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ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
BOARD OF DIRECTORS MEETING

Wednesday, May 21, 2014

G. Bruce Ward, Executive Director
Linda R. Bazemore, Deputy Executive Director
Garth Moyle, Deputy Executive Director
Fredric L. Bor, Esquire, Board Solicitor
Andrew Weber, Esquire
Claude Smith, Engineer
Stella Johnson, Board Administrator

B E F O R E:

Milton L. Smith, Chairman
Gary L. Hill, Vice Chairman/Secretary
John McGettigan, Treasurer
William Lea
Edmund J. Colanzi

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

JACQUELINE M. ZARRILLO, CCR
CERTIFIED COURT REPORTER
1724 TILTON ROAD
NORTHFIELD, NEW JERSEY 08225
(609) 641-6640

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I N D E X

PUBLIC

PAGE

(NO PUBLIC PRESENT.)

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1 MR. SMITH: Adequate notice of this
2 meeting has been provided, as required by law, by
3 mailing to the Press a list of the regular scheduled
4 meetings of the Board of Directors, including a
5 notice of the regular meeting scheduled for May 21,
6 2014 at 401 North Virginia Avenue, conference room,
7 Atlantic City, New Jersey. Copy of said notice was
8 sent to the city clerk to be posted. All of the
9 aforesaid complies with Chapter 231 of the laws of
10 1975, known as open public meeting law. Roll call?

11 MR. BOR: Mr. Lea?

12 MR. LEA: Here.

13 MR. BOR: Colanzi?

14 MR. COLANZI: Here.

15 MR. BOR: McGettigan?

16 MR. MCGETTIGAN: Here.

17 MR. BOR: Hill?

18 MR. HILL: Here.

19 MR. BOR: Smith?

20 MR. SMITH: Here.

21 MR. BOR: There is a resolution before
22 the Board concerning the April 16, 2014 minutes. If
23 there is a motion?

24 MR. SMITH: No objection, move them.

25 MR. BOR: Second?

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1 MR. HILL: Second.

2 MR. BOR: Mr. Lea?

3 MR. LEA: Yes.

4 MR. BOR: Colanzi?

5 MR. COLANZI: Yes.

6 MR. BOR: McGettigan?

7 MR. MCGETTIGAN: Yes.

8 MR. BOR: Hill?

9 MR. HILL: Yes.

10 MR. BOR: Smith?

11 MR. SMITH: Yes.

12 MR. BOR: Carries.

13 MR. WARD: Under 4 there was no
14 correspondence on this period.

15 Financial report, Ms. Bazemore is back
16 in town.

17 MR. SMITH: I didn't even know she
18 left.

19 MS. BAZEMORE: I just wanted to report
20 the last Board meeting I mentioned that we had
21 billing to Tropicana, due to a faulty meter, for
22 several years that we billed them approximately
23 250,000 and that amount was paid. And that was
24 really beneficial with keeping our revenues in line
25 with the year due to the fact that Atlantic Club

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1 closed and so forth, so that was helpful.

2 MR. WARD: Shut offs. The list is
3 provided. Any questions?

4 MR. MCGETTIGAN: Has any been actually
5 shut off?

6 MS. BAZEMORE: Our activity, all this
7 started in March, March 15th, around that time.

8 MR. MCGETTIGAN: Big commercial
9 accounts?

10 MS. BAZEMORE: They're pretty good. If
11 you look at our shut off report, our larger customers
12 are pretty much all current, so we don't really have
13 any issues with the larger ones at this time.

14 MR. WARD: I think we're noticing more
15 floor traffic coming in to pay those bills as a
16 result of the shut offs coming in to pay at the
17 window.

18 MR. SMITH: Always.

19 MR. BOR: Something about it.

20 MR. WARD: Director's Forum.

21 MR. SMITH: I don't have anything. One
22 of you guys have anything? There are a few things I
23 want to discuss in Closed Session.

24 MR. WARD: Public participation. There
25 appears to be no members of the public present.

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1 Old Business. We have some bids,
2 Mr. Moyle?

3 MR. MOYLE: We have the Quazite Meter
4 Pits, Lids and Extensions with the housing projects
5 go through. They're going to be used heavily during
6 those, and the road openings. We rebid on the year
7 exactly, and Weco got that one. Mount had it last
8 year, Mount Construction. It's bid is, I believe
9 7,000 lower on the road openings than it was the
10 previous year, so --

11 MR. WARD: Questions?

12 MR. COLANZI: Who got the bid?

13 MR. MOYLE: Weco.

14 MR. BOR: Resolution for a (1) and (2)
15 together. Any motions to approve resolution 7 a (1)
16 and (2) together?

17 MR. HILL: Make a motion.

18 MR. MCGETTIGAN: Second.

19 MR. BOR: Mr. Lea?

20 MR. LEA: Yes.

21 MR. BOR: Colanzi?

22 MR. COLANZI: Yes.

23 MR. BOR: McGettigan?

24 MR. MCGETTIGAN: Yes.

25 MR. BOR: Hill?

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1 MR. HILL: Yes.

