire with them in terms of what equipment will



1 be serviced and how often --

2 CHAIRMAN DEVLIN: Right.

3 MR. SMITH: -- and at the same time,  
4 what kind of costs we're looking at.

5 MR. BOR: Now, Nick, this is Freddie.  
6 And since I'm running with the ball on this one, I'll  
7 be glad to, of course, if you, in the -- as soon as  
8 you can, make up what you believe to be an  
9 appropriate maintenance contract so I can have  
10 dialogue with Mr. Buzby. And they were very anxious  
11 to get that. Once they get that, then we can address  
12 the overage bill.

13 MR. HILL: What was the overage bill  
14 again? Was it 9,000 or something?

15 MR. BOR: No, not nine.

16 MR. SMITH: Not nine.

17 MR. HILL: Seven, wasn't it?

18 MS. THAPA: It was 40,000.

19 MR. MANCUSO: 54,000.

20 MR. BOR: Yeah, I'm sorry. I must have  
21 been thinking of something else. So it's --

22 CHAIRMAN DEVLIN: Really?

23 (CROSSTALK.)

24 MR. SMITH: 54,000 over the -- the  
25 approval amount.

1 CHAIRMAN DEVLIN: Wow.

2 MR. BOR: Yeah.

3 MR. SMITH: Yeah.

4 CHAIRMAN DEVLIN: Who else does this  
5 work, though? I mean --

6 MS. BAILEY: Yeah, I was going to say,  
7 from the standpoint of --

8 MR. SMITH: The scenario --

9 MS. BAILEY: -- purchasing --

10 MR. SMITH: The scenario is that there's  
11 two companies that's doing the kind of work that  
12 actually does the contract -- I mean, does this type  
13 of particular work. When the proposals went out for  
14 actually doing this, doing, if you want to call it,  
15 the initial evaluation cost, for providing an  
16 estimate, the other company, which apparently there's  
17 been some bad blood between the Authority and them  
18 for one particular reason, they provided a very  
19 exorbitant amount. I guess they did not want to do  
20 the work so they just threw out an exorbitant amount  
21 of money.

22 So, of course, the other company, which  
23 is now Johnson & Towers, actually took the -- their  
24 response was actually doing this work. The -- it was  
25 done, if you want to call it that, through their

1 emergency contract --

2 MR. BOR: Yeah.

3 MR. SMITH: -- okay, a resolution under  
4 emergency resolution which is, of course, the  
5 contract for the \$54,000 and change. Apparently -- I  
6 don't know exactly how it got out of hand and who  
7 approved what or when it was actually approved --

8 CHAIRMAN DEVLIN: Well --

9 MR. SMITH: -- for the additional  
10 work -- there's two, if you want to call it "change  
11 orders" that were verbally approved. And, of course,  
12 that was considered. That was, of course, between  
13 Bruce and Anthony back then in terms of the approval  
14 of that, which went through, but any additional work  
15 beyond that which now amounts up to about this  
16 \$40,000.

17 MR. BOR: Yeah.

18 CHAIRMAN DEVLIN: We're talking about  
19 maintenance on three engines?

20 MR. SMITH: No, they did work -- they  
21 did work as well at the upper well field. Because we  
22 have -- we have generators also at the upper well  
23 field.

24 CHAIRMAN DEVLIN: Yeah, I'm aware. I'm  
25 just curious --

1 (CROSSTALK.)

2 MS. THAPA: It is more than three.

3 CHAIRMAN DEVLIN: Yeah.

4 MR. SMITH: It's the three at the plant  
5 and also the ones at the upper well field.

6 MR. BOR: In my conversation with Mr.  
7 Buzby on the bill he seemed very open to reducing  
8 that "need for a change order substantially" if we  
9 gave him a maintenance contract, so--

10 MR. HILL: This is Nick Mancuso  
11 speaking. I'll reach out and I'll figure out what  
12 our last contract included. I will add things to  
13 make it up to date and I will reach back out to you  
14 with the information.

15 MR. BOR: Yeah, I'll circle back with  
16 Mr. Buzby and try to blend it in with the open bill.  
17 It seemed to be the way we can go with it. But if  
18 the open bill drops a substantial amount, we may have  
19 to consider it because, again, without those diesels  
20 we don't function and they're the only game in town  
21 at this point.

22 MS. BAILEY: I just don't want --

23 MR. MANCUSO: I'm glad they offered that  
24 response. This is good news.

25 MR. BOR: Yeah, I know.

1 MS. BAILEY: I just don't want for the  
2 record to appear that we are letting him write his  
3 own contract, you know what I'm saying? That's all  
4 I'm concerned about.

5 MR. SMITH: That's correct.

6 MR. BOR: Nick will pull out the old  
7 contract; right Nick? And supplement it by things we  
8 may need in addition to that and then bring it to us.  
9 And I won't reach out to Buzby until everyone's on  
10 board with it.

11 MR. MANCUSO: That's correct.

12 MR. BOR: All right. Anything else in  
13 Director's --

14 MR. M. SMITH: Excuse me. This is Milt  
15 Smith.

16 MR. BOR: Yes, Mr. Smith.

17 MR. M. SMITH: Is the plant manager  
18 involved in this over there --

19 MR. BOR: Yes, he is.

20 MR. M. SMITH: -- Palombi (phonetic)?

21 MR. SMITH: Yes, he is.

22 MR. BOR: Yes, he is.

23 MR. M. SMITH: He's the one that  
24 complained about that before and I remember him  
25 complaining again he needed assistance with the

1 maintenance on those pumps.

2 CHAIRMAN DEVLIN: Yes.

3 MR. HILL: You're right, Mr. Smith.

4 MR. BOR: Yeah, that's right.

5 MR. M. SMITH: As long as he's aware  
6 he's got to be brought into it too.

7 MR. BOR: Okay. All right. Now --

8 CHAIRMAN DEVLIN: We have a presentation  
9 real quick.

10 MR. BOR: Yeah, let's bring them in and  
11 then we can have -- they have a short presentation.

12 CHAIRMAN DEVLIN: Gentlemen, can you just  
13 give your names to our secretary, please.

14 MR. EISENBERG: Michael Eisenberg,  
15 E-I-S-E-N-B-E-R-G.

16 MR. GOLDRING: Frederick Goldring,  
17 G-O-L-D-R-I-N-G.

18 CHAIRMAN DEVLIN: Gentlemen, the floor  
19 is yours.

20 MR. ROSS: Larry Ross, R-O-S-S.

21 MR. GOLDRING: This (indicating) is a  
22 little unorthodox --

23 CHAIRMAN DEVLIN: Yeah, well --

24 MR. GOLDRING: Different times.

25 MR. EISENBERG: I've actually done one

1 other meeting with the mask on, though, you know,  
2 where you actually -- other than a Zoom meeting.

3           So, you know, I'm not going to take you  
4 through every page of the presentation. So my name  
5 is Mike Eisenberg. Our company is called RAEL  
6 Facilities Solutions. We operate in New York and New  
7 Jersey. Fred and myself, we've been -- we've  
8 developed a program with a whole bunch of different  
9 components for disinfecting facilities and making  
10 sure that people that attend those facilities,  
11 whether it be the workers, the employees of the  
12 facility, students or parents for educational  
13 facilities, that everybody understands the type of  
14 program that has been implemented, that it meets all  
15 of the state and regulatory requirements.

16           There's lots of different requirements  
17 that are happening and going to happen, and to make  
18 sure that that facility is disinfected to the  
19 standards that are required to protect people that  
20 are going through them. So it's all about risk  
21 mitigation and all of the different things that we  
22 put in place to reduce the risk to the lowest  
23 possible level. It's never -- obviously, everybody  
24 understands it's never totally, a hundred percent  
25 eliminated. We don't say that.

1           On the first page -- on page three of  
2 the handout that I've given you, basically I put down  
3 a score card. Now, this is geared more toward  
4 educational facilities, but it doesn't really matter,  
5 it's any facility. It's a score card of what you  
6 would look at as you reopen facilities and allow  
7 workers or visitors to come back into buildings.

8           So I think the first area, you want to  
9 maintain -- you want to restore confidence that the  
10 facility is maintained and you want to do it in a  
11 visible way. So while the COVID cleaning might  
12 happen at night, you want to be transparent about  
13 what kind of machinery, what type of chemicals that  
14 you're using in the facility, make sure that  
15 everybody's aware of them to really promote you've  
16 spent the money to do it. You want to promote it.

17           The next thing is that you want to  
18 understand that the company that you've hired has a  
19 program that is effective, meaning that it's going to  
20 do the things that you've intended to do, which is  
21 reduce work, eliminate the threat at least when the  
22 facility is disinfected. The next thing is we know  
23 that it's an accretive expense to the budget, but we  
24 want it to be as affordable as possible. And I'll  
25 explain to you really quick how we do that.



1                   You want to know that it's  
2 environmentally sound, that it's not going to hurt  
3 anybody, that it's not going to hurt the environment.  
4 I think that's something that people are not looking  
5 at when they're going after these programs. You want  
6 to understand the vendor that you've hired, that they  
7 have some type of training and some type of history  
8 of doing this because there's probably been thousands  
9 of companies that have been developed over the last  
10 hundred days that do this type of work.

11                   And you want to understand that it's  
12 compliant with everything that you need to comply  
13 with so that, you know, the state, the CDC, whatever  
14 guidelines come down the road and whatever you vote  
15 on here in these meetings.

16                   Okay. So this booklet just takes you  
17 through that. I'd take you through every page, but  
18 it takes time. But we've developed a program -- it's  
19 on the next page -- it's a four-step program when you  
20 go into a facility. We use ATP testing, the same  
21 type of devices that you use to -- that the FDA uses  
22 to test food processing centers. And we test  
23 bacterial levels on high touch areas in every  
24 facility. It's a part of our service. By the way,  
25 you don't have to spend any more on this. The

1 pricing is very competitive with what has to be spent  
2 on the facility to disinfect.

3           The second is we sanitize the facility  
4 using a product that we've developed that is an EPA  
5 registered product. Now, I'll just educate you a  
6 little bit on that. So the EPA says that there's  
7 approximately 2,500 products that can take care of  
8 COVID. When I say, "take care of it," it doesn't  
9 totally -- you know, no one can say, "We've totally  
10 eliminated it." You can spray disinfectants, as you  
11 would call them.

12           What I would tell you is when you  
13 actually do the research, what has to be done to  
14 apply those units, you kind of end up with, like,  
15 four products, right, that are effective and safe and  
16 won't kill you or wouldn't hurt -- give rashes on the  
17 skin or ruin the furniture or the finishes in the  
18 building. That comes down to using chlorine dioxide.  
19 It sounds ominous, but it's what's used to clean  
20 every piece of food that you ever eat.

21           It's what's used to clean every vat in a  
22 beer facility or a dairy facility because what's  
23 really effective about it is it kills everything.  
24 And when it's gone it's totally gone. There's no  
25 trace, no residual trace of the material left that

1 can hurt anybody after three minutes. So it's a  
2 fantastic product to use.

3 MR. SMITH: Is that provided in a liquid  
4 or in a foam type form?

5 MR. EISENBERG: It's applied with  
6 electrostatic sprayers. So these sprayers have to  
7 send in an electrical charge into the product and it  
8 mists the area. The mist is so fine you don't even  
9 see a -- like, you know, liquid on it. And it covers  
10 everything because electrostatic --

11 MR. GOLDRING: Wraps around --

12 MR. EISENBERG: -- wraps around every  
13 surface. So when you spray it on -- it's safe on  
14 fabric, it works on fabric or on a hard table. I  
15 apologize, I'm just breathing through the mask. And  
16 I'm in shape and I'm breathing hard. So when they  
17 spray the room, it goes everywhere. It goes on top  
18 of that (indicating) eagle on top of the flag. It  
19 wraps around everything. It's a complete product.  
20 You know, it's a complete application.

