

MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on January 15, 2025 at 5:00 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 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
Scott Gallopo, Commissioner
Christina Ramirez, Commissioner
Ellen Sandman, Commissioner
Matt 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
John Krickus, County Commissioner/MCIA Liaison
Deborah Smith, County Commissioner/MCIA Alternate 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. 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 December 16, 2024 meeting minutes. Commissioner Ramirez made a motion to accept the minutes of the December 16, 2024 meeting. Commissioner Sandman seconded the motion. All others were in favor to accept the minutes of the December 16, 2024 meeting.
5. Official Action

Agenda Item 5(i) was discussed - Resolution authorizing the payment of Solar II expenses. Commissioner Sandman 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. 25-1) was adopted.

Agenda Item 5(ii) was discussed - Resolution authorizing the payment of Solar I expenses. Commissioner Bauer 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 COMPANY OPERATING EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2009 RENEWABLE ENERGY PROGRAM" (No. 25-2) was adopted.

Agenda Item 5(iii) was discussed - Resolution authorizing administrative expenses for Solar II expenses. Commissioner Sandman 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 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. 25-3) was adopted.

Agenda Item 5(iv) was discussed - Resolution authorizing a Yield Restriction Payment and execution of IRS forms. Commissioner Sandman 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 A YIELD RESTRICTION PAYMENT IN CONNECTION WITH THE AUTHORITY'S \$2,075,000 COUNTY OF MORRIS GUARANTEED LEASE REVENUE REFUNDING BONDS (MORRIS COUNTY EDUCATION SERVICES COMMISSION PROJECT), SERIES 2015 AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH" (No. 25-4) was adopted.

Agenda Item 5(v) was discussed - Resolution approving the payment of bills as listed on the Schedule of Warrants in the amount of \$13,250.96. Commissioner Ramirez made a motion to adopt this resolution. Commissioner Sandman seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 25-5) was adopted.

Agenda Item 5(vi) was discussed - Resolution authorizing a fourth amendment to the Morris View lease agreement. 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 A FOURTH AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE MORRIS COUNTY IMPROVEMENT AUTHORITY AND MORRIS VIEW MANAGEMENT CO, LLC D/B/A MORRIS VIEW HEALTHCARE CENTER" (No. 25-6) was adopted.

6. Possible Actions After Executive Session: Nothing at this time.

7. Discussion: County Commissioner, Deborah Smith, expressed thanks and appreciation to the Authority's members for their time.
8. Further Official Action – Nothing at this time.
9. Additional Reports from Consultants: Jennifer Edwards of Acacia Financial Group will prepare an updated CGLP marketing package for distribution to municipalities and school boards of education. Commissioner Leary advised of an inquiry she received from the Town of Boonton.
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 Bauer seconded the motion.

The January 15, 2025 meeting of the Morris County Improvement Authority was adjourned at 5:24 p.m.

The next Improvement Authority meeting will be held on Wednesday, February 19, 2025 at 3:00 p.m. both virtually via Webex and in person in the Knox Conference Room, 5th Floor, Morris County Administration Building.


Christine Kristiansen, Recording Secretary