2 MR. BOR: Smith?

3 MR. SMITH: Yes.

4 MR. BOR: Carries.

5 MR. WARD: Engineering, Mr. Smith?

6 MR. CLAUDE SMITH: Let me start out
7 with the one actually that has our best interest,
8 which is the two million gallon tank. The logo is
9 completed on the two million gallon tank. They did
10 the Do AC and completed that over the weekend. The
11 tank is actually being disinfected to be placed back
12 in service, so we're in good shape at the time.

13 On the Aclara installation and
14 programming, actually, the system acceptance desk
15 site decided to actually suspend that until we were
16 able to clear up some of the problems we were
17 actually having. Right now, we're unable to read
18 the, again like I mentioned before, the iPerl meter
19 and we have the large Omni eight-inch meters and
20 ten-inch meters that we're presently not able to read
21 with the system that we have. We're in the process
22 right now of actually trying to see how we can
23 actually get them to be more proactive in getting
24 that particular type of meter to work with the MTUs
25 that they provided us. It's a project which is

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1 actually just bigger than us because this is
2 something that is within the company itself. Their
3 product is not able to read those particular meters,
4 so they've taken it up to the higher level just to
5 see whether or not they can actually get something
6 done. We're waiting to hear back from them right
7 now.

8 The leak detection system. We had some
9 training classes on the leak detection system. We
10 have another session on June 4th and 5th. And that
11 would actually complete our training session for leak
12 detection system.

13 ASR wells. Since our last Board
14 meeting, we've made some significant progress with
15 that. The O and M manuals that we were anticipating
16 and requesting for at least quite some time, they're
17 about 70 percent complete, with the reviews on that.
18 Hopefully they'll complete that in the next week or
19 two. The as-builts, which is a part of the product
20 that we've been waiting for as well, they're working
21 on that. They're in the review process with the
22 comments and corrections, if need be.

23 So again, hope for the next week or two
24 we'll be completed with that cradle project. We did
25 not get the opportunity to go out to review the

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1 location of the replenishment that we did for the
2 rehab work. We just made a date for June 3rd that we
3 would be going out to do the observations. Once
4 those particular observations are completed, we'll
5 have the contractor come back out and actually
6 replenish the areas that did not take from the last
7 planting that was actually conducted.

8 Lead and copper survey. We just sent
9 out notification to past participants that we're
10 going to be doing the lead and copper survey. More
11 than likely, in the month of June we'll start going
12 out and getting samples. We have from June to
13 September to actually collect 30 samples. I
14 mentioned the last time, I think we're going to have
15 some difficulty and from going through our billing
16 system and looking at our consumptions, there are
17 definitely a few homes that had not had any
18 consumptions over the last several months or year, so
19 assuming those particular homes are going to be
20 either replaced or maybe they might actually come
21 back into service in the summer months, hopefully.

22 MR. WARD: Some of that may result from
23 Sandy damage abandoned homes?

24 MR. CLAUDE SMITH: Yes, we have quite a
25 few abandoned homes.

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1 That concludes the engineering report.

2 MR. WARD: Questions on the
3 engineering?

4 MR. SMITH: Claude, on the cradles,
5 when is that going to be completed?

6 MR. CLAUDE SMITH: We have a three-year
7 restoration process that we have to at least perform
8 and conduct for the State. And we have to report for
9 that particular time period. We've already gone
10 through about a your going into our second year of
11 actually doing reporting and observation of that
12 particular area. So we have at least another year to
13 have that completed.

14 MR. SMITH: Well, we're still in
15 compliance, evidently?

16 MR. CLAUDE SMITH: Oh, yes, we are in
17 compliance, definitely, yes. The project is
18 complete. It's just that we have to go through this
19 particular process.

20 MR. SMITH: I kept wondering when it
21 was going to end.

22 MR. CLAUDE SMITH: It will be here for
23 another year, maybe.

24 MR. WARD: Further questions on
25 engineering?

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1 New business. We have an abatement as
2 necessary to appear, David Nguyen and Anna Pham,
3 2421 Atlantic Avenue. It appears that they are not
4 here, so this will be tabled until the next meeting
5 and another notice to the customers will be forwarded
6 to them.

7 Unnecessary to appear is the second
8 one, which would be Sara Catrickes, 26 North
9 Montpelier Avenue. Is there a resolution attached?

10 MR. BOR: Motion? It's 8 a (2), Sara
11 Catrickes, for \$558.

12 MR. WARD: I only have 8 b.

13 MR. BOR: 558, any motions?

14 MR. HILL: (2)?

15 MR. BOR: Yes.

16 MR. HILL: Make a motion to accept.

17 MR. MCGETTIGAN: Second.

18 MR. BOR: Mr. Lea?

19 MR. LEA: Yes.

20 MR. BOR: Colanzi?

21 MR. COLANZI: Yes.

22 MR. BOR: McGettigan?

23 MR. MCGETTIGAN: Yes.

24 MR. BOR: Hill?

25 MR. HILL: Yes.

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1 MR. BOR: Smith?