21 The protectant is a product that we use  
22 that adds the affordability. So let me explain.  
23 This is where we kind of depart. Okay. There are  
24 molecular products that you could put that go on  
25 everything that once they dry, which is within a

1 minute or two minutes, the molecules attach to the  
2 product kind of like car wax almost, in a way. I  
3 don't want to say -- it's not wax, but it's kind of  
4 like that, or a Rain-X. You know how it kind of  
5 beads up on the windows? And it protects the surface  
6 and will kill any bacterial levels that are attached  
7 to the surface.

8           It's all based in science. I didn't  
9 develop this product. These products are out there.  
10 They're EPA approved. They do the job. And that's  
11 what gives you the affordability because it allows  
12 you not to have to disinfect every day. Because when  
13 you have to do it, it's very expensive. And it's  
14 unaffordable when unattainable. So it allows you to  
15 spread out the disinfectant because you have an agent  
16 that would kill the bacteria in between these  
17 disinfectants.

18           And then we verify that by checking the  
19 meter one more time. So we have a four part process.  
20 And it takes you through each of the things I just  
21 took you through on the following pages. On page  
22 five and six it takes you through all of the  
23 different elements of the program.

24           And then we get into the technology,  
25 which is on page nine. So what we've developed are

1 these little RIFD tags that you can place on school  
2 buses, on the doorjamb. They're kind of  
3 unobtrusive. And if anybody taps their body against  
4 it, it launches right to a website that we will  
5 develop for you at no additional charge that shows  
6 when the facility was disinfected, what it was  
7 disinfected with. You can put that up on your  
8 website so every parent, everybody that's coming here  
9 can see what you've done.

10           And this entire program meets all of the  
11 standards of the WHO and the CDC and Governor Murphy  
12 or whatever, you know, you have to say out there to  
13 make parents feel comfortable when kids go back to  
14 school, or make them comfortable that the buses have  
15 been taken care of, make them comfortable -- make the  
16 workers comfortable that your trucks have been taken  
17 care of. You can do this same process in vehicles as  
18 well as in the offices, make the office workers feel  
19 comfortable.

20           So the following pages -- nine -- just  
21 go through how we tag this. And then when we take  
22 these meter readings and we put them in the ATP  
23 readings, it shows you the bacterial levels. If you  
24 want to get into the weeds, you can. When you touch  
25 the bumper, if you just want to see, this was just

1 disinfecting by a certified worker on the 24th of July  
2 and it's intended to be done again on the 24th of  
3 August. And the program meets all of the CDC and  
4 state guidelines. You just want to put that out  
5 there.

6           And then when all the workers come in  
7 they update the tags appropriately so you see when  
8 everything was done. You can see the worker, when  
9 they were certified by the Global Risk Advisor  
10 Council, which is really the body that's developed  
11 themselves over this type of work. And so the rest  
12 of the presentation, basically it takes you through  
13 that. I just want to make it as simple as possible  
14 so I don't take up a lot of your time.

15           MR. BOR: I have a few questions.

16           MR. GOLDRING: Please.

17           MR. EISENBERG: Please.

18           MR. BOR: I noticed that many of your  
19 customers are New York based, such as Carnegie Hall,  
20 NYU and Columbia. Compared to those facilities we're  
21 pretty small facilities. A) Do you do other  
22 facilities similar to ours in New Jersey? And what  
23 would be the relevant cost or would you have to  
24 analyze our facility when you give us a proposal?

25           MR. EISENBERG: Okay. So there's, like,

1 four questions there. So first of all, we're both in  
2 New York and New Jersey. So the -- you know, we --  
3 we are an 80-year old fire life safety company. In  
4 fact, you guys are familiar with all of the things in  
5 buildings. Are you familiar with the combination  
6 fire standpipe and sprinkler systems? Have you ever  
7 heard that word?

8 So this company RAEL, is a 90-year --  
9 87-year-old company. They developed the fire  
10 infrastructure that's in every building that you go  
11 into. Okay. They actually invented the combination  
12 fire standpipe system. Fred and I are in New Jersey,  
13 okay, and we are doing the disinfecting throughout  
14 the State of New Jersey, New York and Connecticut.

15 So the last paper just gives the  
16 company's background. They're fire infrastructure.  
17 It is primarily in New York, you know, it's true, a  
18 New York centric company. They do work in Jersey  
19 City, that doesn't really count. That's more like  
20 New York.

21 MR. BOR: Who is in the South Jersey  
22 area if we needed a reference? Who would you -- who  
23 have you worked with in a similar fashion?

24 MR. GOLDRING: There's nothing really in  
25 South Jersey right now. I mean, this is a new -- you

1 know, as Mike said, it's a hundred days old. I  
2 mean --

3 MR. EISENBERG: We do Macy's.

4 MR. GOLDRING: You know, I do all the  
5 Macy's department stores across the United States and  
6 in Puerto Rico. So we -- we have labor across the  
7 United States that provides not only the disinfection  
8 and sanitization service, but actually the labor that  
9 you would hire, for example, of your -- if you were  
10 ever to outsource your custodians in your schools or  
11 your buildings.

12 So if you have in-house folks and you  
13 want to retrain them or supplement them in some  
14 format in order to upgrade your potential services at  
15 your schools, we could provide additional help to do  
16 those things. Or if you ever wanted to outsource  
17 that, of course, that's something that we do on a  
18 direct basis. We provide those services to schools.

19 MR. EISENBERG: We're -- again the  
20 specific question is we have resources throughout --

21 MR. GOLDRING: Yeah.

22 MR. EISENBERG: -- New Jersey. Okay.  
23 And we're doing the Macy's in New Jersey and we're  
24 doing all of the Apple stores in New York, New Jersey  
25 and Philadelphia. And we're doing all of the



1 Chipotle restaurants with the same program. We have  
2 -- we're doing them across the country, 2,600  
3 locations. So the idea of schools -- right now I  
4 have -- we're doing a bunch of private schools.  
5 We're doing the City University of New York, we're  
6 doing some work at Columbia. And so we -- we -- and  
7 we basically have proposals, like, you know, 50 --  
8 you know, school systems haven't quite determined --

9 MR. GOLDRING: There's a lot of  
10 confusion about what they need to do. I think that's  
11 really -- the educational side is really changing by  
12 the minute of what needs to be done to be not only  
13 just in compliance -- I mean, the CDC compliance is  
14 one thing, But dealing with the parents and dealing  
15 with the students and dealing with the well-being --  
16 and the fact that we're dealing with well-being, you  
17 know, how do you feel about it? Are you going to go  
18 to this particular facility? Do you feel  
19 comfortable?

20 And what are we doing differently in  
21 that facility? Are we training the folks that are  
22 there cleaning every day? Are they doing the same  
23 process they did last year versus this year?  
24 Probably not. That has to change. And then the  
25 efficacy of the product being applied and putting

1 that correct product down on the surfaces that we're  
2 going to be maintaining, are they measuring it in  
3 some format. Can you tag it? Can you see it?

4 So what can we do to give you the  
5 confidence, not just you as the board, but to  
6 potentially the parents, to the people that visit  
7 these facilities and the workers that are there on a  
8 regular basis. It's a sense of well-being.

9 MR. EISENBERG: So if you look at the --  
10 if you read through the presentation, I think the  
11 important thing is not really more about RAEL, it's  
12 about the GBAC, the Global Biorisk Advisory Council.  
13 So this council is a worldwide body that's pretty  
14 much developed all of the standards for COVID  
15 cleaning. You can go to their website. Hyatt  
16 Hotels -- some major corporations now are signing on.  
17 Las Vegas Convention Center, Chicago McCormick  
18 Center. Lots of the hotels in Las Vegas have shined  
19 -- signed up to the GBAC. So we've been very  
20 involved in developing --

21 MR. GOLDRING: Sports teams.

22 MR. EISENBERG: -- yeah, the Miami  
23 Dolphins --

24 MR. GOLDRING: Right.

25 MR. EISENBERG: -- the NFL, the NHL. So

1 we've been very involved with them. And so the point  
2 is that that's really where we've developed the  
3 product, in conjunction with the GBAC. So you're  
4 getting all of that ethic -- you know, all of that  
5 product and technology for basically, you know, just  
6 disinfecting your facilities.

7 CHAIRMAN DEVLIN: Real quick, you guys  
8 -- I know you guys seem to be on the front line of  
9 this whole pandemic. What -- where do you think,  
10 professionally, are we on the downside of this? I  
11 mean, what's the signs say as far as this coming  
12 back, say, October, flu season? I mean, are we going  
13 to have a repeat of it? Are we -- COVID 2021 or --

14 MR. GOLDRING: I -- personally, from the  
15 worker's standpoint in dealing with labor that's out  
16 there every day doing this work and visiting  
17 facilities that have been opened and closed and  
18 opened and closed and questions and the people that  
19 we do in food service, I think that there's -- I  
20 think if we don't take preventive action, I think if  
21 we don't do what we're doing here, as much as I hate  
22 this (indicating); okay? I don't like it. You know,  
23 even the President's doing it now.

24 So if we don't do certain things, it may  
25 be prophylactic in nature, it may be. But I think

1 that there's a concern and there's an education  
2 process. And we live with this every day now. This  
3 is the -- the "new norm" as they say. Not a great  
4 expression but it kind of says it all, I think. We  
5 have to get together, you know, as a community, you  
6 know, whether it's the state level or government  
7 level and decide how we're going to go forward with  
8 this because it will outrun us if we don't try to  
9 outrun it.

10 And developing the vaccine -- you've  
11 seen, there's new testing going on with this new  
12 vaccine that's going to come out potentially for the  
13 next round in October. I think we're going to be  
14 some ways away from all of this. I mean, New Jersey  
15 -- and what we did here in New Jersey, and the  
16 horrific things that went through New Jersey that are  
17 now in Florida and California and other places, in  
18 Arizona, are causing problems. And they haven't  
19 taken the correct measures. They that haven't taken  
20 the things that -- nobody wants to do these things.

21 MR. BOR: I don't mean to interrupt.

22 MR. GOLDRING: That's okay.

23 MR. BOR: No one -- I mean, I'm only the  
24 lawyer here.

25 MR. GOLDRING: That's okay.

1 MR. BOR: No one would quarrel with the  
2 importance of disinfecting --

3 (CROSSTALK.)

4 MR. GOLDRING: Sure. Yeah.

5 MR. BOR: -- safe. But if I understand  
6 you correctly, you basically would train our local  
7 people --

8 MR. GOLDRING: We could do -- we could  
9 do anything you want.

10 MR. EISENBERG: Yeah. I think that if  
11 you understand our program, we would come in and we  
12 would disinfect the facility.

13 MR. HILL: Right.

14 MR. EISENBERG: We would do the testing.

15 MR. HILL: Right.

16 MR. EISENBERG: We would do the tagging.  
17 And then the normal cleaning would occur because it  
18 needs to occur, because -- I have -- like, we have to  
19 get into the weeds of the science of this. So if you  
20 disinfect this table and you use a protectant on it,  
21 a -- this 90-day protectant -- and there's probably  
22 lots of brands of this kind of protectant -- the  
23 table's pretty safe from harboring any type of  
24 bacteria. But it still has to be cleaned. That  
25 doesn't mean -- because this is not cleaning, this is

1 disinfecting.

