

ATLANTIC CITY
MUNICIPAL UTILITIES AUTHORITY

TRANSCRIPT OF REMOTE PROCEEDINGS

RE: SPECIAL BOARD MEETING OF THE
ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

OPEN SESSION

September 1, 2022

COMMENCING AT 10:00 a.m.

VIA ZOOM VIDEOCONFERENCE

BOARD MEMBERS PRESENT:

GARY L. HILL, Chairman
MOHAMMED DEDAR, Vice Chairman/Deputy
BRUCE WARD, Solicitor
CLAUDE SMITH, Deputy Executive Director of
Engineering
NYNELL LANGFORD
JOHN ECCLES, JR.
STEPHANIE DAVIES, Alternate #1

ALSO PRESENT:

WASTELLA JOHNSON, Board Secretary
ANITA THAPA
MICHAEL RILEY, ESQUIRE, Board Attorney
WES SWAIN, City Administrator

STENOGRAPHICALLY REPORTED BY:

WENDY L. WALINSKI, RPR, NJ CCR

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MAGNA LEGAL SERVICES
(866) 624-6221

1 CHAIRMAN HILL: Okay. We're going to
2 get started because it's 10:00.

3 Adequate notice of this special
4 meeting has been provided as required by law by
5 mailing to The Press a list of the regularly
6 scheduled meetings of the board of directors,
7 including the notice of special meeting scheduled
8 for September 1st, 2022, at 401 North Virginia
9 Avenue Conference Room, Atlantic City, New Jersey.
10 A copy of said notice was sent to the City Clerk to
11 be posted, and all of the aforesaid complies with
12 Chapter 231 of the Law of 1975 known as the Open
13 Meeting -- Public Meetings Law.

14 So we're going to move to roll call
15 first, Ms. Johnson, please.

16 MS. JOHNSON: Mr. Hill?

17 CHAIRMAN HILL: Present.

18 MS. JOHNSON: Mr. Dedar?

19 MR. DEDAR: Yes.

20 MS. JOHNSON: Ms. Langford?

21 MS. LANGFORD: Here.

22 MS. JOHNSON: Mr. Eccles?

23 MR. ECCLES: Present.

24 MS. JOHNSON: Mr. -- Ms. Davies?

25 MS. DAVIES: Here.

1 MS. JOHNSON: And someone just came
2 on. Okay. That was Mr. Riley. Okay.

3 CHAIRMAN HILL: Okay.

4 MS. JOHNSON: And Mr. Kausar and Mr.
5 Banfield are absent.

6 CHAIRMAN HILL: Right. Exactly.
7 Let's stand for our flag salute.

8 Mr. Dedar, could you lead us, please?

9 MR. DEDAR: Yes.

10 (The Pledge of Allegiance is
11 recited.)

12 CHAIRMAN HILL: Thank you, sir. I
13 want to wish everybody --

14 MR. DEDAR: You're welcome.

15 CHAIRMAN HILL: I want to wish
16 everybody a happy Labor Day weekend. I can't
17 believe it's the end of the summer already.

18 And thank you for popping on this
19 emergency meeting. We did discuss we might have to
20 do this at our regular meeting in August, and we
21 only have one item to discuss.

22 We've been going back and forth on
23 this a little bit. I know Mr. Ward's been working
24 with the city, and I believe Mr. Swain probably
25 reviewed this, as well.

1 Before we do the resolution, I
2 believe, Mr. Ward, correct me, when we talked -- I
3 think we should just go into executive session for a
4 minute --

5 MR. WARD: That is right.

6 CHAIRMAN HILL: -- just to make sure
7 we're clear on everything first before we vote on
8 this because it does affect a change eventually that
9 we're going to be doing to our rules and regs for
10 next year, for '23; correct?

11 MR. WARD: That's correct.

12 CHAIRMAN HILL: Okay. So I would
13 entertain a motion to go into executive session.

14 MR. DEDAR: Motion.

15 CHAIRMAN HILL: A second, please?

16 MR. ECCLES: I'll second it.

17 CHAIRMAN HILL: Thank you.

18 Roll call.

19 MS. JOHNSON: Mr. Hill?

20 CHAIRMAN HILL: Yes.

21 MS. JOHNSON: Mr. Dedar?

22 MR. DEDAR: Yes.

23 MS. JOHNSON: Ms. Langford?

24 MS. LANGFORD: Yes.

25 MS. JOHNSON: Mr. Eccles?

1 MR. ECCLES: Yes.

2 MS. JOHNSON: And Ms. Davies?

3 MS. DAVIES: Yes.

4 CHAIRMAN HILL: Yes. Thank you.

5 So, Anita, can you pop out and come
6 back then? So we should not be too long in
7 executive session.

8 MS. THAPA: Sure.

9 CHAIRMAN HILL: Okay?

10 MS. THAPA: So should I just leave,
11 Stella, or...

12 MS. JOHNSON: Yeah. I'm going to
13 create the breakout room, and then everybody sign to
14 go in.

15 Okay. It is open to everyone to go
16 in that should go in.

17 - - -

18 (Whereupon, the closed session was
19 excerpted.)