2 MR. SMITH: Yes.

3 MR. BOR: Carries.

4 MR. WARD: Under 8 b, security and
5 playground maintenance. Heretofore, there was a
6 contract issued to a Mr. Ted Powell, who was formally
7 an employee of the housing department across the
8 street, and that contract was for security and
9 playground maintenance. During my term, I found out
10 that Mr. Powell no longer works for the housing
11 program, and I've received no reports whatsoever of
12 his working on this contract. So this contract ends
13 this month.

14 I've had some discussions with some of
15 our neighbors across the street, who have eyes and
16 ears on the site. And in fact, one of our neighbors
17 has been diligent in calling law enforcement and
18 calling the ambulance when someone was over there and
19 they had a stroke. So I tried to investigate whether
20 or not we would transfer the contract to this family.
21 This family, however, has an issue that the intended
22 recipient is on SSI and because of the additional
23 income, it would disrupt the SSI payment. So we're
24 not asking for any movement on this at this time.
25 We're going to take the time and review where are we

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1 going, where should we go with respect to our
2 playground.

3 MR. SMITH: So you want to table it?

4 MR. WARD: I want to table this. There
5 is no need to move on this.

6 MR. SMITH: Okay. But I would suggest
7 you do inquire within the community there, because I
8 think Powell used to live over there somewhere.

9 MR. WARD: Powell lives in
10 Pleasantville.

11 MR. SMITH: I said used to live.

12 MR. WARD: He lives in Pleasantville
13 now, Ridgewood Avenue.

14 MR. SMITH: Very good.

15 MR. WARD: Okay. Under item 8 c,
16 soliciting bids for fire hydrants, stainless steel
17 repair clamps and cast-iron fittings.

18 MR. SMITH: Going back to Powell. His
19 contract ends this month?

20 MR. WARD: This month.

21 MR. SMITH: So we wouldn't have to pay
22 him anymore?

23 MR. WARD: This is his last
24 disbursement will be this month, that is correct.
25 And we'll send a letter out to him thanking him for

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1 his service.

2 MR. HILL: This is just standard?

3 MR. WARD: This is standard.

4 MR. HILL: Make a motion to accept 8 c
5 (1).

6 MR. MCGETTIGAN: Second.

7 MR. BOR: Mr. Lea?

8 MR. LEA: Yes.

9 MR. BOR: Colanzi?

10 MR. COLANZI: Yes.

11 MR. BOR: McGettigan?

12 MR. MCGETTIGAN: Yes.

13 MR. BOR: Hill?

14 MR. HILL: Yes.

15 MR. BOR: Smith?

16 MR. SMITH: Yes.

17 MR. BOR: Carries.

18 MR. WARD: We have three service
19 agreements. We have first one under 8 d (1) for
20 Covenant House of New Jersey. We also have the
21 project of the Drexel Development Group and the
22 Baltic Development Group. And with respect to Drexel
23 and Baltic, myself and Garth, we had to really
24 investigate. Here are two projects that proposed
25 developing affordable housing, and affordable housing

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1 developments have a discount with respect to the
2 connection fee. However, the land is still owned by
3 the for profit group and they expect to transfer, so
4 the contract, the agreement for water service is at
5 the for profit level, with the provision that should
6 the project, and they expect to have a closing and
7 bring it into Beam Housing, which is a nonprofit and
8 we will have all the certification of that. Then at
9 that time, their costs will be at the not for profit.
10 They have paid for their connection fee at the for
11 profit full rate.

12 MR. HILL: And you informed them if
13 they switch it over --

14 MR. WARD: They have that right to
15 switch it over and then in fact, the product, the new
16 housing would be in fact affordable housing.

17 And we had the gentleman here
18 yesterday. This is all connected with Procida.
19 Procida has been a developer here in Atlantic City
20 and there are a number of other companies that
21 they've used to separately build and develop the
22 projects, so we had the representative here. The
23 concept is they're going to be affordable rentals and
24 they're really excited about the Connecticut Crescent
25 property, which would be off of Connecticut Avenue on

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1 the vacant lot between Melrose and Baltic. Melrose
2 and Baltic, so there is a large empty lot on Revel
3 Boulevard right there and they want to build there,
4 and the other one is Drexel, between Tennessee and
5 North Carolina -- Tennessee and South Carolina, I'm
6 sorry.

7 MR. HILL: Question. So these two are
8 not connected with Procida?

9 MR. WARD: Yes, they are.

10 MR. HILL: Okay. They're doing another
11 two projects. They just got approval for \$4.9
12 million to help from the CRDA and one of the projects
13 they will be coming to see us, Connecticut, unless
14 they have already. It's going to be for affordable
15 housing. And the other one project is called the
16 East Wind Housing, will be \$150,000 and above home
17 ownership, so they're having two projects they're
18 expecting to put water mains. They announced this
19 yesterday. Have they been here for this?