2 MR. HILL: Right.

3 MR. EISENBERG: So it doesn't replace  
4 cleaning; okay? Cleaning is they vacuuming, mopping  
5 the floor, wiping everything down and dusting.  
6 That's -- that has to continue. To expect the  
7 cleaning staff to understand the dynamics of  
8 disinfecting is like an unfair thing because they  
9 can't possibly within the allotted time -- and I  
10 would say that you're looking at this facility and  
11 saying, you know, they're cleaning but they're not,  
12 like, spotless; right? You would say that? Probably  
13 say that.

14 So, you know, to add disinfectant on top  
15 of it would be just -- you know, it's not going to  
16 happen. Nobody goes away saying, this cleaning is  
17 based upon -- you know, they look at the floor, they  
18 know they only have to vacuum right here because they  
19 don't vacuum every square inch like they're really  
20 supposed to; right? With disinfecting you got to get  
21 every square inch. It's a forensic process.

22 So I'm going to answer his question in  
23 the beginning. Here's -- I think, as we prepare to  
24 open and -- open facilities, we have to say they  
25 never had a vaccine for any COVID before. Therefore,

1 we have to prepare that they're not going to have a  
2 vaccine; okay? And since these things keep coming  
3 back and it seems that every time people open  
4 anywhere in the world, the cases go up. We have to  
5 kind of try to mitigate as best as possible.

6 At the end everybody, I think, agrees,  
7 you can't stay in your house forever either  
8 because -- you know, a friend of mine lives in China.  
9 He said, You don't understand the lockdown. A  
10 lockdown in China is you stay in your apartment and  
11 you don't come out. You don't have enough food? You  
12 don't have enough. Okay. People don't understand  
13 that. They think they go to Walmart in China. It's  
14 not happening; right?

15 So at the end of it we're putting forth  
16 a program. It's -- the commitment is there. You  
17 make room in the budget. I mean, I understand that  
18 that's a hassle. Hopefully there's some federal  
19 government funds available for this. And you go  
20 ahead and deliver the service and then the vaccine  
21 comes and the efficacy is there and maybe you could,  
22 you know, turn it -- if -- you know, turn it down a  
23 little bit.

24 MR. HILL: Just to understand, so you  
25 would do an analysis of our facilities?

1 MR. GOLDRING: Right.

2 MR. EISENBERG: Yes.

3 MR. HILL: How much manpower, frequency?  
4 Do you have a set frequency; once a month, once every  
5 week, once every --

6 MR. GOLDRING: Yes.

7 MR. HILL: Yeah? Okay.

8 MR. EISENBERG: Every 90 days.

9 MR. HILL: So the size, the space, what  
10 we're asking for and then bring a proposal back?

11 MR. EISENBERG: Sure.

12 MR. GOLDRING: There's a couple things  
13 we could do. We could come in, provide you with a  
14 proposal, do the analysis --

15 MR. HILL: Right.

16 MR. GOLDRING: -- and every 90 days we  
17 could spray the buildings, okay, every 90 days. We  
18 could also come -- we would come once a month and  
19 we'd do the checking of the school itself or of the  
20 building itself with the ATP metering and making sure  
21 we put the RFD tags in so you -- you or the parents  
22 or anybody else going in the facility can take out  
23 their smartphone, Android or iPhone, and check it.  
24 And you could see it come up on your screen when it  
25 was done last, if you wanted to do that. For the



1 lawyer in the room, I apologize, but maybe somebody  
2 doesn't want to do that. I have no idea. So --

3 MR. EISENBERG: Well, it's been  
4 developed for the lawyer in the room because I think  
5 that --

6 MR. GOLDRING: Excuse me, it always has  
7 to be tested by the lawyers. He has to come -- he  
8 knows it, I know it, we all know it. The lawyers are  
9 going to --

10 MR. EISENBERG: You got to have a  
11 program so the state guidelines -- if you really read  
12 them, it says you have to have a plan for cleaning  
13 and disinfecting. It says you have to have a plan;  
14 okay? Then it says you have to log what you've done,  
15 right, because just in case, if anything happens --

16 MR. HILL: Right.

17 MR. EISENBERG: -- right, you have to  
18 show a log of what you've done. So what I just  
19 presented to you exceeds the state guidelines because  
20 the logs are electronic. It shows you who did it,  
21 when, when it was supposed to be done, what it was  
22 done with and it takes the bacterial reading. I  
23 think it meets, you know, any standard that anyone  
24 would ever litigate, you know. But you have to --

25 MS. BAILEY: I have a question.

1 MR. EISENBERG: Yes. Sure.

2 MS. BAILEY: This is basically for  
3 enclosed buildings?

4 MR. EISENBERG: Right.

5 MS. BAILEY: The plant -- the setting  
6 that we have in the plant --

7 MR. HILL: Right. That's what I was  
8 thinking.

9 MS. BAILEY: -- I'm wondering how that  
10 would fit into something --

11 MR. SMITH: That -- there is probably  
12 two -- two building facilities, if you said -- maybe  
13 three, that could fit into the -- your words -- I  
14 don't know -- the electronic static charge spraying  
15 that would work for the location. But just for  
16 clarification, we're not a school.

17 MR. EISENBERG: No. No. I know.

18 MR. SMITH: I know the presentation is  
19 actually based on an education or a business --

20 MR. GOLDRING: It can be used anywhere.

21 MR. SMITH: -- but it can be used at any  
22 location. One of the questions I do have, because  
23 there have been discussions in regards to -- of  
24 course, within the buildings you have the air  
25 circulation. And because of the air circulation this

1 would also be something that --

2 MR. GOLDRING: Yup.

3 MR. SMITH: -- this virus --

4 MR. GOLDRING: Yup.

5 MR. SMITH: -- or pandemic --

6 MR. GOLDRING: Yup. Mm-hmm.

7 MR. SMITH: Now, do you actually do  
8 ductwork as well?

9 MR. GOLDRING: We work with other  
10 companies that do that and can provide the cleaning.  
11 What's also important is your own engineering staff  
12 changing the air filters which is a simple process --

13 MR. SMITH: Right.

14 MR. GOLDRING: -- that a lot of people  
15 just don't --

16 MR. EISENBERG: There's a UV product  
17 that you could put into the air system that we're  
18 looking at right now, that I have someone studying  
19 quite carefully because I've been involved heavily in  
20 the HVAC business in my own history. The chlorine  
21 dioxide, when it's used in an electrostatic form also  
22 cleans anything in the air. It's what's used to get  
23 rid of odors or mildew.

24 That's kind of -- it's what you use if  
25 you're in the building services, build -- business

1 and there's a -- there was a flood somewhere and you  
2 want to get rid of the mildew. You'd used a chlorine  
3 dioxide based product. It's disinfecting. It's  
4 getting rid of the mildew. It's got a lot of  
5 attributes to it. It really has no downside; okay?  
6 So -- and it doesn't harm anything, including humans.  
7 And it doesn't stay there as a residual. The -- but  
8 the program -- what you have to do to your HVAC  
9 systems is a separate program and you really have to  
10 take a look at that.

11 I want to answer the problem about  
12 outside. We spray -- you know, we just took care of  
13 decks in a New York City building, you know, where  
14 they have outdoor, like, rooftop areas. And we  
15 disinfected them but we used the residual product.  
16 The residual 90-day protection product works outside  
17 in weather, okay, so it can be used on playgrounds,  
18 okay, it can be used on things of that nature.

19 And so you should understand that, that  
20 the efficacy of disinfecting playgrounds just -- you  
21 know, I got to be honest. When I go to, like, the  
22 park by my house and I saw that they took down the  
23 basketball hoops, all I could think is it's mean.  
24 That's just my -- like, I'm not making a statement.  
25 I'm just, like, I got it. I mean, I got that they

1 want to keep people off the basketball court and they  
2 put their wrap -- but eventually, I think the 90-day  
3 protectant will keep the surfaces free. If you do it  
4 every 30 days it's just better, right, it's just a  
5 matter of whether you can afford it. The product's  
6 been tested --

7 MR. HILL: And you can do vehicles;  
8 right? Because we have --

9 MR. GOLDRING: Inside --

10 MR. EISENBERG: Inside the vehicle, no  
11 problem. It doesn't hurt any of the electronics  
12 in --

13 MR. GOLDRING: One of the things I'd  
14 like to say, and maybe it's -- it's a non sales thing  
15 to say but I wouldn't want you to waste your money at  
16 all on anything that -- if you're not going to have a  
17 program in place, when we're not there in between to  
18 do things that are necessary, you know, it's like --  
19 it's like cleaning your house, right, you clean your  
20 house. I've been helping my wife a lot cleaning the  
21 house; okay? So you got to get on top on it. If you  
22 don't stay on top of it, it's not going to go away on  
23 its own; okay?

24 I don't care how much you spray and I  
25 don't care what you think you're going to do with a

1 magic bullet, that somebody's going to come in with  
2 Ghost Busters and spray everything and you're going  
3 to be okay and everything will be fine. It's a  
4 combination of things. I think it's a -- it's a way  
5 of doing things differently and upgrading what you  
6 already have because -- I just came from a meeting at  
7 Macy's.

8                   And I said to Macy's, Look -- you know,  
9 they don't want to spend the money on this, they  
10 don't want to spend money on that. I said, you know,  
11 Stop with the fireworks. I mean, put the money into  
12 the stores. Let's clean these stores. These people  
13 want to know that the stores are clean. The  
14 environment -- now it's more than just the word  
15 "clean," it's what are we really doing to make the  
16 customer experience permanent. Who's going to make  
17 them comfortable? How are we going to be  
18 comfortable?

19                   Is it the price that matters? I don't  
20 think so anymore. I don't think it's about price. I  
21 think it's about lives. It's about what are we going  
22 to do to mitigate potential risk or loss. God  
23 forbid, nobody wants to know in one of your buildings  
24 if somebody ever got sick. God forbid a million  
25 times; okay? Why did they get sick? How did they

1 get sick? How do we trace it back to where it came  
2 from?

3 MR. EISENBERG: You know, we got a call  
4 from Macy's this morning, in Miami --

5 MR. GOLDRING: Yeah.

6 MR. EISENBERG: -- that somebody got  
7 sick.

8 MR. GOLDRING: Yeah.

9 MR. EISENBERG: So they -- you know,  
10 they have to, you know -- they have to immediately,  
11 you know, jump into action, an action that they  
12 weren't doing. And they're in Miami where's it's,  
13 like -- you know, Miami's --

14 MR. GOLDRING: Right.

15 MR. EISENBERG: -- like, now the hottest  
16 spot in the world; right?

17 MR. GOLDRING: Right.

18 MR. ROSS: Yeah, a lot of problems.

19 MR. EISENBERG: So, look, I -- I'm  
20 confident that if you give us a list of your  
21 buildings, that the -- you know, our pricing is going  
22 to be unbelievable, okay, because I'm confident of  
23 that. I'm confident that we'll meet every bar that  
24 you set for us, you know, I --

25 MR. GOLDRING: We want to do your work.

1 MR. EISENBERG: -- until I -- until I  
2 beat the bar I can't tell you what that is. And I'm  
3 confident that what I gave you in that book is a  
4 roadmap to -- even if you buy it from someone else,  
5 okay, these are the questions you should be asking,  
6 okay, because I've done -- I've worked on this and  
7 this is what I've done my whole life, is design  
8 maintenance, preventive maintenance programs.

