

MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on February 18, 2026 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 3:00 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
Christina Ramirez, Chairperson
Beti Bauer, Commissioner
Daniel Happer, Commissioner
Ellen Sandman, Commissioner
Matthew Jessup, Esq., McManimon, Scotland and Baumann, LLC
Curtis Culvert, McManimon, Scotland and Baumann, LLC
Jennifer Edwards, Acacia Financial Group
Heather Litzebauer, NW Financial
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. Ellen Sandman, Ms. Christina Ramirez, and Ms. Deena Leary. A quorum was established.
3. Executive Session: No Executive Session requested.
4. Commissioner Leary asked for approval of the January 14, 2026 meeting minutes. Commissioner Sandman made a motion to accept the minutes of the January 14, 2026 meeting. Commissioner Bauer seconded the motion. Commissioner Ramirez abstained. All others were in favor to accept the minutes of the January 14, 2026 meeting.
5. Official Action

Agenda Item 5(i) was discussed - Resolution establishing the annual schedule of regular monthly meetings including the medium in which the meetings will be conducted. Commissioner Ramirez made a motion to adopt this resolution. Commissioner Bauer seconded the motion. Roll was called. The resolution was unanimously approved. "RESOLUTION ESTABLISHING THE ANNUAL SCHEDULE OF REGULAR MONTHLY MEETINGS FOR THE MORRIS COUNTY IMPROVEMENT AUTHORITY FOR THE BALANCE OF CALENDAR YEAR 2026 AND EARLY 2027 THROUGH AND INCLUDING THE AUTHORITY'S 2027 ANNUAL MEETING, INCLUDING THE MEDIUM IN WHICH SUCH MEETINGS SHALL BE CONDUCTED" (No. 26-6) was adopted.

Agenda Item 5(ii) was discussed - Resolution authorizing the payment of Solar II expenses. Commissioner Happer suggested that the invoices should be numbered. Counsel agreed and will contact SLG. Commissioner Happer 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. 26-7) was adopted.

Agenda Item 5(iii) was discussed - Resolution appointing officers for the period from the Authority's 2026 annual meeting through the Authority's 2027 annual meeting. The Officers are Deena Leary, Chairperson, Christina Ramirez, Vice-Chairperson, Beti Bauer, Treasurer, Ellen Sandman, Secretary, and Commissioner Daniel J. Happer, Assistant Secretary. Commissioner Happer 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 APPOINTING OFFICERS OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY FOR THE PERIOD FROM THE AUTHORITY'S 2026 ANNUAL MEETING THROUGH THE AUTHORITY'S 2027 ANNUAL MEETING" (No. 26-8) was adopted.

Agenda Item 5(iv) was discussed - Resolution adopting a cash management plan. Commissioner Sandman made a motion to adopt this resolution. Commissioner Happer seconded the motion. Roll was called. The resolution was unanimously approved. "RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY ADOPTING A CASH MANAGEMENT PLAN FOR FISCAL YEAR 2026" (No. 26-9) was adopted.

Agenda Item 5(v) was discussed - Resolution authorizing entry into a decommissioning agreement with West Morris Regional High School District. Commissioner Sandman made a motion to adopt the resolution provided the Board of Education's adoption was confirmed. Commissioner Happer seconded the motion. Roll was called. The resolution was unanimously approved. "RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING ENTRY INTO A DECOMMISSIONING AGREEMENT WITH THE WEST MORRIS REGIONAL HIGH SCHOOL DISTRICT IN CONNECTION WITH THE MORRIS COUNTY RENEWABLE ENERGY PROGRAM, SERIES 2009A" (No. 26-10) 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 \$684.04. Commissioner Sandman made a motion to adopt this resolution. Commissioner Happer seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 26-11) was adopted.

6. Possible Actions After Executive Session: Nothing at this time.
7. Discussion: Commissioner Leary provided an update on the decommissioning of the remaining Solar I sites. Ms. Jennifer Edwards of Acacia Financial Group discussed an application she received for the County Guarantee Loan Program (CGLP) and a meeting she had with the Roxbury Library. Ms. Edwards also suggested that the Authority distributes the annual CGLP letter, which she will prepare, to the municipalities, school and fire districts.
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 February 18, 2026 meeting of the Morris County Improvement Authority was adjourned at 3:30 p.m.

The next Improvement Authority meeting will be held on Wednesday, March 18 at 5:00 p.m. both virtually via Webex and in person in the Knox Conference Room, 5th Floor, Morris County Administration Building.



Christine Kristiansen, Recording Secretary