20 MR. MOYLE: East Wind was here years
21 and years ago when we put in the eight-inch main, now
22 it's in Connecticut Avenue. Anyway, we put in a
23 couple of long services across, which are probably
24 destroyed by now, for a couple of those houses for
25 East Wind Mr. Jinks produced.

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1 MR. HILL: They haven't signed an
2 agreement for these two projects yet?

3 MR. MOYLE: No, there was some small
4 agreement. I would have to look back, because this
5 was three years ago, but there might have been
6 agreements for the first couple. I don't know if he
7 even paid the connection fee.

8 MR. HILL: I guess they were waiting to
9 get funding. Now they got it.

10 MR. MOYLE: Yes.

11 MR. HILL: They should be in to look.

12 MR. MCGETTIGAN: For these two, are we
13 waiting for connection fees?

14 MR. WARD: No, we have everything paid.

15 MR. MCGETTIGAN: There may be credits
16 due back?

17 MR. WARD: Yes, if the project realizes
18 itself as an affordable, under the ownership of the
19 land with the not for profit.

20 MR. MCGETTIGAN: Who will get the
21 credit?

22 MR. WARD: They've paid at the full
23 amount for profit per the regulations. If they are
24 affordable, they get half of that back.

25 MR. MOYLE: Actually half of the money

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1 was put up by the affordable housing outfit.

2 MR. WARD: But it's just that
3 regulations require that the land ownership must be
4 the not for profit, and the land owner at this time
5 is still the for profit.

6 MR. MCGETTIGAN: I was just wondering.

7 MS. BAZEMORE: There are separate
8 resolutions to that effect.

9 MR. MCGETTIGAN: It goes back to --

10 MR. MOYLE: Half of the connection fee
11 as per State statute.

12 MR. MCGETTIGAN: Up to half or half of
13 the credit?

14 MR. MOYLE: Half, they pay half
15 connection fees. If they're affordable housing, they
16 pay half the connection fee.

17 MR. MCGETTIGAN: That's half return?

18 MR. WARD: As an inside, they said
19 yesterday they want to start the market at a very low
20 level to try to jump start it and trigger it and get
21 some people in. So the first houses could really be
22 coming in at the \$150,000 on East Wind.

23 MR. HILL: Yes.

24 MR. SMITH: Do we need a vote on that?

25 MR. WARD: Can we do all three?

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1 MR. BOR: Yes, 8 d (1), (2) and (3),
2 service agreements.

3 MR. SMITH: Move them.

4 MR. MCGETTIGAN: Second.

5 MR. BOR: Mr. Lea?

6 MR. LEA: Yes.

7 MR. BOR: Colanzi?

8 MR. COLANZI: Yes.

9 MR. BOR: McGettigan?

10 MR. MCGETTIGAN: Yes.

11 MR. BOR: Hill?

12 MR. HILL: Yes.

13 MR. BOR: Smith?

14 MR. SMITH: Yes.

15 MR. BOR: Carries.

16 MR. WARD: Moving on to energy. As we
17 have previously discussed, the financial conditions
18 with respect to casinos closing and our ability and
19 our effort to keep and maintain quality service and
20 keep our rates low, we've taken an aggressive
21 approach to trying to solve some of our energy costs.
22 And we had a developer, Standard Solar, who came and
23 did an extensive review of a potential project at a
24 site out on Westcoat Road that we own, and this would
25 be a solar project which would be located on ground

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1 that we simply are not using. It's up -- so this
2 would be our upper reservoir and this is a location
3 that comes close to Garden State Parkway. This is
4 the solar array that they propose.

5 It has some challenges because
6 approximately seven acres of trees would have to be
7 removed. In addition, there would be the need to get
8 those approvals from DEP to do that. So DEP working
9 with the Board of Public Utilities, and that
10 relationship is growing closer. This is really not
11 touching on farm lands, which is what the DEP and the
12 BPU seeks to preserve. They're not excited about
13 anybody coming up with solar on farmland or open
14 space.

15 MR. WEBER: Or wetlands.

16 MR. WARD: But what can you do, you can
17 site solar on solid waste.

18 MR. MCGETTIGAN: Because doesn't that
19 drain there toward the Parkway? It drains a lot of
20 water.

21 MR. MOYLE: It drains from the Parkway.

22 MR. MCGETTIGAN: It drains from the
23 Parkway there?

24 MR. WARD: I think you're talking about
25 the spillover. This wouldn't have an effect on that.

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1 MR. MCGETTIGAN: They would let them
2 build into the spillage area?

3 MR. WARD: What we would propose to do
4 an RFP, which would have no cost to the Authority,
5 which all of the siting and approvals would have to
6 be completed by the contractor. The estimate that
7 this company has given us would be between 77 and up
8 to \$200,000 a year in earnings to the Authority, if
9 they could do this.

10 MR. WEBER: And the project is going to
11 cost the vendor, I think you asked the question, but
12 I think the project would have cost the vendor
13 somewhere close to ten million dollars. So we're
14 talking about the big boys, so to speak.

