



# *Atlantic City Municipal Utilities Authority*

## **MINUTES OF THE BOARD MEETING OPEN SESSION**

**SEPTEMBER 17, 2025**

**ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY  
401 N. VIRGINIA AVENUE  
ATLANTIC CITY, NJ 08401**

In accordance with the provision of the Open Public Meetings Law, (N.J.S.A. 10:4-10), the Regular Board Meeting of the Atlantic City Municipal Utilities Authority Board of Directors was called to order by Chairman Gary L. Hill at 10:05AM. The Board of Directors held their public meeting as designated below both via Zoom Conference or In-person on September 17, 2025 in the Board Room, located on the first floor of the Administrative Offices, 401 N. Virginia Avenue, Atlantic City, New Jersey.

### **1. CALL TO ORDER – OPMA NOTICE - OPENING STATEMENT**

Gary L. Hill read the Opening Statement.

### **2. ROLL CALL**

The Roll was called.

### **BOARD PARTICIPATING IN THE MEETING:**

Board Members present at that time were: Gary L. Hill, Chairman; Mohammed Dedar, Vice Chairman/Deputy (Zoom); Glenn Banfield, Treasurer (Absent); Nynell Langford, Board Member (via Zoom); John Eccles, Jr., Board Member (via Zoom); Stephanie Davies, Board Member, Alternate 1 (via Zoom); and Sayed Kausar, Board Member Alternate 2 (via Zoom).

### **MUA STAFF PARTICIPATING IN THE MEETING:**

India Still, Executive Director; Clifford Keen, Deputy Executive Director, Operations; Anita Thapa, Director of Finance (via Zoom); Karen Upshaw, Director of Administration; G. Bruce Ward, Solicitor; Michael Riley, Labor Counsel (Absent); and Stella Johnson, Board Secretary.

OTHERS IN ATTENDANCE:

William Swain, representing the State of New Jersey (via Zoom); Andrew Shawl representing Remington & Vernick Engineers (via Zoom).

3. FLAG OF SALUTE

4. PUBLIC PARTICIPATION

Ms. Paola Carbajar DeBennett, representing her property located at 122B N. Georgia Avenue, Atlantic City, NJ.

5. APPROVAL OF MINUTES

RESOLUTION #188: BOARD MINUTES OPEN SESSION – AUGUST 20, 2025

No changes or deletion to the Board Minutes Open Session.

The Board was asked to approve the Open Session transcript of minutes of the Regularly Scheduled Board Meeting of August 20, 2025.

A motion was made by Mohammed Dedar and seconded by Nynell Langford to approve the resolution by roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford and Sayer Kausar.

Glenn Banfield, John Eccles, Jr. and Stephanie Davies were absent.

RESOLUTION #189: BOARD MINUTES CLOSED SESSION – AUGUST 20, 2025

No changes or deletion to the /Board Minutes Closed Session.

The Board was asked to approve the Closed Session transcript of minutes of the Regularly Scheduled Board Meeting of August 20, 2025.

A motion was made by Gary L.Hill and seconded by Mohammed Dedar to approve the resolution by roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford and Sayer Kausar.

Glenn Banfield, John Eccles, Jr. and Stephanie Davies were absent.

6. CHAIRMAN – Gary L. Hill, Chairman

The Chairman thanked the Board for attending the Board Training Session held on August 26, 2025 at the Administrative Offices in the Board Room, conducted by Tracey Riley, Esq. of Riley

and Riley Law firm.

EPA was at the MUA for three (3) days doing their Site Review. It should be completed today.

7. AUTHORITY'S SOLICITOR REPORT – Bruce Ward, Esq.

Mr. Ward gave the Board detailed information about a jumper found at the property located at 122B North Georgia Avenue, owned by Paola Carbajar DeBennett.

8. COMMITTEE REPORTS

- a. Engineering Committee – Gary L. Hill, Chairman

The Board was given a brief update on the various engineering projects that were discussed at the Engineering Committee Meeting.