9 CHAIRMAN DEVLIN: Okay. Real quick, a  
10 follow-up question.

11 MR. GOLDRING: Sure.

12 CHAIRMAN DEVLIN: So we have a lot of  
13 employees that are essential workers. Is there also  
14 maybe, like, a level I training just for employees --

15 MR. GOLDRING: Sure.

16 MR. EISENBERG: Absolutely.

17 CHAIRMAN DEVLIN: -- that's -- you know  
18 what I mean? I think that'd be something if we go in  
19 a nice direction, you know --

20 MR. EISENBERG: Yeah. We would give you  
21 product, show your employees how to effectively use  
22 the product as well. You don't have to buy the  
23 machines or anything like that. There's a way to use  
24 the product without the machine. We're going to  
25 train everybody. We're going to go -- you know, if



1 we're talking about the schools or talking about a  
2 building like this, there is a different program that  
3 we have in place and we'll write that program for  
4 you.

5 CHAIRMAN DEVLIN: And as far as, like,  
6 you know, masks and, you know, daily stuff, gloves,  
7 masks, sanitation, do you guys provide that kind  
8 of --

9 MR. ROSS: Yes.

10 CHAIRMAN DEVLIN: Okay.

11 MR. ROSS: I'm going to give you a real  
12 quick scenario, too, just to --

13 CHAIRMAN DEVLIN: Sure.

14 MR. ROSS: -- I don't want to take too  
15 much more time. I'm going to leave this on your desk  
16 so you guys can try this. As a matter of fact, I saw  
17 the CRDA ad and I supply CRDA with all their hand  
18 sanitizer. That's a foam. It's made here in New  
19 Jersey.

20 And if you want to look at the guy that  
21 made that hand sanitizer, because I think there's a  
22 -- there's a lot of questions on, like, these liquor  
23 companies that opened up their distilleries and  
24 they're making hand sanitizer. Now the CDC is coming  
25 in and saying, Hey, whoa, this isn't good. This

1 gives rashes.

2           The guy that invented this -- why don't  
3 you Google the inventor of Dawn. He's a local guy  
4 from New Jersey called Paul Andrecola. He's the --  
5 it's a Jersey company. It's made here in New Jersey.  
6 We supply CRDA. I do about five different locations  
7 here in the city. The foam -- we sell the gel. I'll  
8 give you a little history on the foam. If you --  
9 even without me telling you, if you Google foam  
10 compared to gel, the first thing it's going to say is  
11 the foam is better.

12           Because, one, when you take gel, what  
13 happens is you hit it, it usually runs down your hand  
14 and onto the floor and it's slippery. The foam  
15 covers the hands better. It stays on. All you have  
16 to do is Google hand foam compared to gel and that  
17 will give you what you're -- I didn't write it. You  
18 can see what's in there. We offer that. I'm a local  
19 guy, in Atlantic City for 25 years, serving the city.  
20 So I know the area. I know a lot of the people here.  
21 We're a local company.

22           The other thing that we did -- we ended  
23 up making these (indicating) because the problem you  
24 have when you put this hand sanitizer -- one employee  
25 sees it and it goes out the door. So I know that is

1 true.

2 MR. GOLDRING: It's true.

3 MR. ROSS: I make these in New Jersey.  
4 You got to pass this around. It's really just PVC  
5 pipe. You can mount it on a wall. You can mount it  
6 on a table. Take the cap off, they can squirt it and  
7 they can't steal your sanitizer.

8 CHAIRMAN DEVLIN: That's smart.

9 MR. SMITH: I'm glad you presented this  
10 thing because one of the things I have been looking  
11 for, actually, is an automatic dispenser.

12 MR. ROSS: I have them. I'm going to  
13 tell you the problem with -- I mean, I can get them.

14 MR. SMITH: Yeah.

15 MR. ROSS: And, actually, they're made  
16 in China. That's all I'm going to say. You're going  
17 to have to replace the batteries. If they break,  
18 again -- you know, that's (indicating) a keeper.  
19 That's permanent. There's no mechanical parts.

20 There's no failure to it. Again, you guys can decide  
21 what you want. I'll give you a list of what we have.

22 When this first started CREDA called us  
23 and said they can't get hand sanitizer. I got them  
24 off a pallet the next day, so -- and again, if you  
25 look through the city, I think you'll see that

1 product around the city and that's -- you know,  
2 that's the product --

3 MR. GOLDRING: Macy's is using this  
4 product in all their department stores.

5 MR. SMITH: It is awfully heavy. You  
6 notice the type of walls we do have, they're not  
7 Sheetrock type walls.

8 MR. ROSS: Well, you'd probably have to  
9 put a board -- you know what I mean?

10 MR. SMITH: Yeah.

11 MR. ROSS: You'd have to put a board or  
12 something up. But, again, if employees are coming in  
13 here stealing it left and right, for a ten dollar  
14 investment, to put it on your wall, it's probably a  
15 better investment than replacing bottles every day.  
16 I'm just -- but again, you see -- if you walk into a  
17 department store, they have chains on their bottles.

18 If you want it, fine. If you don't --  
19 again, look at the touchless hand dispensers. I'll  
20 have 6,000 probably in by next week. But I could  
21 tell you right now, if you don't put the order in,  
22 they're gone. They go -- as quick as I get them,  
23 they go out the door, the touchless hand sanitizers.  
24 If you fill them with foam they -- they hold up.  
25 This holds 800 milligrams, that holds a thousand.

1 MR. SMITH: Well, because of the service  
2 that we offer, of course, customers are coming in. I  
3 mean, we have hand sanitizer as you walk into the  
4 door --

5 MR. ROSS: Right.

6 MR. SMITH: -- but at the same time at  
7 our cash register -- or cash payment window, my  
8 preference was to have something that's automatic so  
9 they're not necessarily --

10 MR. ROSS: Touching --

11 MR. SMITH: -- touching the --

12 MR. ROSS: I get it. I get it.

13 MR. SMITH: -- that's why I asked you  
14 about --

15 MR. ROSS: I do have them if you want  
16 them, like I said. But again, it's not like -- I  
17 can't -- will I have them in a month? I can't  
18 guarantee.

19 MR. SMITH: I understand.

20 MR. ROSS: They come in, they go. As  
21 soon as they come in, they go.

22 MR. SMITH: We'll give you a call.

23 MR. ROSS: Not a problem, guys. Thank  
24 you for your time.

25 CHAIRMAN DEVLIN: Gentlemen, just if you

1 could, leave your contact information with our board  
2 secretary.

3 MR. GOLDRING: Okay, folks. Stay safe  
4 and stay healthy.

5 CHAIRMAN DEVLIN: Thank you.

6 MR. GOLDRING: Thank you for your time.  
7 If we can help with any questions, just ask us.

8 CHAIRMAN DEVLIN: Absolutely.

9 MR. EISENBERG: Be safe.

10 (Whereupon the gentlemen left the  
11 proceedings.)

12 MR. DEVLIN: Not that we want any extra  
13 expenditures, but I really think that's something --  
14 one of the reasons I asked -- I just got off a phone  
15 conference, and Ms. Bailey, with the superintendent  
16 of schools. And the preparations we're doing for the  
17 schools are almost biblical. Staggered -- staggered  
18 costs -- I mean, staggered days, no work on Friday,  
19 no school on Friday. I mean, they got our kids now,  
20 like two days a week going to school with a day off  
21 in between and off Fridays all of a sudden.

22 I mean, that's the kind of extraordinary  
23 things that we're doing on the school district side.  
24 And again, I know when this thing first happened  
25 everybody -- and we -- let's face it, we have a lot

1 of, you know, older employees here. And I just think  
2 humbly, and this is my opinion, we better prepare  
3 ourselves for the flu season because, you know, I  
4 think you're going to have a lot of hysteria. I  
5 mean -- and beyond that, we want to keep our -- us  
6 safe, our employees safe and anybody that comes into  
7 this building safe.

8           So let's -- I mean, if this is the  
9 direction you guys want to do or do you have any  
10 other ideas? Claude, let's start talking about them  
11 because flu season is coming. You know, we have  
12 maybe two or three more months of the nice weather  
13 and then we're back in the cold season. So let's  
14 definitely -- and, you know, I think one of the  
15 things we could do is -- we're ahead of the eight  
16 ball here a little bit, you know.

17           If somebody comes up with a common cold,  
18 we could almost say, you know, we have our backs  
19 covered here, you know. And again, I don't know  
20 about the expenses, I don't know, but it's a step  
21 that we need to start looking towards. I mean, I  
22 don't know if you have any ideas on the process, but  
23 -- and I mean, you're too busy to -- I mean, when  
24 this all broke out, you were running out to get --  
25 you know what I mean? I can't have that. We can't

1 have that. We're too busy now.

2 And, you know, we got to do better. So  
3 let's -- if it's not this company, you got another  
4 one, I don't care, I think -- you know, if anybody  
5 has any thoughts on this, let's get together. I  
6 mean, I would like to see something at least by the  
7 next board meeting, Hey -- something even, Hey, we  
8 have a different company. I don't know. I don't  
9 care.

10 But these guys seem very reputable. I  
11 looked them up online. You know, they are all over  
12 the place. They're all over the United States. And,  
13 you know -- and I keep thinking about that bill that  
14 we paid to the -- our local cleaning company. It  
15 was, like, thousands and thousands of dollars. And  
16 I'm thinking, what really did they do, you know. And  
17 here -- you know, I don't know -- I don't think it's  
18 going to be that expensive, but let's discuss this  
19 further and then maybe by next month we can meet with  
20 these guys.

21 And, you know, I wouldn't mind as a  
22 board member -- a school board member, sitting in on  
23 the next -- because I don't even think the school  
24 district side has a -- I think what they're doing is  
25 they're getting -- they're buying chemicals and



1 having the chemical company train our school staff,  
2 so --

3 MR. HILL: Right.

4 CHAIRMAN DEVLIN: -- which, you know,  
5 and these guys seem like they can do it, too. But I  
6 don't know. I'd feel better if we had, like he was  
7 saying, a program in place where, you know, we  
8 actually can pull some data from it so if somebody  
9 does get sick, we did our homework. So that way, you  
10 know, the State or any other entity that's coming in,  
11 you know, and just like our lawsuit at the FAA, we're  
12 -- we're in front of this, guys, you know. So --  
13 just my humble thoughts. Anybody else want to speak  
14 on it?

15 MR. BOR: Well, Claude can get the  
16 proposal --

17 MR. SMITH: Yeah. Yes.

18 MR. BOR: -- sooner than later then.

19 MR. HILL: Right.

20 MR. BOR: -- before the meeting then  
21 we'll be prepared to act on it if you want to.

22 CHAIRMAN DEVLIN: I mean, I think we've  
23 got a little bit of time but not that much time.

24 MR. HILL: You're right. It's  
25 already --

1                   CHAIRMAN DEVLIN: We do have some  
2 age-targeted people in this building all the time and  
3 I wouldn't feel good thinking, Hey, we saved a few  
4 bucks but somebody got sick or even worse, so --

5                   MR. SMITH: I think the first step is  
6 actually, like you said, it's actually going through  
7 a proposal from them in terms of them doing an  
8 analysis and then giving us some semblance of costs  
9 to determine pretty much what we're looking at, you  
10 know, in terms of paying out. It is a 90-day program  
11 that they do have for sanitizing, but like he said,  
12 the key thing is for us to continue with cleaning --

13                  MS. BAILEY: Right.

14                  CHAIRMAN DEVLIN: Oh, yeah, absolutely.

15                  MR. SMITH: -- which we are doing. And  
16 that's something that we have to continue. So we can  
17 give people that false pretense of, well, once this  
18 is actually done or if it's done then, therefore, I  
19 don't have to clean anymore. Because we still have  
20 to continue doing the cleaning like we have been, so  
21 that's important --

22                  CHAIRMAN DEVLIN: Well, yeah --

23                  MR. SMITH: -- okay?

24                  CHAIRMAN DEVLIN: -- but cleaning --  
25 like he said, cleaning and disinfecting --

1 MR. HILL: Are two different things.

2 CHAIRMAN DEVLIN: -- are two different  
3 things. Absolutely. Are you happy -- are you  
4 satisfied with the cleaning company we have in place  
5 now?