15 And the other interesting part about
16 this is that it abuts what used to be called the
17 Parkway Authority, now it's the Turnpike, so the
18 question there may be, and that's the reason why you
19 would need a fairly large vendor, is that there could
20 be some approval of some sort with the Turnpike.
21 Since it's close, it's not on their property but it
22 abuts their property. So it could be that there may
23 be that involved. But all of those expenses would be
24 incurred by --

25 MR. HILL: Is this the same company

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1 that did the convention center?

2 MR. WARD: That did the public works
3 building. They're out of Maryland, Standard Solar.
4 They came down for free.

5 MR. SMITH: What you're saying, they
6 want to erect this project and it's not going to cost
7 us anything, and we're going to realize \$200,000?

8 MR. WARD: Between 77 to \$200,000 a
9 year.

10 MR. SMITH: That will almost cover our
11 electric bill?

12 MR. WARD: Well, our electric bill is a
13 million, so this is one piece of a number of efforts
14 that we're trying to do.

15 MR. SMITH: Well, the way you're
16 explaining it, is a no brainer.

17 MR. BOR: How does the contractor
18 recapture the costs?

19 MR. WARD: They sell it to the grid.

20 MR. BOR: And the grid allocates it to
21 different customers of which we would be one?

22 MR. WEBER: They have the ability to
23 get obviously investors that are considerably less
24 than commercial interest rates. Not as low as, let's
25 say we could do as a public entity, but much lower

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1 than a commercial entity.

2 MR. SMITH: How long is this contract?

3 MR. WARD: It would be for a long
4 period of time, 20 years, which is generally the life
5 span of your panels.

6 MR. WEBER: And they'll also be
7 required to maintain it during the period of time.

8 MR. BOR: Does this vendor have
9 arrangements or pre arrangements with other
10 customers?

11 MR. WARD: Let's say for our discussion
12 purposes, we're talking about an RFP, so we would put
13 the specifications out to the public. This vendor
14 would be one of others who would seek to send in a
15 proposal. And they could be sub, if you will, and
16 perhaps another company could be more successful.

17 MR. SMITH: Our involvement is our
18 land?

19 MR. BOR: It's our land.

20 MR. WARD: And we have no use for this
21 land whatsoever.

22 MR. WEBER: And we've sort of been
23 there, done that. Some of us when we worked through
24 Atlantic City went through this very project.
25 Actually, I think you were solicitor and I was

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1 special counsel when we went through the same project
2 when we installed it on the roof of the maintenance
3 building.

4 MR. WARD: And they had to fix the
5 roof.

6 MR. WEBER: This one is easier in one
7 sense but more challenging in another because of the
8 location. You didn't mention the towns that it's in,
9 but they had approval. They have to go through
10 approval, unlike the one where Atlantic City owned
11 this, this is actually located in two communities.

12 MR. WARD: Egg Harbor Township.

13 MR. WEBER: So they're going to have to
14 go through E.H.T. and wetlands and some other things
15 around there, but all of them are -- the
16 responsibility's on them.

17 MR. CLAUDE SMITH: The permit will be
18 the challenge.

19 MR. WARD: Yes.

20 MR. CLAUDE SMITH: The Pinelands is
21 actually involved, you have the wetlands and you have
22 the Turnpike that's actually involved, so therefore
23 you're going through --

24 MR. WEBER: But E.H.T. --

25 MR. CLAUDE SMITH: But E.H.T. is not

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1 going to be a big problem, but the other agencies to
2 get the project off the ground, that's pretty much
3 where your challenges are.

4 MR. WARD: We'd just like to send it
5 out and let proposals come in.

6 MR. SMITH: I think the Board is in
7 agreement.

8 MR. MCGETTIGAN: Yes.

9 MR. BOR: No brainer.

10 MR. WARD: Okay. Board of Public
11 Utilities. We have a visit by officials from the
12 Board of Public Utilities and they will be coming
13 over to the plant, and the discussion is a combined
14 heat and power project that we propose for our water
15 treatment plant with our adjacent neighbor, which is
16 the Leeds Avenue School of Pleasantville.

17 We attended, myself and Mr. Weber, we
18 attended the New Jersey Bar Association annual
19 convention meeting and we had an opportunity to meet
20 with Jeanne Fox, who is a Board commissioner of the
21 BPU, and also a young lady named Tricia Caliguire.
22 She was the chief counsel to the Board of Public
23 Utilities. So in addition to Robert Finger, who is
24 the BPU ombudsman, who is coming to tour the facility
25 on June the 2nd, we talked with them and they're

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1 saying some things that we're really fitting together
2 with the mission of the Board of Public Utilities.

3 And that mission is, number one, after
4 Sandy when the power went out on the grid, there were
5 waste water treatment plants all over the State that
6 did not have energy and that waste water ended up
7 being dumped into fresh water. They now want to
8 develop a policy of distributed energy where critical
9 facilities make your own energy, and if the power
10 goes out, you're able to continue the services. We
11 would be in that same position, having to depend on
12 diesels, which have a certain number of hours that
13 they can function, and you got to run around and find
14 more gas to put in the diesel engine. If the power
15 is out, the gas stations can't pump the diesel out of
16 the ground. That's the mess that happened in Sandy.

