



Atlantic City Municipal Utilities Authority

MINUTES OF THE BOARD MEETING OPEN SESSION

OCTOBER 16, 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 10:01AM. The Board of Directors held their public meeting as designated below both via Zoom Conference or In-person on October 16, 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; Glenn Banfield, Treasurer; Nynell Langford, Board Member (Absent); John Eccles, Jr., Board Member (via Zoom); Stephanie Davies, Board Member, Alternate 1 (via Zoom); and Sayed Kausar, Board Member Alternate 2 (Absent).

MUA STAFF PARTICIPATING IN THE MEETING:

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

OTHERS IN ATTENDANCE:

William Swain, representing the State of New Jersey (Absent); Tracey Riley of Riley & Riley Law Offices; and Andrew Shawl representing Remington & Vernick Engineers (via Zoom).

3. FLAG OF SALUTE

4. PUBLIC PARTICIPATION

Mr. Mohammed and Shirin Ahamed representing their property located at 106 N. Georgia Avenue, Atlantic City, NJ.

5. APPROVAL OF MINUTES

RESOLUTION #202: BOARD MINUTES OPEN SESSION – SEPTEMBER 17, 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 September 17, 2025.

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, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield, Nynell Langford and Sayer Kausar were absent.

RESOLUTION #203: BOARD MINUTES CLOSED SESSION – SEPTEMBER 17, 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 September 17, 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, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield, Nynell Langford and Sayer Kausar were absent.

RESOLUTION #204: RECOGNIZNG GARY L. HILL, MBCA CO-FOUNDER

The Board authorized and presented a Proclamation Resolution to Gary L. Hill, Chairman of the ACMUA Board for his thirty-five (35) years of community service to the Metropolitan Business Citizens Association (MBCA) as Co-Founder as he announced his retirement with MBCA.

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

Glenn Banfield, Nynell Langford and Sayer Kausar were absent.

6. CHAIRMAN – Gary L. Hill, Chairman

The Chairman thanked the Board for recognizing him on his retirement from MBCA.

The Chairman introduced the newly hired Confidential Assistant, Amir Brock to the Board and welcomed Mr. Brock to the MUA.

The Chairman complimented and thanked India Still and the staff for the amazing Employee Retreat, which was held on Tuesday, September 30, 2025 at Stockton University in Atlantic City, which he attended. In addition, Mohammed Dedar and Stephanie Davies also attended.

The Board Meeting for December will be rescheduled from Wednesday, December 17, 2025 to possibly Thursday, December 18, 2025 or Friday December 19, 2025. You will receive notification once it is confirmed.

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

Nothing to report.

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 had a meeting last month. Mohammed Dedar thanked India Still and her team for doing a fabulous job with the Employee Retreat Meeting.

9. EXECUTIVE DIRECTOR'S REPORT

a. Executive Director – India Still

The Board was given a brief update on the various personnel issues that were discussed at the Personnel Committee Meeting.

PUBLIC PARTICIPATION

Mohammed Ahamed informed the Board about his leak at his property located at 106 N. Georgia Avenue, which caused a high bill, making it difficult to pay his bill. In addition, there was a high plumber's bill. Mr. Ahamed requested an abatement with a payment plan. Gary L. Hill proposed to waive one hundred (100%) percent of the penalty.

CONSENT AGENDA

RESOLUTION #205: REQUEST FOR PROPOSAL ADVERTISEMENT – PROFESSIONAL SERVICES FOR THE 2026 CALENDAR YEAR

To Request Proposals for Professional Services for: Bond Counsel; Consulting Engineers; Hearing Officer; Labor and Employment Counsel; Municipal Advisory; Solicitor; and Special Counsel on the ACMUA Website to accept bids in accordance with N.J.S.A. 40A:11-23 et seq.

RESOLUTION #206: 35 N. BOSTON AVENUE – AIUB AHAMED– PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$273.72 to Aiub Ahamed, 35 N. Boston Avenue, Account #707701-0.

RESOLUTION #207: 48 S. DELANCY PLACE – NIMER NAMMOUR– PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$1,241.84 to Nimer Nammour, 48 S. Delancy Place, Account #866001-0.

RESOLUTION #208: 2902 SUNSET AVENUE – YEN NGUYEN– PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$273.45 to Yen Nguyen, 2902 Sunset Avenue, Account #651901-0.

RESOLUTION #209: 35 N. DOVER AVENUE – TARIQ HASSAN– PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$672.65 to Tariq Hassan, 35 N. Dover Avenue, Account #811901-0.