6 MR. SMITH: Well, they do general  
7 cleaning. They're not necessarily doing anything --

8 MS. BAILEY: They're not --

9 (CROSSTALK.)

10 MR. SMITH: -- they're not -- yeah.  
11 They might be doing the bathrooms, per se, in terms  
12 of sanitizing. But at the same time, in general  
13 they're just talking about the general cleaning that  
14 they will do on a daily basis. We have spoken to our  
15 employees in regards to cleaning on a regular,  
16 consistent basis.

17 I know upstairs, because I'm upstairs, I  
18 see what's going on. I'm not downstairs all the  
19 time. But we have provided them with solutions where  
20 they can clean their specific area, designated area  
21 on a consistent basis. People upstairs, every  
22 morning they're cleaning. Every morning they are  
23 cleaning, and even sometimes during the day. So I  
24 know it's being done. So far, knock wood, we haven't  
25 had any issues. So if we're -- if we continue to do

1 that, I think we would be in good shape. In  
2 addition, this could help us in regards to doing  
3 de-sanitizing so, you know, something we can  
4 definitely look into.

5 CHAIRMAN DEVLIN: Yeah. I agree with  
6 you. And I just think, you know, it's great that our  
7 staff does it. But he can actually train -- or that  
8 company can actually give them, Hey, what are you  
9 doing? Oh, I'm rubbing this down with alcohol. Oh,  
10 okay. Let's, you know, use this or --

11 MR. SMITH: Yeah.

12 CHAIRMAN DEVLIN: -- and again, we've  
13 got something on paper and if heaven forbid anything  
14 happens or the State people or anybody else comes and  
15 questions us, we can say, Hey, guys we did our due  
16 diligence --

17 MR. HILL: Right.

18 CHAIRMAN DEVLIN: -- so --

19 MR. SMITH: The product is what is also  
20 of importance. There's so many different types of  
21 products out there, you know, do you know what's best  
22 for you, what -- if that's information that they can  
23 also provide that assists us in regards to the  
24 cleaning that we're doing and the program that we're  
25 -- we could better benefit from the program. Then

1 that's something we can --

2 CHAIRMAN DEVLIN: Right. Fair enough.  
3 Anybody have any questions on it?

4 (No response.)

5 All right.

6 MR. BOR: New business.

7 MR. SMITH: No, we'll do the Director's  
8 Forum still.

9 MR. BOR: Okay.

10 MR. SMITH: Municipal Advisor. I handed  
11 out these particular sheets and it was so we could  
12 get an idea of what -- financially this qualifies as  
13 municipal advisor -- the reason why I'm giving this  
14 information out is because first, in the very near  
15 future, first with bond counsel in -- in -- in  
16 progress right now and, of course, we're more than  
17 likely going to have to do something with the bonds  
18 in the future.

19 The municipal advisor is to guide us in  
20 regards to any security and so forth that we might  
21 have to acquire in the near future. And I said "near  
22 future" because it could be a couple months down the  
23 road. Now, on our bond that we actually currently  
24 have, okay, our bond counsel provided us with some  
25 information that we could actually get some refunds,

1     okay, which is a good -- good prospect.

2                     And that refunded offer of bonds which,  
3     of course, would include refinancing our bonds, could  
4     save the authority over \$300,000, almost \$385,000.  
5     So with coincided and somewhat in conjunction with  
6     bond counsel and having a municipal advisor, this is  
7     something that we would be able to do. But in order  
8     for us to go through with even trying to do the  
9     refinancing we definitely need to have a municipal  
10    advisor.

11                    They did suggest a company but we have  
12    not done any particular research. When I say,  
13    "research," in terms of other companies. But there  
14    are municipal advisor companies out there. If  
15    there's something -- because the company that we  
16    would prefer to deal with versus a company that they  
17    might have actually recommended or have us contact,  
18    then I think we need to do so. But the thing -- the  
19    fact of the matter is that we have to move quickly  
20    and start looking at getting a municipal advisor  
21    company to come on board to assist us with  
22    refinancing and also with bonds if possible.

23                    And like I said, this is in conjunction  
24    with working with bond counsel. It's not necessarily  
25    something where it's all separated; okay? And just

1 for additional information, our bond rate did go up.  
2 I'm not sure if you guys are aware of that, but it  
3 went up to a ba1. I gave you that other sheet. It  
4 went from a ba3 to a ba1. So our bond rate also has  
5 improved. And, of course, the objective is for our  
6 bond rate to continue to improve so that it gives us  
7 a better opportunity to --

8 MR. HILL: So, Claude, our bond counsel  
9 would work in conjunction with a municipal advisor --

10 MR. SMITH: To do the --

11 MR. HILL: Right.

12 MR. SMITH: -- refinancing --

13 MR. HILL: Right.

14 MR. SMITH: -- correct.

15 THE COURT STENOGRAPHER: Can we go off  
16 the record? Someone's phone is -- there's a lot of  
17 distraction in the background.

18 (Whereupon there was a discussion held  
19 off the record.)

20 MR. HILL: Would the bond counsel have a  
21 referral or -- I'm not even sure if that's a  
22 conflict.

23 MR. SMITH: Well -- well --

24 MR. HILL: Would we be able to -- how  
25 are we going to find the right -- how are we going to

1 identify the right municipal advisor?

2 MS. THAPA: He would get recommended.

3 MR. SMITH: Recommended.

4 MR. HILL: Right.

5 MR. SMITH: But -- but again --

6 MR. HILL: Through our bond counsel?

7 MR. SMITH: Say it again.

8 MR. HILL: Through our bond counsel?

9 MR. SMITH: They might recommend a  
10 company --

11 MR. HILL: Right.

12 MR. SMITH: -- or companies that are out  
13 there --

14 MR. HILL: Right. Okay.

15 MR. SMITH: -- are several different  
16 municipal advisor companies out there.

17 MR. HILL: Okay.

18 MR. SMITH: It's also a matter of what  
19 our selection would actually be.

20 MR. HILL: Right.

21 MR. SMITH: And if you want to look at  
22 what their costs will be, you know, on --

23 MR. HILL: Okay.

24 MR. SMITH: -- or something like that,  
25 then that's something that first you have to take a



1 look at to make a determination.

2 MR. HILL: Okay.

3 MR. SMITH: And if you want to take a  
4 look at their track record as well, in terms of  
5 evaluating, that's something we definitely have to  
6 take a look at.

7 MR. HILL: Okay.

8 MR. SMITH: It's not just a matter of  
9 going out and --

10 MR. HILL: That's what I was concerned  
11 about because I would think our bond counsel would be  
12 working or has maybe possibly worked with certain  
13 municipal advisors --

14 MR. SMITH: Correct.

15 MR. HILL: -- so he might have a  
16 relationship --

17 MR. SMITH: Absolutely true.

18 MR. HILL: -- what they can do, not  
19 do --

20 MR. SMITH: That's right.

21 MR. HILL: It should be a good  
22 relationship, I'm assuming.

23 MR. SMITH: Correct. You're absolutely  
24 correct. Because more than likely, if they are a  
25 bond counsel organization or company, then more than

1 likely they've actually worked with some --

2 MR. HILL: Right.

3 MR. SMITH: -- municipal advisors prior.

4 So again --

5 MR. HILL: All right.

6 MR. SMITH: -- it's a recommendation.

7 It doesn't necessarily mean that we follow --

8 MR. HILL: Right. I got it.

9 MR. SMITH: -- the recommendation based  
10 on the company that might have recommended. But at  
11 the same time, we have to make that selection.

12 MR. HILL: Okay.

13 MR. SMITH: Okay.

14 MS. THAPA: In the past we did -- we had  
15 to deal with Phoenix Advisors.

16 MR. HILL: Phoenix Advisors, right.  
17 They were our municipal advisor?

18 MS. THAPA: Yes.

19 MR. HILL: Right, for many years.

20 MR. SMITH: And one of the things that  
21 we can also look at is that some municipal advisors  
22 are also financial advisor companies. So you can  
23 utilize them for both if need be.

24 MR. BOR: Okay. You'll reach out to  
25 Jason --

1 MR. SMITH: I will -- yes, I'll reach  
2 out to Jason.

3 MR. BOR: -- for a recommendation?

4 MR. SMITH: We'll probably talk about it  
5 at the next --

6 MR. BOR: Yeah.

7 MR. SMITH: -- meeting. Retirement  
8 recognition, John --

9 CHAIRMAN DEVLIN: Yes, sir.

10 MR. SMITH: -- I know personnel -- at  
11 the last personnel meeting --

12 CHAIRMAN DEVLIN: Yes.

13 MR. SMITH: -- we had made some  
14 suggestions in terms of retirees. And, of course,  
15 this is something that can be brought to the board to  
16 make some form of a decision if you guys want to  
17 discuss that sometime down the road in regards to  
18 how, you know, we can actually recognize or  
19 acknowledge our -- some of our employees that have  
20 been here for 25 years or more and have retired.

21 We had three retirees in the last, oh,  
22 maybe six months, and they were all within that  
23 25-year time period. All we did for them was had a  
24 little get-together with some snacks or food and that  
25 was it. The company did not do much of anything. So

1 we need to recognize our employees.

2 CHAIRMAN DEVLIN: Right. Well, we  
3 recommended, obviously a plaque, maybe be recognized  
4 at a resolution, and also a watch. I think that was  
5 standard. I know we can't go back five years, but  
6 maybe we could go back to January. And you said we  
7 had three. We could start there and just make it a  
8 -- you know, anybody that's in this industry for 25  
9 years, hats off to them. You know, it's a service  
10 industry. I think -- I think they need to be  
11 recognized more than just, you know, a --

12 MR. BOR: We used to do a watch.

13 CHAIRMAN DEVLIN: Yeah, we used to do it  
14 before. I think it would be good for morale and --

15 MS. BAILEY: The union doesn't do  
16 anything?

17 MR. BOR: The union?

18 CHAIRMAN DEVLIN: I remember when my dad  
19 retired, you know, he still has his watch and he  
20 appreciates it, you know.