17 Combined heat and power means that
18 you're purchasing natural gas, which is at a cost
19 difference, much lower cost difference than energy
20 and you're burning the natural gas to make
21 electricity within your own site. You make that
22 electricity. Therefore, we can run our own pumps and
23 treatment plants and at the same time share power
24 with the school, and the pieces that are really
25 attractive to State stakeholders, we're talking about

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1 shared services, two jurisdictions, City of
2 Pleasantville sharing with City of Atlantic City.

3 And number two, both of these
4 facilities are somewhat critical in the sense again,
5 we have a demand for water 24/7, and that school
6 could become a shelter in the case of a power outage.
7 That school would have heat, hot water and lights.

8 So those are the things that are the
9 buzz words of the energy community. Which everything
10 that we're reading, everything that's coming out is
11 all about energy. New Jersey Municipalities, the
12 whole edition is on energy, so this is a meeting on
13 the 2nd with Board of Public Utilities officials.
14 Any member of the Board that wishes to come out,
15 please be invited. We also have Pleasantville
16 officials that are going to be available, Dennis
17 Mulvihill and William Marsh of their facilities area,
18 who can also perhaps begin to acquaint the Board to
19 the schools issues.

20 We burn most of our energy at night
21 while the school is closed. When the school opens in
22 the day, they burn most of their energy and we have
23 less of a demand of energy in the day, so we're very
24 very excited about the potential of this. Again,
25 this would be a project where an ESCO, energy service

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1 company, would bid on it. It would be of no cost to
2 us whatsoever to do this.

3 Combined heat and power is certainly a
4 proven technology. That's what the Borgata uses to
5 keep its lights on during power outages and that's
6 also what Revel is using. Both of them have built
7 CHP units.

8 MR. BOR: There are no downsides to
9 Pleasantville joining on it?

10 MR. WARD: Upside.

11 MR. BOR: Which protects their
12 community and their functions.

13 MR. WARD: They would pay the cost of
14 the energy.

15 MR. BOR: Not the installation of the
16 system?

17 MR. WARD: That is part of the combined
18 capital expenditure over time, so there is a
19 long-term engagement with an energy services company.
20 That because of the capital that they put in, they
21 have to get a return on their investment, but the
22 whole energy savings makes it a benefit, a mutual
23 benefit to all the parties.

24 MR. WEBER: It's the regulations, the
25 BPU regulations are really shifting away from the

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1 tradition to emergency. Sandy really changed
2 everything from the governor on down. They now are
3 now -- and there is new regulations out there that
4 are now changing some of the -- and Jeanne Fox and I
5 spoke about it quite a bit and they're now, it's
6 changing the whole concept of what BPU is looking at
7 and they realize just staying on top of the
8 day-to-day operations is really not the way to go.
9 We now have to start focusing on the what ifs, which
10 are occurring more often. So it's the backup power
11 facilities that really are driving the buzz with this
12 thing.

13 What's exciting them is the fact that
14 we may be in the position to help with the backup
15 emergency for both our facility and another facility,
16 which is Leeds. And we all know what Leeds School
17 looks like. It's brand-new. It probably, from what
18 we can tell, would be used as an emergency facility
19 in case there is a really bad flood or whatever, and
20 that really puts us sort of up a notch.

21 MR. SMITH: What is the extent of our
22 involvement? Maybe I'm not grasping this.

23 MR. WARD: We're the driver because --

24 MR. SMITH: When you say "we're the
25 driver," what do we have to do to get involved in

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1 this?

2 MR. WARD: We've already taken the
3 steps to, number one, investigate the technology as a
4 benefit to our increasing energy bills, that's number
5 one.

6 So number two, we've begun to do the
7 research in terms of how do you fit in with the goals
8 of the State so that we have the opportunity to bring
9 this project online?

10 MR. SMITH: What are you asking us to
11 do?

12 MR. WARD: This is an energy -- this is
13 an information. There is no resolution. There is no
14 resolution at this time.

15 MR. SMITH: Okay. It's an
16 investigative process.

17 MR. WARD: We want to keep you updated.
18 We have presentations that came out of the meeting
19 and I have them on a disk and I can e-mail them to
20 anyone that wants them.

21 MR. WEBER: Just to follow up your
22 specific question, there will be a need sometime
23 soon, I don't know when because they haven't come out
24 with the announcement, where probably most of us know
25 there is a giant grant that was requested by the

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1 Christie administration that's in the federal
2 government right now, and that's billions. Of that
3 money, legally, a percentage of it has to be set
4 aside for these projects. And they're either going
5 to do it directly or through an ERB, which is energy
6 resilient bond. So we're going to have to make an
7 application.

