

**MORRIS COUNTY IMPROVEMENT AUTHORITY**  
MINUTES of the Regular Board Meeting held on December 10, 2025 at 5:00 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 5:00 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  
Beti Bauer, Commissioner  
Daniel Happer, Commissioner  
Christina Ramirez, Commissioner  
Ellen Sandman, Commissioner  
Matthew Jessup, Esq., McManimon, Scotland and Baumann, LLC  
Curtis Culvert, McManimon, Scotland and Baumann, LLC  
Jennifer Edwards, Acacia Financial Group  
John Krickus, County Commissioner/MCIA Liaison  
Brian T. Murray, Assistant County Administrator

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. Five Commissioners were in attendance, Ms. Beti Bauer, Mr. Daniel Happer, Ms. Christina Ramirez, Ms. Ellen Sandman, and Ms. Deena Leary. A quorum was established.
3. Executive Session: No Executive Session requested.
4. Commissioner Leary asked for approval of October 15, 2025 and November 12, 2025 meeting minutes. Commissioner Happer made a motion to accept the minutes of the October 15, 2025 and November 12, 2025 meetings. Commissioner Ramirez seconded the motion. All others were in favor to accept the minutes of the October 15, 2025 meeting. For the November 12, 2025 meeting minutes, Commissioner Sandman abstained. All others were in favor to accept the November 12, 2025 meeting minutes.
5. Official Action

Agenda Item 6(i) was discussed – Resolution authorizing payment of expenses for the Solar II program. Commissioner Sandman made a motion to adopt this resolution. Commissioner Bauer 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. 25-57) was adopted.

Agenda Item 6(ii) was discussed - Resolution approving the payment of bills as listed on the Schedule of Warrants in the amount of \$12,351.23. Commissioner Ramirez made a motion to adopt this resolution. Commissioner Happer seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 25-58) was adopted.

6. Possible Actions After Executive Session: Nothing at this time.
7. Discussion: The Board agreed to reschedule the Improvement Authority's January 21, 2026 meeting to January 14<sup>th</sup> at 5:00 p.m. due to a conflict with the County Commissioner public meeting.

Commissioner Leary provided an update on the Solar I program to Board Members and also informed the Board of the need for the Improvement Authority to issue an RFP for General/Bond/Special Energy Counsel Services and an RFP for Renewable Energy Consulting Services in 2026; the current contracts with McManimon, Scotland and Baumann, LLC and Gabel Associates, Inc. expire on March 31<sup>st</sup>.

8. Further Official Action: Nothing at this time.
9. Additional Reports from Consultants: Nothing at this time.
10. Public Comments: No members of the public were present. No written or email comments were submitted.
11. Adjournment: Commissioner Bauer made a motion to adjourn the meeting. Commissioner Happer seconded the motion.

The December 10, 2025 meeting of the Morris County Improvement Authority was adjourned at 5:09 p.m.

The next Improvement Authority meeting will be held on Wednesday, January 14, 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