21 MR. BOR: We used to do a watch.

22 MR. HILL: Mr. Smith, didn't we used to  
23 give watches out or something?

24 MR. M. SMITH: Yes.

25 CHAIRMAN DEVLIN: Yeah.

1 MR. M. SMITH: They started giving out  
2 \$500.

3 MR. BOR: We can't do that anymore.

4 CHAIRMAN DEVLIN: Well, I mean, we can't  
5 do that. But can we do, like, a plaque? Can we  
6 start that now?

7 MR. SMITH: A plaque we can actually --  
8 I mean, that's --

9 MR. M. SMITH: I don't see that as a  
10 problem. I don't see a problem with giving out a  
11 plaque.

12 MR. SMITH: Right. But if we're talking  
13 about something in addition to --

14 MR. HILL: Right.

15 MR. SMITH: -- significance --

16 MR. HILL: Right.

17 MR. SMITH: -- if we want to put a  
18 monetary amount in terms of a watch that's engraved,  
19 you know, of course, the board could make that  
20 decision in terms of, you know, what --

21 CHAIRMAN DEVLIN: I think that would be  
22 something -- I mean, 25 years, give them \$100, \$200  
23 watch, I mean --

24 MR. HILL: Sure.

25 CHAIRMAN DEVLIN: -- I think it's good

1 for morale. And you know what, nothing for nothing,  
2 they hung in there for that many years, I know I  
3 appreciated it and I know other people have. I don't  
4 know. What's your thoughts on it?

5 MS. BAILEY: I know that there are  
6 retirement booklets where you choose the price and  
7 the person gets to choose whatever they want out of  
8 the book. So there are retirement -- stuff like that  
9 where we put \$100 for 25 years and --

10 CHAIRMAN DEVLIN: Whatever you guys want  
11 to do.

12 MS. BAILEY: -- they pick whatever they  
13 want to get.

14 CHAIRMAN DEVLIN: Why don't we -- can we  
15 do that for the three employees that just retired?

16 MR. SMITH: Is there a max in regards to  
17 the monetary amount?

18 CHAIRMAN DEVLIN: What do you guys  
19 think, 200, 300? I mean, 300's not going to hurt us,  
20 guys.

21 MR. HILL: Three hundred is --

22 CHAIRMAN DEVLIN: I mean, I can raise  
23 money.

24 MR. HILL: Yeah.

25 MR. SMITH: So are we saying around

1 maybe \$300 --

2 CHAIRMAN DEVLIN: Yeah, \$300.

3 MR. SMITH: -- being the max in regards  
4 to a monetary amount, and a plaque as well? So a  
5 plaque plus the \$300 of their choice. I don't know  
6 the booklet that you're talking about. I know we've  
7 done the books years and years ago.

8 MS. BAILEY: Yes.

9 MR. SMITH: I mean, we can look at -- we  
10 can look at, you know, what the watch costs would be  
11 with an engraving and I'll, you know, make a  
12 determination if that be the case. If you could  
13 provide me with that booklet or a source I'll be more  
14 than happy to look at that.

15 MS. BAILEY: Sure.

16 CHAIRMAN DEVLIN: Can we have that in  
17 place by the next board meeting?

18 MR. SMITH: We could -- yes, we can  
19 definitely try --

20 CHAIRMAN DEVLIN: How about we do a nice  
21 resolution, present it, they want to come in, present  
22 the plaque. If not, we can forward it to them.

23 MR. SMITH: Sure. I think that would be  
24 very much appreciated by the individuals.

25 CHAIRMAN DEVLIN: Oh, absolutely. And I

1 think -- you know, we can't go years back, but let's  
2 go back to January 2020.

3 MR. SMITH: Sure.

4 CHAIRMAN DEVLIN: And you have three?

5 MR. SMITH: Yes.

6 MR. M. SMITH: Now, you're going to give  
7 them either and/or? They're not going to get a watch  
8 and \$300; are they?

9 CHAIRMAN DEVLIN: No.

10 MR. HILL: No.

11 MR. SMITH: No.

12 CHAIRMAN DEVLIN: They're going to get a  
13 plaque for recognizing their service --

14 MR. M. SMITH: Make it 300. Yeah, okay.

15 CHAIRMAN DEVLIN: -- and \$300 choice of  
16 what they want.

17 MS. BAILEY: Not cash.

18 MR. M. SMITH: Okay.

19 MR. SMITH: I'm not too -- not in favor  
20 of actually --

21 MS. BAILEY: Nothing material.

22 MR. HILL: -- giving cash.

23 MS. BAILEY: No, because we can't.

24 CHAIRMAN DEVLIN: We're not doing that.  
25 We went through major issues on that.



1                   MR. SMITH: I mean, if it's the watch,  
2 fine. But if we're talking about in addition to  
3 something else, then that's --

4                   MR. HILL: I just wanted to make a  
5 comment as a director. I wanted to commend the staff  
6 and Mrs. Langford for the nice job last week she did  
7 on helping to organize --

8                   CHAIRMAN DEVLIN: Excellent. It was  
9 very nice.

10                  MR. HILL: -- the dedication ceremony.  
11 I just wanted to thank her and the staff that helped  
12 her quite a bit, and maybe a son or two. But thank  
13 you. Nice job.

14                  MR. LANGFORD: Thank you.

15                  CHAIRMAN DEVLIN: No, that was nice.

16                  MS. BAILEY: Even the newspaper article  
17 was very nice.

18                  CHAIRMAN DEVLIN: I appreciate the staff  
19 really helping us with that. It really turned out  
20 nice.

21                  MR. HILL: Yeah.

22                  CHAIRMAN DEVLIN: Michael Riley wants to  
23 update us on something.

24                  MR. RILEY: Okay, guys. I've got some  
25 handouts. Listen guys, all right, just a quick

1 update on a couple of things. As I mentioned to you  
2 last time, things are starting to pick up with  
3 intensity with the discovery process with the FAA  
4 case. And I recognize -- I think I talked to Gary  
5 and John about this, but I talk about the defendants  
6 in the case as if you know what I'm talking about.  
7 Or you don't. Well, you do now, because that lists  
8 twelve defendants that are target defendants in this  
9 litigation.

10           And we can go through a couple of them.  
11 And some of them -- many of them you're going to  
12 recognize. Obviously, 3M. 3M is an interesting  
13 defendant because they're a primary defendant in most  
14 of the litigation. And the reason they are is  
15 because they were an early developer of PFAS. They  
16 were the -- one of the earlier companies that came to  
17 the conclusion that PFAS was truly dangerous. And  
18 they're one of the companies that moved heaven and  
19 earth to hide those facts.

20           Now, what they did do, and it's come out  
21 in discovery and it's really interesting, they  
22 created a foundation, okay, and the foundation wasn't  
23 really created by 3M. Agents on behalf of 3M took  
24 the money and created the foundation. They hired a  
25 nationally known scientist who would make speeches

1 around and talk about how this stuff is perfectly  
2 fine, you can drink it, you can mix it with your dog  
3 food. Anything you want to do with it, it's fine.  
4 And it turned out later on, and it's come out in  
5 discovery, this guy was getting paid under the table  
6 by 3M and what he would also do with this foundation  
7 is give out grants to universities to study this  
8 stuff.

9 But the fix was in, okay. These studies  
10 came out saying, this stuff is okay, don't worry  
11 about it. And at the time it was significant because  
12 PFAS was part of anything that -- when you grew up  
13 you had Teflon on your pans, your raincoats, any kind  
14 of plastic, you know, the stuff always had PFAS in  
15 it. So there was a concerted effort by 3M to not  
16 totally mislead the public, okay, but create fraud  
17 all over this.

18 So 3M was all over this. But they  
19 weren't alone because they had friends in Delaware  
20 known as DuPont. And DuPont, as you see when you  
21 start looking through these -- these defendants, you  
22 see DuPont is number three, but DuPont also is  
23 responsible for number four and number five. These  
24 are sub -- and number six also. They were  
25 subsidiaries that were spun out by DuPont in an

1 effort to take the assets that were generated by this  
2 product, put them into a separate corporation and  
3 thereby limit their liability to the value of those  
4 assets in the event they get sued.

5           Okay. That's all been determined  
6 through the course of discovery at this point. So  
7 you have 3M, okay, and you've got DuPont as the  
8 primary targets. If you remember back in the day  
9 when the issue was cigarettes and whether tobacco was  
10 good for you or bad for you, the cigarette companies  
11 did the same thing. They distracted with phoney  
12 studies, they moved assets, all this stuff. This is  
13 a tried and true approach. The asbestos companies  
14 did the same thing.

15           So now this group of individual  
16 companies and -- and we're probably going to add more  
17 defendants by the end of August. Through the course  
18 of discovery more names are coming up. So we're  
19 moving forward on that. But just so you have some  
20 idea of the magnitude of the problem in terms of  
21 dealing with these defendants, they're well-monied,  
22 they've been down this road before.

23           And some of the interesting discovery  
24 problems; one is, if you remember that movie that we  
25 talked about, Dark Waters, that entire file, that

1 DuPont file was given to the West Virginia  
2 University, okay. There's historical data in that  
3 file. But when DuPont gave it to them they made it  
4 -- they signed an agreement with the university that  
5 this information would never get out. So now this  
6 litigation comes with bringing in West Virginia  
7 University to get at those historical -- that  
8 historical data. This is an ongoing complex problem,  
9 but I wanted you see these names so when we talk  
10 about it again, you kind of know what I'm talking  
11 about.

12 Now I want to give you a summary, again,  
13 about the New Jersey, case. Okay. And I explained a  
14 little bit about it, but I have a summary overview  
15 about those two case and I want to spend a short time  
16 talking about it. The lawyers that are defending --  
17 or that are prosecuting this case have a long history  
18 with our California lawyers. Okay. They worked  
19 together before, they know each other and that's why  
20 I'm able to get data from -- through our California  
21 lawyers on the New Jersey case, because they're  
22 colleagues. But what we have, we have basically two  
23 cases. We have one case -- they were both officially  
24 filed in the state courts.

25 There's one currently in the state

1 court. You see on the first page here, it's really  
2 an interest -- more of a classic environmental case.  
3 There's a place in -- well, Middlesex County called  
4 The Parlin Site. The Parlin Site was 350 square mile  
5 -- or 350 acres that was purchased by DuPont in 1904.  
6 And they used it for manufacturing all different  
7 varieties of gunpowder and paints and adhesives and  
8 all that kind of stuff.

9           Then after a while they switched and  
10 they started to make our friend, PFAS and they were  
11 manufacturing it there. As you see as we go through  
12 this, what happened -- what was happening was that  
13 they were dumping some of the contaminants, a large  
14 number of the contaminant in the groundwater in  
15 Middlesex County. In fact, sometimes it was as much  
16 as 70,000 pounds in the course of a day that would be  
17 dumped into the groundwater.

18           So now New Jersey has taken these named  
19 defendants, many of them, taken them on in New Jersey  
20 in the state court to go after the contamination that  
21 they created here. And there's a number of other  
22 technical acts that -- legislation in New Jersey that  
23 they're moving under. So that's where they are with  
24 that case. We parallel with them on a number of  
25 discovery issues and we're sharing information back

1 and forth.

2           The second case is one, I think the most  
3 interesting one, which is the AFFF case that --  
4 that's the name of the material that we have. We  
5 have AFFF composed with PFAS. Okay. So what we have  
6 in the second case, they decided the New Jersey case  
7 and this is what we were concerned at first that they  
8 may try and step on our toes. They haven't. So what  
9 they've done is they filed in state court against all  
10 these named defendants for the use of this fire  
11 fighting foam.

12           And they're looking at McGuire, they're  
13 looking at Trenton -- there used to be a naval air  
14 station in Trenton. They're looking all over the  
15 state to find the use of AFFF. Fire fighting  
16 academies all over the state. That's what they're  
17 doing. Now, what we're doing is very similar. The  
18 historical data that we can use to show is historic  
19 as it related to 3M and DuPont. We can show that  
20 they made the stuff. We show that they tested the  
21 stuff.