8 MR. SMITH: We are not against it. Do
9 your due diligence.

10 MR. WEBER: But it's complicated.

11 MR. WARD: This is an information.

12 MR. SMITH: Because you're losing me
13 with the rhetoric. I understand.

14 MR. WARD: I just want to keep the
15 Board aware of things that we're doing.

16 Moving along, we have an FAA tour on
17 June the 11th. We have been participating with the
18 FAA. We are a partner in the FAA's Brownfields sites
19 issues, because the FAA had all kind of military
20 activities in the past and they are continually
21 researching cleanup efforts there. We are a partner
22 because our water is there and they want to make sure
23 we are aware of what's going on.

24 In our last meeting in April, we were
25 approached as to whether or not we would be

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1 interested in working with them on their water. They
2 have a water treatment plant on site. They provide
3 water to 3,600 employees on a daily basis. So we
4 said certainly, we were interested.

5 MR. SMITH: I thought we were their
6 supplier. We're not their supplier?

7 MR. WARD: No. We don't supply them
8 water. We take water out of our reservoir, which is
9 totally within their property.

10 MR. SMITH: I understood that.

11 MR. WARD: We draw from them.

12 MR. BOR: And they get their water from
13 someone else.

14 MR. WARD: They have wells and a small
15 treatment plant, but basically, what they said is
16 that we are in the aviation business and we, the FAA,
17 want to begin to continue our retreat from things not
18 within our core mission. So now this discussion is
19 on the table. We'll find out more about the
20 opportunity to participate more with the FAA on June
21 the 11th. Any questions?

22 MR. MCGETTIGAN: Were they leading it
23 just like us selling water or us taking over the
24 operation of their facilities?

25 MR. WARD: I'm thinking that they are

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1 looking to privatize the water --

2 MR. WEBER: Yeah.

3 MR. WARD: -- function and they are
4 looking to us as being the --

5 MR. WEBER: I think take over the
6 project.

7 MR. MCGETTIGAN: Rather than have us
8 piping it in?

9 MR. WEBER: It sounded to me like they
10 have adequate water supply, but they don't treat
11 water. That's not what they do. And what's
12 interesting, they out-source everything over there.
13 It was really amazing. So you get the sense they
14 want to out-source their water service and they're
15 looking for somebody to do it.

16 MR. WARD: Back in the day, they may
17 have had FAA federal government bakers to provide
18 food for the cafeteria. They've gotten out of the
19 food business, out of the trash holding business.
20 They've gotten out of everything and they want to get
21 out of everything and just focus on aviation.

22 MR. SMITH: We're in a position to do
23 that?

24 MR. WEBER: Oh, yeah, that's a big
25 operation they have.

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1 MR. BOR: We'll be better off closing
2 their treatment plant and having our water piped in.

3 MR. MCGETTIGAN: That's what I was
4 saying, just for them to become a customer rather
5 than us take over a lot of cost-related engineering.

6 MR. BOR: Someone else's
7 infrastructure.

8 MR. WARD: I just don't know enough
9 about it. It's really early.

10 MR. COLANZI: If there is anything
11 you're involved in, have to do with land they
12 wouldn't be using anymore?

13 MR. WARD: I'm not sure. I don't know
14 how the design or the concept is envisioned yet. I
15 know that they have a treatment plant. Now the
16 question is, they probably have a treatment plant and
17 they're probably using federal employees at this time
18 to operate it. I've talked to a number of FAA
19 employees who say that they never drink that water.
20 They always bring Aquafina in. I don't know enough
21 now.

22 Again, I wanted to enlighten the Board
23 that on the 11th we're going to be investigating what
24 their interest is in opening up this dialogue with us
25 and what components are they interested in

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1 out-sourcing. It would have to be a benefit to us.

2 MR. SMITH: If they came in and saw us
3 drinking this, come on.

4 MR. WARD: It has to be a benefit to
5 us.

6 MR. COLANZI: The reason I'm bringing
7 it up, is the State of New Jersey would automatically
8 have an interest if they no longer have use for any
9 of their land, because the State bought the rights to
10 the City of Atlantic City and any time the FAA does
11 not need or use any part of the 5,500 acres that they
12 bought in the early part of the 20th century, it
13 reverts back to the owner. It used to be the City.
14 Now it's the State. So just keep your eyes open in
15 case the State comes in and wants to throw a curve
16 ball.

17 MR. WARD: I'm pretty sure that the FAA
18 does not want to release one inch of their property.

19 MR. COLANZI: That sale of that
20 document paid off at one point. They tried to do it.
21 They decided a week later not to sell it, so it was
22 real.

23 MR. WARD: So that's an information.

24 Another one which I would like to add,
25 which would be 8 h, there was an easement agreement

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1 between the -- f, excuse me, the MUA and a billboard
2 company which has expired, and I reached out to Nick
3 Talvacchia, who is the attorney for the billboard
4 company so that we can set up another arrangement
5 with them. We are going to do some review on the
6 pricing of that easement. Apparently the only access
7 that this billboard company has is to go traverse
8 through our access road off of the 48, so we'll be
9 back to you on that.