RESOLUTION #210: 720 SEWELL AVENUE – CASSANDRA C/O COHEN CLARK– PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$1,459.72 to Cassandra C/O Cohen Clark, 720 Sewell Avenue, Account #236301-0.

RESOLUTION #211: 106 N. GEORGIA AVENUE – MASA INVESTMENT, LLC – ABATEMENT AND 42 MONTH INTEREST FREE PAYMENT PLAN

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$14,097.00 to MASA Investment, LLC, 106 N. Georgia Avenue, Account #523501-0, and grant an interest free installment plan on the remaining balance of \$15,193.62 with forty-two (42) equal payments of \$350.00 to be paid by the 15th day of each month, beginning in November 2025.

Stephanie Davies abstained.

RESOLUTION #212: 122B NORTH GEORGIA AVENUE – PAOLA CARBAJAR DEBENNETT - 12 MONTH INTEREST FREE PAYMENT PLAN

The Board was asked to grant an interest free installment plan to Paola Carbajar DeBennett, 122B North Georgia Avenue, Account #522301-0 for a one (1) year period, provided that twelve (12) equal payments of Four Hundred Sixty Eight Dollars and No Cents (\$468.00), totaling Five Thousand One Hundred Sixty One Dollars and Sixty Eight Cents (\$5,161.68) to be paid by the 15th day of each month, beginning in November 2025.

RESOLUTION #213: LEAVE OF ABSENCE – ANTOINE BRAITHWAITE

The Board granted the Unpaid Leave of Absence for Antoine Braithwaite from June 11, 2025 until July 11, 2025 and from September 2, 2025 until September 5, 2025.

RESOLUTION #214: LEAVE OF ABSENCE – TIFFYNE DIXON-DEWITT

The Board granted the Unpaid Leave of Absence for Tiffyne Dixon-Dewitt from July 29, 2025 until September 30, 2025.

RESOLUTION #215: LEAVE OF ABSENCE – LARRY JOHNSON

The Board granted the Unpaid Leave of Absence for Larry Johnson from October 1, 2024 until October 21, 2024.

RESOLUTION #216: LEAVE OF ABSENCE – RAYMOND MORTON

The Board granted the Unpaid Leave of Absence for Raymond Morton from January 29, 2025 until March 17, 2025, March 24, 2025 until May 4, 2025 and May 5, 2025 until July 7, 2025.

RESOLUTION #217: LEAVE OF ABSENCE – DEAN SMITH

The Board granted the Unpaid Leave of Absence for Dean Smith from August 7, 2025 until October 19, 2025.

RESOLUTION #218: PROMOTIONS AND SALARY ADJUSTMENTS – CHERYL MCNAIR

The Board authorized a Promotion and Salary Adjustment for Cheryl McNair from Account Clerk to Senior Account Clerk with a salary adjustment from \$43,751.45 to \$47,251.56.

RESOLUTION #219: PROMOTIONS AND SALARY ADJUSTMENTS – DAWN BRYANT

The Board authorized a Promotion and Salary Adjustment for Dawn Bryant from Staff Accountant to Senior Accountant with a salary adjustment from \$62,453.78 to \$77,250.00.

RESOLUTION #220: PROMOTIONS AND SALARY ADJUSTMENTS – MIKAYLA WIMBISH

The Board authorized a Promotion and Salary Adjustment for Mikayla Wimbish from Clerk to Account Clerk with a salary adjustment from \$33,872.58 to \$36,582.39.

RESOLUTION #221: PROMOTIONS AND SALARY ADJUSTMENTS – RUPA ALE

The Board authorized a Promotion and Salary Adjustment for Rupa Ale from Senior Account Clerk to Staff Accountant with a salary adjustment from \$47,409.89 to \$60,000.00.

RESOLUTION #222: MARKETING AGREEMENT – UTILITY SERVICE PARTNERS PRIVATE LABEL, INC. D/B/A SERVICE LINE WARRANTIES OF AMERICA

The Board approved the Marketing Agreement with Utility Service Partners Private Label, Inc. D/B.A Service Line Warranties of America to offer residential customers optional service line warranty plans and compensate the Authority based on participation.

RESOLUTION #223: ESTABLISH A SAFETY COMMITTEE

The Board authorized to formally implement the creation of the Safety Committee with an initial term beginning January 1, 2025 and ending December 31, 2025, with the following members to serve: Clifford Keen, Shane Gederberg, Ed Jones, Justin Purdom, Tai-Wong Wone, Allen McClure, Vincent Aires, Derrick Thomas, Tiffany Dixon-DeWitt, Robert McKinley and Foday Lamin.

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

Nynell Langford was absent.