- b. Personnel Committee – Mohammed Dedar, Vice Chairman/Deputy

The Personnel Committee did not meet this month. Therefore, there is nothing to report.

9. EXECUTIVE DIRECTOR'S REPORT

- a. Executive Director – India Still

The EPA visited the MUA for a Site Review. The MUA received four (4) RFP's for Banking, which the closing was on September 10, 2025. The Employee Retreat will be on Tuesday, September 30, 2025 at Stockton University in Atlantic City, which the MUA will have a guest speaker. The theme is the Culture of Security.

- b. Deputy Executive Director, Operations – Cliff Keen

A report was given to the Board. More information can be reviewed on the Engineers and Operations Reports.

- c. Accounting And Finance - Anita Thapa, Director of Finance

(1) Financial Reports: The Board was previously given a detailed report for July 2025, and a brief summation of this report was conveyed.

(2) Cash Management: The Board was previously given a detailed report for July 2025, and a brief summation of this report was conveyed.

- (3) Balance Adjustment was previously given to the Board for review.
- (4) Shut Offs: Information was given to the Board regarding the shut offs for this month.
- (5) 2024 Audit: An update was given to the Board.

### CONSENT AGENDA

#### RESOLUTION #:190 ADVERTISEMENT – CONSTRUCTION FOR TENNESSEE AVE WATER SERVICE RELOCATIONS – PACIFIC AVE TO BOARDWALK

To advertise bids for Construction for Tennessee Ave Water Service Relocations – Pacific Ave to Boardwalk on the ACMUA Website to accept bids in accordance with N.J.S.A. 40A:11-1 et seq.

#### RESOLUTION #191: 611 N. ARKANSAS AVENUE – SARAH GUL – PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$215.96 to Sarah Gul, 611 N. Arkansas Avenue, Account #966901-0.

#### RESOLUTION #192: 1508 C MORRIS CAIN PLACE – ALFRED LEWIS – ABATEMENT AND 24 MONTH INTEREST FREE PAYMENT PLAN

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$4,942.31 to Alfred Lewis, 1508 C Morris Place, Account #409101-0, and grant an interest free installment plan on the remaining balance of \$4,152.38 with twenty-four (24) equal payments of \$173.02 to be paid by the 15<sup>th</sup> day of each month, beginning in October 2025.

#### RESOLUTION #193: 28 S. BELLEVUE AVENUE – TRAN LOC & VAN NGUYEN – ABATEMENT AND 12 MONTH INTEREST FREE PAYMENT PLAN

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$2,311.38 to Tran Loc & Van Nguyen, 28 S. Bellevue Avenue, Account #565401-0, and grant an interest free installment plan on the remaining balance of \$2,717.13 with twelve (12) equal payments of \$226.43 to be paid by the 15<sup>th</sup> day of each month, beginning in October 2025.

#### RESOLUTION #194: WATER SERVICE AGREEMENT – DANIEL GALLAGHER – 133 S. ANNAPOLIS AVENUE

The Water Service Agreement with Daniel Gallagher for the property 133 S. Annapolis Avenue, Block 14, Lot 5 in the City of Atlantic City, New Jersey, which the parties paid the installation and connection fee of \$12,982.60.

A motion was made by John Eccles, Jr. and seconded by Mohammed Dedar to approve the Consent Agenda. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield and Sayed Kausar were absent.

CITY OF ATLANTIC CITY – 2023 TAX SALE CHARGES CANCELLATION – 3501 PACIFIC AVE – WINDRIFT CONSULTING, LLC

The Board discussed the cancellation of a lien on a 2023 Tax Sale on the property located at 3501 Pacific Avenue, owned by Windrift Consulting, LLC. The Board decided to table it upon receiving additional information.