10 MR. WEBER: Puts an interesting spin on
11 your negotiations.

12 MR. WARD: Okay. Number 9, bills.

13 MS. BAZEMORE: The total amount of the
14 bills for the month was \$711,237.74. Capital
15 projects relating to the monthly bills was \$105,125.
16 As normal, our electric bill is and our health
17 benefit bills are the higher bills, and I notice we
18 spent quite a bit of money on chemicals this month.

19 MR. SMITH: Move them.

20 MR. MCGETTIGAN: Second.

21 MR. BOR: Mr. Lea?

22 MR. LEA: Yes.

23 MR. BOR: Colanzi?

24 MR. COLANZI: Yes.

25 MR. BOR: McGettigan?

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1 MR. MCGETTIGAN: Yes.

2 MR. BOR: Hill?

3 MR. HILL: Yes.

4 MR. BOR: Smith?

5 MR. SMITH: Yes.

6 MR. BOR: Carries.

7 MR. WARD: I have nothing further, if
8 you're ready to go to Executive?

9 MR. SMITH: Let's go to Closed Session.
10 Five-minute break.

11 (Closed Session from
12 10:45 a.m. to 12 p.m.)

13 MR. WARD: We're back into Open
14 Session. I think the first thing is under New
15 Business, we would have a new resolution to be
16 prepared for --

17 MR. SMITH: Do we close the door or
18 don't we?

19 MR. BOR: No.

20 MR. WARD: No, open.

21 We will have a resolution prepared to
22 permit the Authority to issue an RFP for a solar
23 project off of the Westcoat Road area, and that would
24 be 8 e. And Ms. Johnson would be able to prepare a
25 standard resolution for the Board's consideration.

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1 If we could vote on it, just giving permission for
2 the Authority to issue an RFP.

3 MR. HILL: I make a motion to move it.

4 MR. MCGETTIGAN: Second.

5 MR. BOR: Mr. Lea?

6 MR. LEA: Yes.

7 MR. BOR: Colanzi?

8 MR. COLANZI: Yes.

9 MR. BOR: McGettigan?

10 MR. MCGETTIGAN: Yes.

11 MR. BOR: Hill?

12 MR. HILL: Yes.

13 MR. BOR: Smith?

14 MR. SMITH: Yes.

15 MR. WARD: Okay. Returning from
16 Executive Session, the Authority has discussed
17 resolution 10 a (1), which would be a successive
18 contract for the -- superseding, excuse me,
19 superseding contract for Anthony Palombi assistant
20 manager, and that would be resolution 10 a (1).

21 MR. SMITH: Move it.

22 MR. BOR: Is there a second for 10 a
23 (1)?

24 MR. COLANZI: Yes.

25 MR. BOR: Mr. Lea?

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1 MR. LEA: Yes.

2 MR. BOR: Colanzi?

3 MR. COLANZI: Yes.

4 MR. BOR: McGettigan?

5 MR. MCGETTIGAN: Yes.

6 MR. BOR: Hill?

7 MR. HILL: Yes.

8 MR. BOR: Smith?

9 MR. SMITH: Yes.

10 MR. BOR: Carries, 10 a (1).

11 MR. WARD: Labor counsel, Mr. Weber,
12 reported there was no employee discipline during the
13 period from April through May of this month. And
14 with respect to union contract negotiations,
15 Mr. Weber again reported that negotiations are
16 proceeding with the white collar union.

17 MR. LEA: Supervisor's?

18 MR. WARD: Supervisor's union and that
19 the union has presented a list of items for
20 consideration and that a meeting is scheduled for
21 this Friday to continue those negotiations.

22 Mr. Bor reported that the connection
23 fee lawsuit between the ACMUA and the Borgata has
24 been discussed in two meetings with the principals of
25 the hotel, representatives of the hotel and

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1 representatives of the ACMUA and the beginning of a
2 resolution has been established whereby the ACMUA is
3 installing a six-inch lateral to provide the Borgata
4 with a test period to see if the six-inch will be
5 satisfactory, and a successive meeting will be held
6 to begin to resolve this lawsuit. And in the
7 meantime, all of the litigation proceedings have been
8 placed on hold.

9 With respect to the two million gallon
10 tank logo, Mr. Bor will reach out to the attorney
11 representing Mr. Warner to investigate an opportunity
12 to resolve the logo matter.

13 Also the Board discussed the ongoing
14 questions raised by the Department of Environmental
15 Protection on a public health inquiry and the ACMUA
16 will cooperate with the DEP, but yet it will try to
17 formalize a more focused inquiry and remain willing
18 to assist the DEP and any other health organizations
19 with jurisdiction to maintain quality public health.

20 And that would be the close of the
21 Executive Session. Motion for adjournment?

22 MR. SMITH: Yes.

23 MR. BOR: Hearing no objection.

24 MR. SMITH: Adjourned.

25 (The meeting adjourned at 12:05 p.m.)

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C E R T I F I C A T E

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

JACQUELINE M. ZARRILLO
Certified Court Reporter
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DATED: May 27, 2041

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