END CONSENT AGENDA

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 August 2025, and a brief summation of this report was conveyed.
- (2) Cash Management: The Board was previously given a detailed report for August 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 on the Audit and the GASPA Audit Report was given to the Board.

ROLL CALL AGENDA

RESOLUTION #224: 2026 BUDGET

The Board authorized to accept and submit the Proposed 2026 Budget to the Division of Local Government Services for approval and for public comment.

A motion was made by Gary L. Hill and seconded by Glenn Banfield to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, John Eccles, Jr. and Stephanie Davies.

Nynell Langford was absent.

RESOLUTION #225: PUBLIC HEARING – NOVEMBER 25, 2025

The Board authorized the MUA to have a Public Hearing by Zoom to discuss the Proposed 2026 Budget on Tuesday, November 25, 2025 at 10:00 A.M.

A motion was made by Gary L. Hill and seconded by Glenn Banfield to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, John Eccles, Jr. and Stephanie Davies.

Nynell Langford was absent.

RESOLUTION #226: PUBLIC RATE HEARING – NOVEMBER 25, 2025

The Board authorized the MUA to have a Public Hearing by Zoom to discuss the Proposed Changes to the Atlantic City Municipal Authority's 2026 Rules, Rates and Regulations, which include rates, the connection fee and other miscellaneous changes on Tuesday, November 25, 2025.

A motion was made by Mohammed Dedar and seconded by Glenn Banfield to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, John Eccles, Jr. and Stephanie Davies.

Nynell Langford was absent.

RESOLUTION #227: AWARD A CONTRACT TO E.O. HABHEGGER – YEADON – ABOVE GROUND FUEL TANKS FOR PLEASANTVILLE AND FOR VIRGINIA AVENUE

To authorize the Board to enter into an Agreement with E.O. Habhegger-Yeadon, an approved State Control Vendor for the labor, install, repair, supplies, and all inclusive Above Ground Fuel Tanks for Pleasantville and for Virginia Avenue, in the amount not to exceed \$1,227,765.49.

A motion was made by Glenn Banfield and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, John Eccles, Jr. and Stephanie Davies.

Nynell Langford was absent.

RESOLUTION #228: PUBLIC HEARING AND ADVERTISEMENT CONCERNING A PROPOSED PUBLIC-PRIVATE PARTNERSHIP FOR WATER TOWERS CLEANING AND MAINTENANCE SERVICES

To authorize the Board to hold a Public Hearing on November 21, 2025 at 10:00am and Advertise a Public Hearing Notice of a Proposed Public-Private Partnership for Water Towers Cleaning and Maintenance Services in the Press on the official municipal website and on the public bulletin board at the municipal building.

A motion was made by Glenn Dedar and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, John Eccles, Jr. and Stephanie Davies.

Nynell Langford was absent.

RESOLUTION #229: DEVELOP A CORRECTIVE ACTION PLAN TO ADDRESS EXCESSIVE SAND LOSS IN THE GRAVITY FILTER BEDS AT THE WATER TREATMENT PLANT – H2M ARCHITECTS AND ENGINEERS – TASK ORDER

To authorize the Board to accept the proposal from H2M Architects and Engineers for a Task Order to perform evaluation of the Gravity Bed Filters at the Water Treatment Plant and to Develop a Corrective Action Plan, in the amount of \$19,500.00.

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

Nynell Langford was absent.

RESOLUTION #230: EMERGENCY WATER MAIN AND ROAD REPAIR – ARTHUR R. HENRY, INC.

To authorize the Board to pay Arthur R. Henry, Inc. for Emergency Water Main and Road Repair on Lighthouse Court, which a routine meter leak quickly escalated into a deep-water service repair and full meter pit replacement, and Albany Avenue, which involved the replacement of corroded fittings on the retaining system of the 36 inch water main entering the city that failed and needed to be repaired for a total amount of \$66,422.30.

A motion was made by Glenn Banfield and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, John Eccles, Jr. and Stephanie Davies.

Nynell Langford was absent.

RESOLUTION #231: EMERGENCY WATER MAIN AND ROAD REPAIR ON SUNSET AND GEORGIA AVENUE – R.E. PIERSON CONSTRUCTION

To authorize the Board to pay R.E. Pierson Construction for Emergency Water Main and Road Repair on Sunset and Georgia Avenue Lighthouse Court, which while performing work on the City of Atlantic City's storm water system, it caused a leak with normal construction vibration exposing deteriorated pipe in immediate need of repair for a total amount of \$56,374.51, which resulted in a savings to the Authority.

A motion was made by Mohammed Dedar and seconded by John J. Eccles to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, and John Eccles, Jr.

Stephanie Davies abstained. Nynell Langford was absent.