END CONSENT AGENDA

ROLL CALL AGENDA

RESOLUTION #195: PLANNING AND DESIGN SERVICES FOR THE LEAD SERVICE LINE REPLACEMENT PHASE 3 – REMINGTON & VERNICK ENGINEERS

To authorize the Board to accept the proposal from Remington & Vernick Engineers for Engineering Planning and Design Services for Lead Service Line Replacement Phase 3 in the amount of \$210,000.00.

A motion was made by Gary L. Hill and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

RESOLUTION #196: CONSTRUCTION PHASE SERVICES FOR THE RELOCATION OF WATER SERVICES ON S. TENNESSEE AVE FROM PACIFIC AVE TO THE BOARDWALK AND INSTALLATION OF A NEW 2” SERVICE AT THE SOUTHEAST CORNER OF PACIFIC AVE AND TENNESSEE AVE - TASK ORDER – REMINGTON & VERNICK ENGINEERS

To authorize the Board to accept the proposal from Remington & Vernick Engineers for a Task Order to provide Engineering Construction Phase Services for the Relocation of Water Services

on S. Tennessee Ave from Pacific Ave to the Boardwalk and Installation of a New 2” Service at the Southeast Corner of Pacific Ave and Tennessee Ave, in the amount of \$44,000.00.

A motion was made by Mohammed Dedar and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

RESOLUTION #197: CONSTRUCTION PHASE SERVICES FOR N. IOWA AVENUE  
EMERGENCY WATER MAIN FROM ARCTIC AVE AND THE TERMINUS OF THE ROAD  
– TASK ORDER - REMINGTON & VERNICK ENGINEERS

To authorize the Board to accept the proposal from Remington & Vernick Engineers for a Task Order to provide Engineering Construction Phase Services for the N. Iowa Avenue Emergency Water Main from Arctic Avenue and the terminus of the road, in the amount of \$19,860.00.

A motion was made by Gary L. Hill and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

RESOLUTION #198: EMERGENCY REPAIRS TO BACKWASH PUMP 2 TO – RAPID  
PUMP & METER SERVICE CO.

To authorize the Board to pay Rapid Pump & Meter Service Co, for Emergency Repairs to Backwash Pump 2 that failed and needed to be repaired for a total amount of \$233,324.09.

A motion was made by John Eccles, Jr. and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

BILLS

RESOLUTION #199: MONTHLY BILLS

To approve the monthly bill resolution in the amount of \$1,138,429.39.

A motion was made by Mohammed Dedar and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

#### EXECUTIVE SESSION

#### RESOLUTION #200: EXECUTIVE SESSION

A motion was made by Mohammed Dedar and seconded by John Eccles, Jr. to go into Executive Session at 11:04am. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

#### EXIT EXECUTIVE SESSION

Chairman Gary L. Hill requested that the Board exit the Executive Session at 12:01pm by roll call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

#### DISCUSSION IN EXECUTIVE SESSION

In Executive Session, the Board discussed the following topics: Paola Carbajar DeBennett's property located at 122B N. Georgia Avenue; EPA Site Review; Water Tower Maintenance Program; Cancellation of the City's Tax lien on 3501 Pacific Avenue; and Stella Johnson, Board Secretary's departure from the MUA.

#### RESOLUTION #201: CANCELLATION AND REFUND OF THE THIRD-PARTY LIEN WATER CHARGES – 3501 PACIFIC AVE

To authorize the Board to grant the MUA's Finance Department to refund the third-party lienholder, Windrift Consulting, LLC , because it cannot be foreclosed, due to the entire building containing multiple units owned by various individual owner, in the amount of \$630.06, which includes the original lien amount, a recording fee and 5.5% legal interest of \$32.85.

A motion was made by John Eccles, Jr. and seconded by Gary L. Hill to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

ADJOURNMENT

Chairman Gary L. Hill requested that the Board Adjourn the Board Meeting at 12:04pm by roll call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Sayed Kausar.

Glenn Banfield was absent. Stephanie Davies present, but non-voting.

Respectfully,

WaStella E. Johnson  
Board Secretary