22           We can show that they came to the  
23 conclusion the stuff is as poisonous as you can  
24 imagine and they ignored it and they lied and they  
25 created false studies. That's in all of these cases.

1 We are in the sense of, and John mentioned it  
2 earlier, I know I mentioned it to you before -- we're  
3 ahead of most of these other plaintiffs. We're ahead  
4 of New Jersey. Because what New Jersey has done is  
5 they said, Well, we think there's AF -- PFAS  
6 contamination at McGuire, we think at Trenton. We  
7 think. We think. We think. They don't have it yet.  
8 They don't have the facts yet. They have the  
9 presence of some of this stuff. But you need to show  
10 the causal relationship to the activity on that site.

11 We don't have that problem. We know  
12 where our stuff comes from. And why that's important  
13 now is that the court is meeting and starting in  
14 September. They're starting to select a criteria to  
15 determine which of the cases go first. Now, we want  
16 to be in the top ten, top three, whatever. We want  
17 to be as close to the front line as possible. And  
18 the way this discovery is moving, you'll see that in  
19 the summary that I'm going to give you, what our guys  
20 are doing.

21 You'll see there's a lot of effort going  
22 into this now to accelerate our position vis avis all  
23 the other water suppliers. Now, what's interesting  
24 though, is if you switch over to the last sheet,  
25 which is an update on our stuff. Now, I wanted you



1 to know about these depositions. Some of you know  
2 what 30(b)(6) means, I suspect. If you've ever had a  
3 deposition taken and you're involved in a company,  
4 30(b)(6) witnesses are witnesses that met historical  
5 organizational information. Okay. And they're --  
6 like, they set the table. They come in and tell you  
7 all about the company and all that. So we're in the  
8 middle now of deposing a number of 30(b)(6) witnesses  
9 to set the framework.

10 There are, working for our guys in  
11 California, a hundred document reviewers. All right.  
12 When I say, "document reviewers," right now there's  
13 1.5 million documents that have to be reviewed for  
14 our case to go forward and complete discovery. And  
15 what they do -- because when I first heard this I  
16 thought, Oh, my God, these poor guys, they're  
17 flipping pages and they have to read all that? No.  
18 There's computers that have search capabilities --

19 MR. HILL: Key words --

20 MR. RILEY: Exactly. Then they'll get  
21 information and they'll refine it and refine it. So  
22 for a relatively short period of time they can plow  
23 through 1.5 million documents. There's going to be a  
24 lot more documents generated by this litigation. So  
25 that's the framework of what our California

1 colleagues are doing. Okay. Everybody's now looking  
2 for participation with the federal court in  
3 Charleston as to what criteria they're going to use  
4 to settle on which cases are going to go first,  
5 because eventually we're going to be back here in  
6 Camden trying this case and that's where we want to  
7 be.

8 MS. BAILEY: Okay.

9 MR. RILEY: Okay. So that's sort of an  
10 up -- speedy update as to where we are. What I want  
11 is to be reporting back to you on a monthly basis.  
12 There's more concrete information that's being  
13 generated, so if people ask you about it, you can say  
14 this is what we're doing. Okay.

15 MS. BAILEY: Do you believe it's going  
16 to get more press as we move forward?

17 MR. RILEY: Yeah. Oh, yeah. I think  
18 so. Yeah. I'm surprised -- I'm surprised, frankly,  
19 that there's hasn't been a lot of private parties  
20 jumping in, particularly that Parlin Site that I  
21 mentioned to you. That's been there for years and  
22 years and years. Surrounding that Parlin Site are  
23 schools, playgrounds, housing developments, all of  
24 this. So it's not going to take too long for this  
25 stuff to really get going.

1 MR. HILL: So, Mike, just --

2 MR. RILEY: Yes.

3 MR. HILL: -- to be clear, so New Jersey  
4 is doing these two --

5 MR. RILEY: Right.

6 MR. HILL: -- the first two?

7 MR. RILEY: Right.

8 MR. HILL: We're over here. Has New  
9 Jersey talked to us at all?

10 MR. RILEY: Yes.

11 MR. HILL: Because originally they  
12 really wanted us to take the lead. And so New Jersey  
13 has --

14 MR. RILEY: We're sort of in the lead on  
15 the AFFF --

16 MR. HILL: Right.

17 MR. RILEY: -- stuff. The other stuff,  
18 the Parlin Site, which is the more traditional type  
19 of environmental contamination that people are used  
20 to hearing about, like the ones in the story in that  
21 movie, that was purely DuPont. And you saw the  
22 movie. They contaminated -- they poured it into the  
23 river --

24 MR. HILL: Right.

25 MR. RILEY: -- and people were getting

1 sick, animals were dying and all that stuff.

2 MR. HILL: Right.

3 MR. RILEY: The other one got moved.  
4 Okay. The Wheland got moved to the federal courts  
5 because these defendants don't like litigating  
6 multiple cases in multiple places, okay, it costs  
7 them too much money. So what they wanted to do is  
8 once they saw that the second New Jersey case was an  
9 AFFF case involving the same topics as what we have,  
10 they petitioned the court and the court said, yeah,  
11 bring them into our action by the court. Okay. Any  
12 questions?

13 CHAIRMAN DEVLIN: Thanks, Mike.

14 MR. RILEY: Oh, yeah and by the way --  
15 our project, the solar project, there's a study being  
16 done by Atlantic City Electric and we should have it  
17 back in a month or so maybe.

18 MR. SMITH: Probably so.

19 MR. RILEY: Yeah. And then we'll have  
20 more answers for you.

21 CHAIRMAN DEVLIN: Okay.

22 MR. SMITH: Thank you.

23 MR. BOR: Thank you, Mr. Riley. With  
24 regard to new business, the first two abatements have  
25 no news to the City to appear. And if members have

1 reviewed those and if there's a motion to 8(a)(1)(2)?

2 CHAIRMAN DEVLIN: Motion.

3 MS. BAILEY: Second.

4 MR. BOR: Ms. Langford?

5 MS. LANGFORD: Yes.

6 MR. BOR: Ms. Bailey?

7 MS. BAILEY: Yes.

8 MR. BOR: Mr. Smith?

9 MR. M. SMITH: Yes.

10 MR. BOR: Mr. Hill?

11 MR. HILL: Yes.

12 MR. BOR: Mr. Devlin?

13 CHAIRMAN DEVLIN: Yes.

14 MR. BOR: 8(a)(1)(2) approved. Okay,

15 8(b)(1) --

16 MR. SMITH: This is actually for a 2020  
17 budget. Mercadien, LLC, which is the company that's  
18 currently doing our audit right now and that  
19 particular resolution is for \$39,500 for them to  
20 continue doing our audit for the upcoming year 2020.

21 MR. HILL: Just a question to Anita, I  
22 know that they're not new, we started, so I know the first  
23 year or two is really tough. How did that work out?

24 MS. THAPA: It went pretty --

25 MR. HILL: And it's a different year

1 than everyone else.

2 MS. THAPA: Yes. It was pretty good.  
3 Obviously we had to work around the COVID-19 so we  
4 have to work a lot on sending information by email  
5 and sending information electronically. They are  
6 pretty good. They would like to have a meeting with  
7 you but because of the time issues we were not able  
8 to get a meeting with you guys. But if you would  
9 prefer to meet with -- and any of the board members,  
10 they are willing to meet.

11 MR. HILL: I understand. And the other  
12 question, have we ceased and -- have you had any  
13 other issues with Friedman, LLP, our other accountant?  
14 I know we were in --

15 MR. THAPA: Yes.

16 MR. HILL: -- another controversial  
17 state.

18 MS. THAPA: Yes, our auditors are aware.  
19 The current auditors, they are aware.

20 MR. HILL: Okay. I'm sorry, can you --

21 MS. THAPA: Second chance audit with  
22 Friedman was \$9,500.

23 MR. HILL: Right.

24 MS. THAPA: We did invite them back in  
25 November and December to present to the board. They

1 had -- they did not come, I guess because of the  
2 scheduling or -- but we --

3 MR. HILL: Have we heard anything since  
4 the last --

5 MS. THAPA: No.

6 MR. HILL: -- phone call? All right.  
7 Thank you.

8 CHAIRMAN DEVLIN: Off the record.

9 (Whereupon there was a discussion held  
10 off the record.)

11 MR. BOR: Okay. I guess that we dealt  
12 with 8(c) and your report.

13 CHAIRMAN DEVLIN: No, we did not.

14 MR. SMITH: No, we did not. We did with  
15 8(b) which was the Mercadien resolution. And the --  
16 the annual report audit, that's basically a  
17 certification that the audit was actually done,  
18 completed and certified that it was completed.  
19 Before we go on to 8(c) we do have to go vote on --

20 MR. HILL: Correct.

21 MR. SMITH: -- 8(b) in terms of that  
22 budget resolution.

23 CHAIRMAN DEVLIN: Motion.

24 MR. Hill: Second.

25 MR. BOR: Ms. Langford?

1 MS. LANGFORD: Yes.

2 MR. BOR: Ms. Bailey?

3 MS. BAILEY: Yes.

4 MR. BOR: Mr. Smith?

5 MR. M. SMITH: Yes.

6 MR. BOR: Mr. Hill?

7 MR. HILL: Yes.

8 MR. BOR: Mr. Devlin?

9 CHAIRMAN DEVLIN: Yes.

10 MR. BOR: Okay. Now 8(c).

11 MR. SMITH: 8(c) does not contain a

12 monetary amount. It's a certification that the audit

13 was actually completed and it was certified that the

14 board -- I mean, sorry, that the audit is completed.

15 CHAIRMAN DEVLIN: Motion.

16 MR. HILL: Second.

17 MR. BOR: Ms. Langford?

18 MS. LANGFORD: Yes.

19 MR. BOR: Ms. Bailey?

20 MS. BAILEY: Yes.

21 MR. BOR: Mr. Smith?

22 MR. M. SMITH: Yes.

23 MR. BOR: Mr. Hill?

24 MR. HILL: Yes.

25 MR. BOR: Mr. Devlin?



1 CHAIRMAN DEVLIN: Yes. Thank you.

2 MR. BOR: Status on Williams.

3 MR. SMITH: Andy?

4 MR. WEBER: Yes, sir.

5 MR. SMITH: Okay. Mr. Weber, do you  
6 want to discuss that in closed session?

7 MR. WEBER: In closed session, yes.

8 CHAIRMAN DEVLIN: Thank you.

9 MR. SMITH: All right. Thank you.

10 CHAIRMAN DEVLIN: While we're there,  
11 (e), I would like to discuss that in closed session,  
12 so I want to pull that and discuss it in closed  
13 session.

14 MR. BOR: Okay. We'll be pulling it  
15 from the agenda?

16 CHAIRMAN DEVLIN: Yeah, let's pull it  
17 from the agenda and then we'll discuss it in closed  
18 session.

19 MR. BOR: So (e) (1) (2) and (3) is being  
20 pulled by the -- our chair and issues pertaining to  
21 it, I understand, want to be discussed in closed  
22 session.

