

**MORRIS COUNTY IMPROVEMENT AUTHORITY**  
MINUTES of the Regular Board Meeting held on February 19, 2025 at 3:00 p.m.  
Administrative Conference Room #525  
Administration and Records Building, Morristown, New Jersey

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

At 3:01 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  
Scott Gallopo, Commissioner  
Christina Ramirez, Commissioner  
Ellen Sandman, Commissioner  
Matthew Jessup, Esq., McManimon, Scotland and Baumann, LLC  
W. Connor Kimmel, Esq., McManimon, Scotland and Baumann, LLC  
Jennifer Edwards, Acacia Financial Group  
Heather Litzebauer, NW Financial  
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. Scott Gallopo, 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 the January 15, 2025 meeting minutes. Commissioner Ramirez made a motion to accept the minutes of the January 15, 2025 meeting. Commissioner Sandman seconded the motion. All others were in favor to accept the minutes of the January 15, 2025 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 Sandman made a motion to adopt this resolution. Commissioner Gallopo 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 2025 AND EARLY 2026 THROUGH AND INCLUDING THE AUTHORITY'S 2026 ANNUAL MEETING, INCLUDING THE MEDIUM IN WHICH SUCH MEETINGS SHALL BE CONDUCTED" (No. 25-07) was adopted.

Agenda Item 5(ii) was discussed - Resolution appointing officers of the Authority. The Officers are Deena Leary, Chairperson, Christina Ramirez, Vice-Chairperson, Beti Bauer, Treasurer, Ellen Sandman, Secretary, and Scott Gallopo, Assistant Secretary. Commissioner Bauer 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 APPOINTING OFFICERS OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY FOR THE PERIOD FROM THE AUTHORITY'S 2025 ANNUAL MEETING THROUGH THE AUTHORITY'S 2026 ANNUAL MEETING" (No. 25-08) was adopted.

Agenda Item 5(iii) was discussed – Resolution authorizing the extension of the contract with Gabel Associates Inc. for a term not to exceed one year. 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 EXTENSION OF A CONTRACT FOR RENEWABLE ENERGY CONSULTANT SERVICES IN CONNECTION WITH THE AUTHORITY'S RENEWABLE ENERGY PROGRAMS" (No. 25-09) was adopted.

Agenda Item 5(iv) was discussed - Resolution authorizing the extension of the contract with McManimon, Scotland & Baumann, LLC for a term not to exceed one year. Commissioner Ramirez made a motion to adopt this resolution. Commissioner Sandman seconded the motion. Roll was called. The resolution was unanimously approved. "RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE EXTENSION OF A CONTRACT FOR GENERAL COUNSEL, BOND COUNSEL AND SPECIAL ENERGY COUNSEL SERVICES" (No. 25-10) was adopted.

Agenda Item 5(v) was discussed – Resolution authorizing payment of Solar II operating expenses. 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 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. 25-11) 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 \$4,213.22. Commissioner Sandman made a motion to adopt this resolution. Commissioner Ramirez seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 25-12) was adopted.

Agenda Item 5(vii) was discussed - Resolution authorizing payment of Solar II administrative expenses. Commissioner Ramirez 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 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. 25-13) was adopted.

Agenda Item 5(viii) was discussed - Resolution authorizing 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. 25-14) was adopted.

6. Possible Actions After Executive Session: Nothing at this time.
7. Discussion: Nothing at this time.
8. Further Official Action – Nothing at this time.
9. Additional Reports from Consultants:
  - a) Jennifer Edwards of Acacia Financial Group conducted a review of the Authority's existing debt; no refunding opportunities to report. The updated marketing materials for the County Guarantee Lease Program (CGLP) were submitted. D. Leary advised that the Authority's webpages are undergoing updates to include Ms. Edwards CGLP revisions. Once completed, the Authority will send an email communication to the municipalities, school districts and fire districts.
  - b) Counsel Jessup provided an update on Solar II and on the Solar I portfolio including the county's Schuyler Garage and Mennen Arena sites. In response to a question about the Mennen site from Commissioner Leary, Counsel stated that he is waiting for a structural analysis from SunLight General.
10. Public Comments: No members of the public were present. No written or email comments were submitted.
11. Adjournment: Commissioner Sandman made a motion to adjourn the meeting. Commissioner Gallopo seconded the motion.

The February 19, 2025 meeting of the Morris County Improvement Authority was adjourned at 5:28 p.m.

The next Improvement Authority meeting will be held on Wednesday, March 19, 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