RESOLUTION #232: GRAMMERCY AVENUE DISTRIBUTION SYSTEM IMPROVEMENT – PERNA FINNIGAN, INC. – CHANGE ORDER #3

The Board was asked to accept Change Order #3 from Perna Finnigan, Inc. from the original agreement, dated July 17, 2024, for the Grammercy Avenue Distribution System Improvements to amend the changed scope of work, which will decrease the contract price by \$139,579.43, for a total contract price from \$1,482,541.83 to \$1,342,962.40.

A motion was made by Glenn Banfield and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, John Eccles, Jr. and Stephanie Davies.

Nynell Langford was absent.

RESOLUTION #233: BALTIC AVENUE WATER MAIN IMPROVEMENTS – ARTHUR R. HENRY, INC.. – CHANGE ORDER #7

The Board was asked to accept Change Order #7 from Arthur R. Henry, Inc. from the original agreement, dated June 20, 2024, for the Baltic Avenue Water Main Improvements to amend the changed scope of work, which will increase the contract price by \$6,269.52, for a total contract price from \$4,829,916.65 to \$4,836,186.17.

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

Stephanie Davies abstained. Nynell Langford was absent.

RESOLUTION #234: DR. MARTIN LUTHER KING JR. BOULEVARD WATER MAIN REPLACEMENT – FRED M. SCHIAVONE CONSTRUCTION, INC.. – CHANGE ORDER #1

The Board was asked to accept Change Order #1 from Fred M. Schiavone Construction, Inc. from the original agreement, dated April 23, 2025, for the Dr. Martin Luther King Jr. Boulevard Water Main Replacement to amend the changed scope of work, which will increase the contract price by \$90,118.65, for a total contract price from \$2,373,838.00 to \$2,463,956.65.

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

Stephanie Davies abstained. Nynell Langford was absent.

BILLS

RESOLUTION #235: MONTHLY BILLS

To approve the monthly bill resolution in the amount of \$1,985,465.70.

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

Nynell Langford was absent.

EXECUTIVE SESSION

RESOLUTION #236: EXECUTIVE SESSION

A motion was made by Glenn Banfield and seconded by Gary L. Hill to go into Executive Session at 11:35am. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, and Stephanie Davies.

Nynell Langford and John Eccles, Jr. were absent.

EXIT EXECUTIVE SESSION

Chairman Gary L. Hill requested that the Board exit the Executive Session at 12:35pm by roll call Gary L. Hill, Mohammed Dedar, Glenn Banfield and John Eccles, Jr.

Nynell Langford and Stephanie Davies.were absent.

DISCUSSION IN EXECUTIVE SESSION

In Executive Session, the Board discussed personnel, litigation, promotions and salary adjustments.

RESOLUTION #237: APPOINTMENT TO THE POSITON OF CONFIDENTIAL ASSISTANT/BOARD SECRETARY – AMIR BROCK

To authorize the Board to appoint Amir Brock to the position of Confidential Assistant serving the Office of the Executive Director at an annual salary of \$55,000.00, and to also serve as the Board Secretary performing all duties and responsibilities as the official recording officer of the Board, effective October 6, 2025.

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

Nynell Langford and Stephanie Davies absent.

Amir Brock was sworn in by Bruce Ward, Esq. as Board Secretary to the Board of Directors.

RESOLUTION #238: PROMOTIONS AND SALARY ADJUSTMENTS – ANITA THAPA

The Board authorized a Promotion and Salary Adjustment for Anita Thapa from Director of Finance to Chief Financial Officer with a salary adjustment from \$123,000.00 to \$145,000.00.

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

Nynell Langford and Stephanie Davies absent.

RESOLUTION #239: PROMOTIONS AND SALARY ADJUSTMENTS – MICHELE CAMPER

The Board authorized a Promotion and Salary Adjustment for Michele Camper from Principal Account Clerk to Accounts Payable Manager with a salary adjustment from \$83,338.27 to \$88,338.56.

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

Nynell Langford and Stephanie Davies absent.

RESOLUTION #240: SALARY ADJUSTMENTS – AFROZA PARVEEN

The Board authorized a Salary Adjustment for Afroza Parveen from \$74,894.67 to \$77,250.00.

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

Nynell Langford and Stephanie Davies absent.

ADJOURNMENT

Chairman Gary L. Hill requested that the Board Adjourn the Board Meeting at 12:43pm by roll call Gary L. Hill, Mohammed Dedar, Glenn Banfield, and John Eccles, Jr.

Nynell Langford and Stephanie Davies.were absent.

Respectfully,

WaStella E. Johnson
Board Secretary