23 CHAIRMAN DEVLIN: Correct.

24 MR. BOR: F, Facilities Locating and  
25 marketing (sic) contract -- Marking Service --

1 CHAIRMAN DEVLIN: Did we --

2 MR. BOR: -- contract.

3 CHAIRMAN DEVLIN: Did we RFPR through  
4 that?

5 MR. SMITH: No, we did not.

6 CHAIRMAN DEVLIN: How much is the --

7 MR. SMITH: What we did is we had  
8 actually called several companies that are within the  
9 local area to get some prices on that. And because  
10 of the changes that we're actually going through,  
11 especially with no security group and not having  
12 security services, we've decided to go ahead -- or at  
13 least try to implement having a markout company that  
14 will actually do the majority of our markout work  
15 versus having our employees being involved and  
16 pulling our employees and also giving overtime for  
17 our employees.

18 And we figure with this particular  
19 contract it's a start for us. We can actually do  
20 this particular contract to the end of the calendar  
21 year. And then once the calendar year actually  
22 expires, we have sixty -- plus we have sixty days  
23 that we can actually cancel this contract if we need  
24 to. If we feel like we need to cancel the contract  
25 we can do so. So the intent is to at least carry

1 this up to the end of the calendar year. We'll give  
2 them notification somewhat before that time period.  
3 So we can actually go up for more formal bids and get  
4 several prices.

5 CHAIRMAN DEVLIN: Very good.

6 MR. HILL: Mr. Mancuso, we talked about  
7 this at engineering. Did you want to say anything  
8 about this issue?

9 MR. MANCUSO: Yeah. I'm a hundred  
10 percent on board with what Claude said so far. This  
11 is a good move for our company. We have excellent  
12 pricing so far and it's a six-month deal and in 2021  
13 we will put this out to bid.

14 MR. HILL: Thank you.

15 MR. SMITH: And as you see on the  
16 resolution itself, it shows what we are -- the cost  
17 per ticket --

18 MR. HILL: Right, I saw --

19 MR. SMITH: -- it's not very expensive.  
20 It gets expensive when you start having a lot of  
21 markout calls or tickets being called in, so --

22 CHAIRMAN DEVLIN: What are we averaging  
23 as far as calls now?

24 MR. HILL: A lot.

25 CHAIRMAN DEVLIN: Yeah?

1 MR. SMITH: Well, not that much now  
2 because of the fact that we don't have a lot of gas  
3 mains that are being put in. We have other companies  
4 that are actually doing work in the city. Of course,  
5 the call-ins are a lot more for markouts. But if we  
6 don't have a lot of work then, of course, it would  
7 actually be less.

8 Nick, what was the amount we had last  
9 month? I'm sorry.

10 MR. MANCUSO: 149 last month, and 150  
11 seems to be a good number as average.

12 MR. SMITH: Okay.

13 MR. MANCUSO: Most of the bills are  
14 routine markouts at that \$12 price, and last month we  
15 had twelve emergency markouts. So there is a  
16 different price between emergency and routine, but  
17 the majority of the calls will be the routine  
18 markouts.

19 CHAIRMAN DEVLIN: Thank you.

20 MR. MANCUSO: And the average is around  
21 152.

22 CHAIRMAN DEVLIN: Thank you, sir.

23 MR. HILL: And another comment, this  
24 will free up some of our staff that has to be -- do  
25 this or pay overtime -- we pay overtime to them so

1 now -- correct?

2 MR. SMITH: Correct.

3 MR. MANCUSO: That's a hundred percent  
4 correct, just like Claude said, it does free up our  
5 staff. There is an overtime cost. Speaking of  
6 which, last night we had an employee come in for that  
7 overtime. So, yes. Yes, there will be cost savings  
8 on the tail end.

9 MR. BOR: Okay.

10 CHAIRMAN DEVLIN: Thank you.

11 MR. HILL: I'd like to move it through.

12 CHAIRMAN DEVLIN: Second.

13 MR. BOR: Ms. Langford?

14 MS. LANGFORD: Yes.

15 MR. BOR: And Ms. Bailey?

16 MS. BAILEY: Yes.

17 MR. BOR: Mr. Smith?

18 MR. M. SMITH: Yes.

19 MR. BOR: Mr. Hill?

20 MR. HILL: Yes.

21 MR. BOR: Mr. Devlin?

22 CHAIRMAN DEVLIN: Yes.

23 MR. BOR: F(1) passes.

24 CHAIRMAN DEVLIN: Thank you.

25 MR. BOR: The emergency repairs, Mr.

1 Smith.

2 MR. SMITH: This is some emergency  
3 repair work that needs to be done on our  
4 sedimentation tank. As for our last engineer, I got  
5 a lot of information on this. We currently have two  
6 sedimentation tanks that are out at the plant. In  
7 order for us to operate they've got to call it more  
8 efficiently in terms of increase and demand and to be  
9 able to efficiently and effectively get rid of our --  
10 our floridity that's within our water. This is  
11 something that needs to be done.

12 It's a process that -- how will I say it  
13 -- if these particular sedimentation tanks are not  
14 working correctly, we have a build-up of mud. If  
15 that mud is not extracted from the plant then it  
16 actually causes other issues within our treatment  
17 process. And because of the fact that we waited a  
18 while to actually fix these particular tanks based on  
19 instrumentation that's in there, you know, we see the  
20 potential of more problems if we don't get this  
21 fixed.

22 CHAIRMAN DEVLIN: Claude, real quick --

23 MR. SMITH: Yes.

24 CHAIRMAN DEVLIN: -- we got to -- and  
25 it's not a hit on your end or anything, but I mean,

1 far too many times since I've been on board that that  
2 word "emergency" -- and I gave your predecessor  
3 grief. There's too many emergencies. I mean, moving  
4 forward, you are the new face here and you know,  
5 different style.

6 So, you know, my opinion is -- and I  
7 said this to Bruce, and I'll say it again; we need to  
8 be more proactive as far as general maintenance. I  
9 took it upon myself to go out there. It's an old --  
10 it's an old plant. And, you know, again, we really  
11 have to do, like, prevent more infrastructure work,  
12 more preventative maintenance stuff. I mean, I know  
13 you're trying to be frugal and I love you for that,  
14 but I think -- with you and your administration, I  
15 think we really need to implement a plan. And I see  
16 emails and, you know, every month we have some kind  
17 of emergency. I really just want to start removing  
18 emergencies. We should just start saying, Hey, look,  
19 let's focus on, you know, some preventive  
20 maintenance.

21 And I've been out there. Again, you  
22 know, infrastructure. You know, it seems like  
23 there's a lot of Band-Aids and a lot of spitting gum  
24 on a lot of stuff over there. I think, you know,  
25 let's -- maybe, this new year coming up, maybe sit

1 down, you know, with engineering and others and maybe  
2 look at, like, four or five main projects that --  
3 they're not broken yet but, you know -- so I mean,  
4 maybe that's something we can do --

5 MR. SMITH: I do agree with you that we  
6 do need to improve our maintenance program,  
7 especially over at the treatment plant. It's  
8 something that has to be worked on. It is something  
9 that probably has been let go over a period of time  
10 and it's probably now catching up with us.

11 So, therefore, yeah, some of that  
12 particular repair work you can't completely avoid,  
13 but even with the maintenance, I mean, with a top of  
14 the line maintenance program in place there will be  
15 some. You know, I'm not saying there wouldn't be any  
16 at all --

17 CHAIRMAN DEVLIN: It's the life we live  
18 in, climate change and all that.

19 MR. SMITH: Right. But we have to look  
20 at the power technology and power instrumentation and  
21 how mechanics is applied. And start looking to, you  
22 know, upgrade and improve so that we can have better  
23 maintenance for our properties that we have. It is  
24 something that we have to look into.

25 CHAIRMAN DEVLIN: I mean, in some



1 portions we're further along on some things, and I  
2 appreciate that as a tax payer and a resident of this  
3 town. But we don't want to circumvent frugal -- you  
4 know, being frugal with possibly having a, you know,  
5 biblical break or, you know, loss of water or  
6 something like that.

7           And again, I took it upon myself. I did  
8 my due diligence. I went out there. I was out there  
9 for hours and hours and hours. And I could  
10 definitely see -- and I'm not a water guy, I'm not a  
11 construction guy, but I could definitely see that,  
12 you know, we're behind --

13           MR. SMITH: Yeah --

14           CHAIRMAN DEVLIN: -- you know --

15           MR. SMITH: Absolutely.

16           CHAIRMAN DEVLIN: -- and, again, it's  
17 not a dig on you. You just got here. So I just  
18 think maybe this year's plan or a future plan we can  
19 implement, you know, maybe one project a month, I  
20 don't know, you know, depending on our finances. But  
21 that was just my -- my two words. Thank you. I'll  
22 do a motion on that.

23           MR. BOR: Second?

24           MR. HILL: Second.

25           MR. BOR: Ms. Langford?

1 MS. LANGFORD: Yes.

2 MR. BOR: Ms. Bailey?

3 MS. BAILEY: Yes.

4 MR BOR: Mr. Smith?

5 MR. M. SMITH: Yes.

6 MR. BOR: Mr. Hill?

7 MR. HILL: Yes.

8 MR. BOR: Mr. Devlin?

9 CHAIRMAN DEVLIN: Yes, sir. Off the  
10 record.

11 (Whereupon there was a brief pause in  
12 the proceedings.)

13 MR. DEVLIN: I have a motion to number  
14 nine, bills.

15 MR. HILL: Second.

16 MR. BOR: Ms. Langford?

17 MS. LANGFORD: Yes.

18 MR. BOR: Ms. Bailey?

19 MS. BAILEY: Yes.

20 MR. BOR: Mr. Smith?

21 MR. M. SMITH: Yes.

22 MR. BOR: Mr. Hill?

23 MR. HILL: Yes.

24 MR. BOR: Mr. Devlin?

25 CHAIRMAN DEVLIN: Yes. Motion to enter

1 executive session.

2 MS. BAILEY: Second.

3 MR. BOR: Ms. Langford?

4 MR. SMITH: She stepped out.

5 MR. BOR: She stepped out. Ms. Bailey?

6 MS. BAILEY: Yes.

7 MR. BOR: Mr. Smith?

8 MR. M. SMITH: Yes.

9 MR. BOR: Mr. Hill?

10 MR. HILL: Yes.

11 MR. BOR: Mr. Devlin?

12 CHAIRMAN DEVLIN: Yes.

13 MR. BOR: Closed session.

14 CHAIRMAN DEVLIN: Thank you.

15 (Whereupon the parties entered into  
16 executive session.)

17 MR. BOR: We're back in open. Mr.  
18 Smith.

19 MR. SMITH: In regards to the  
20 discussions that we've actually had, the Celebrity  
21 Corner, we've actually moved to decline approximately  
22 \$3,000 from their account and proceeded with the  
23 process for the connection services at their  
24 location. Do you want to go over the other stuff?

25 MR. BOR: And just for the record, in

1 closed session, the only other thing we addressed  
2 related to employment issues, therefore, as we were  
3 permitted to do that in closed session.

4 No other business? Move to adjourn?

5 CHAIRMAN DEVLIN: Move to adjourn.

6 MR. HILL: Second.

7 MR. BOR: Hearing no objection, we are  
8 adjourned.

9 (Whereupon the proceedings were  
10 adjourned at 1:11 p.m.)

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## C E R T I F I C A T E

I, CARYN KELLNER, a Certified Court Stenographer of the State of New Jersey, do hereby certify that prior to the commencement of the examination, the witness was duly sworn by me to testify to the truth, the whole truth, and nothing but the truth.

I DO FURTHER CERTIFY that the foregoing is a true and accurate transcript of the testimony as taken stenographically by and before me at the time, place and on the date hereinbefore set forth, to the best of my ability.

I DO FURTHER 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.

CARYN KELLNER, CSR NO. 30XI100213000



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