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21 CHAIRMAN HILL: Okay. I'm going to
22 entertain a motion to leave executive and go back
23 into open session.

24 MR. ECCLES: I'll make the motion.

25 CHAIRMAN HILL: Thank you.

1 And a second?

2 MS. DAVIES: I'll second.

3 CHAIRMAN HILL: Thank you.

4 And roll call.

5 MS. JOHNSON: Mr. Hill?

6 CHAIRMAN HILL: Yes.

7 MS. JOHNSON: Mr. Dedar?

8 CHAIRMAN HILL: I think we lost him
9 for a minute.

10 MS. JOHNSON: Okay. Ms. Langford?

11 MS. LANGFORD: Yes.

12 MS. JOHNSON: Mr. Eccles?

13 MR. ECCLES: Yes.

14 MS. JOHNSON: And Ms. Davies?

15 MS. DAVIES: Yes.

16 CHAIRMAN HILL: Okay. Thank you all
17 again for coming to the special meeting. This is
18 regarding resolution 5 a., which is the city auction
19 of distressed properties. I'm going to -- we have
20 discussed a little bit of that, but we're going to
21 move and read the resolution, please, Ms. Johnson,
22 so we know what we're voting on.

23 MS. JOHNSON: Yes. Whereas the City
24 of Atlantic City has organized an auction of
25 city-owned real estate to be held September 14th,

1 2022. Whereas among the distressed properties
2 offered for sale are parcels where carry -- which
3 carry ACMUA charges for past due unpaid quarters and
4 will carry reconnection fees. Whereas such charges
5 for the properties in the upcoming auction were not
6 filed as liens and subscribed.

7 Now, therefore, the properties sold
8 at the city auction on September 14th shall be
9 exempt from payment of ACMUA fees, charges incurred
10 prior to the aforesaid auction purchase.

11 I need to --

12 CHAIRMAN HILL: Okay.

13 MS. JOHNSON: -- also indicate
14 whereas in a prior resolution, number 53 of April
15 2021, the ACMUA waived such fees that were logged
16 against properties the city sold at auction in
17 December of 2019.

18 CHAIRMAN HILL: Very good. Thank
19 you. We can discuss more, but I'll take a motion to
20 move on this.

21 MR. ECCLES: I'll make the motion.

22 CHAIRMAN HILL: Thank you.

23 And a second?

24 MS. DAVIES: Second.

25 CHAIRMAN HILL: Okay. Discussion

1 here. Just one thing, again, I want to thank Anita
2 for helping us with this a little bit. I know you
3 had to pull some information and everything
4 together, and we'll work in the future with the
5 distressed properties in the lien system.

6 Anita, you're aware of all of that;
7 right?

8 MS. THAPA: Yes.

9 CHAIRMAN HILL: Okay. Very good.
10 Any other discussion?

11 Hearing none, we have a first and a
12 second. We'll do a roll call.

13 MS. JOHNSON: Mr. Hill?

14 CHAIRMAN HILL: Yes.

15 MS. JOHNSON: Mr. -- Ms. Langford?

16 MS. LANGFORD: Abstained.

17 MS. JOHNSON: Mr. --

18 Did you say -- I'm sorry.

19 CHAIRMAN HILL: Abstained.

20 MS. JOHNSON: Sustained? Okay.

21 MS. LANGFORD: Abstained.

22 CHAIRMAN HILL: Abstained.

23 MS. JOHNSON: Okay.

24 Mr. Eccles?

25 MR. ECCLES: Yes.

1 MS. JOHNSON: Ms. Davies?

2 MS. DAVIES: Yes.

3 MS. JOHNSON: And that's it.

4 CHAIRMAN HILL: Okay. Very good.

5 Thank you so much. We need a motion to go -- to
6 adjourn.

7 I'll make a motion.

8 A second?

9 MR. ECCLES: I'll second.

10 CHAIRMAN HILL: Thank you.

11 Roll call.

12 MS. JOHNSON: Mr. Hill?

13 CHAIRMAN HILL: Yes.

14 MS. JOHNSON: Ms. Langford?

15 MS. LANGFORD: Yes.

16 MS. JOHNSON: Mr. Eccles?

17 MR. ECCLES: Yes.

18 MS. JOHNSON: Ms. Davies?

19 MS. DAVIES: Yes.

20 CHAIRMAN HILL: Thank you, everybody.

21 Have a wonderful Labor Day weekend, and we'll see
22 you in about two weeks. Thank you.

23 MR. WARD: Take care.

24 MR. ECCLES: Yes. Everybody stay
25 well.

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(Whereupon, the special board meeting
concluded at approximately 10:18 a.m.)

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CERTIFICATE

I, WENDY L. WALINSKI, a Notary Public and Certified Shorthand Reporter of the State of New Jersey, do hereby certify that the foregoing is a verbatim transcript of the proceedings 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.

Wendy L. Walinski

WENDY L. WALINSKI, CCR
Notary Number: 2203614
Notary Expiration: 8/3/27
CCR Number: XI02025
Dated: September 1, 2022

LAWYER'S NOTES

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