

**MORRIS COUNTY IMPROVEMENT AUTHORITY**  
MINUTES of the Regular Board Meeting held on April 16, 2025 at 3:00 p.m.  
Knox Conference Room #525  
Administration and Records Building, Morristown, New Jersey

**Held and Conducted In-Person and Via Webex (Audio and Video)**

At 3:05 p.m., Deena Leary, Chairperson of the Morris County Improvement Authority called the meeting to order. The following persons were in attendance:

Deena Leary, Chairperson  
Scott Gallopo, Commissioner  
Christina Ramirez, Commissioner  
W. Connor Kimmel, Esq., McManimon, Scotland and Baumann, LLC  
Curtis Culver, Esq., McManimon, Scotland and Baumann, LLC  
Jennifer Edwards, Acacia Financial Group  
Heather Litzebauer, NW Financial  
Andrew Conte, Gabel Associates, Inc.  
John Krickus, County Commissioner/MCIA Liaison  
Brian T. Murray, Assistant County Administrator  
Mary Jones-Schaming, Assistant Director of Operations, Finance Department

1. Commissioner Leary asked for the reading of the public statement in accordance with the Open Public Meetings Act, which was then read by Christine Kristiansen, Recording Secretary.
2. Commissioner Leary asked for a "roll call" for the Authority. Three Commissioners were in attendance, Mr. Scott Gallopo, Ms. Christina Ramirez, and Ms. Deena Leary. A quorum was established.

Commissioner Leary announced the resignation of Commissioner Gallopo from the Improvement Authority effective immediately following the April 16, 2025 MCIA meeting. Commissioner Leary expressed her thanks and appreciation for Commissioner Gallopo's many years of service on the MCIA board.

3. Executive Session: No Executive Session requested.
4. Commissioner Leary asked for approval of the March 19, 2025 meeting minutes. Commissioner Ramirez made a motion to accept the minutes of the March 19, 2025 meeting. Commissioner Leary seconded the motion. All others were in favor to accept the minutes of the March 19, 2025 meeting.

5. Official Action

Agenda Item 5(i) was discussed – Resolution authorizing the payment of Solar II operating expenses. Commissioner Gallopo made a motion to adopt this resolution. Commissioner Ramirez seconded the motion. Roll was called. The resolution was unanimously approved. “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE PAYMENT OF CERTAIN OPERATING EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY’S COUNTY OF MORRIS GUARANTEED RENEWABLE ENERGY PROGRAM LEASE REVENUE BONDS, SERIES 2011 AND CERTAIN OTHER MATTERS RELATED THERETO” (No. 25-18) was adopted.

Agenda Item 5(ii) was discussed - Resolution authorizing repairs for a Solar II site. Commissioner Gallopo made a motion to adopt this resolution. Commissioner Ramirez seconded the motion. Roll was called. The resolution was unanimously approved. “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING REPAIRS IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY’S COUNTY OF MORRIS GUARANTEED RENEWABLE ENERGY PROGRAM LEASE REVENUE BONDS, SERIES 2011 AND CERTAIN OTHER MATTERS RELATED THERETO” (No. 25-19) was adopted.

Agenda Item 5(iii) was discussed – Resolution authorizing the payment of Solar I administrative expenses. Commissioner Ramirez made a motion to adopt this resolution. Commissioner Gallopo seconded the motion. Roll was called. The resolution was unanimously approved. “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE PAYMENT OF CERTAIN ADMINISTRATIVE EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY’S 2009 RENEWABLE ENERGY PROGRAM” (No. 25-20) was adopted.

Agenda Item 5(iv) was discussed – Resolution authorizing the payment of Solar II administrative expenses. Commissioner Gallopo made a motion to adopt this resolution. Commissioner Ramirez seconded the motion. Roll was called. The resolution was unanimously approved. “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE TRANSFER OF FUNDS AND PAYMENT OF CERTAIN ADMINISTRATIVE EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY’S COUNTY OF MORRIS GUARANTEED RENEWABLE ENERGY PROGRAM LEASE REVENUE BONDS, SERIES 2011” (No. 25-21) was adopted

Agenda Item 5(v) was discussed – Resolution appointing Christina Ramirez as Assistant Secretary of the Morris County Improvement Authority. Commissioner Gallopo made a motion to adopt this resolution. Commissioner Leary seconded the motion. Roll was called. The resolution was unanimously approved. “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY APPOINTING CHRISTINA RAMIREZ AS ASSISTANT SECRETARY OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY” (No. 25-22) was adopted.



Agenda Item 5(vi) was discussed - Resolution approving the payment of bills as listed on the Schedule of Warrants in the amount of \$2,589.68. Commissioner Gallopo made a motion to adopt this resolution. Commissioner Ramirez seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 25-23) was adopted.

6. Possible Actions After Executive Session: Nothing at this time.
7. Discussion: Commissioner Leary opened the discussion with a brief introduction related to the pending state SREC legislation, and stated that copies of the financial analyses conducted by Sunlight General and Gabel Associates, Inc. were provided to the Authority's members. Andrew Conte of Gable Associates provided an update on the topic.

A discussion with the Authority's members ensued. The key issues discussed pertained to future SREC sales and the impact this potential legislation may have on current SREC contracts. The discussion resulted in the following actions and suggestions:

- a). Contact local legislators to receive their input.
- b). Consult with the Authority's counsel on the impact that potential state SREC legislation may have on existing SREC contracts.
- c). Gabel Associates Inc. will continue to provide the Authority with information as it develops.

8. Further Official Action – Nothing at this time.
9. Additional Reports from Consultants: Jennifer Edwards of Acacia Financial Group advised that the County Guaranteed Lease Program expires on July 31, 2025 and suggested that an LFB resolution for a two-year extension of the program be placed on the Authority's May 21 meeting agenda.
10. Public Comments: No members of the public were present. No written or email comments were submitted.
11. Adjournment: Commissioner Gallopo made a motion to adjourn the meeting. Commissioner Ramirez seconded the motion.

The April 16, 2025 meeting of the Morris County Improvement Authority was adjourned at 3:33 p.m.

The next Improvement Authority meeting will be held on Wednesday, May 21, 2025 at 5:00 p.m. both virtually via Webex and in person in the Knox Conference Room, 5<sup>th</sup> Floor, Morris County Administration Building.

  
Christine Kristiansen, Recording Secretary