

MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on January 18, 2023 at 5:00 p.m.
Administration and Records Building, Morristown, New Jersey

Held and Conducted Via Webex (Audio and Video)

At 5:02 p.m., Christina Ramirez, Vice-Chairperson to the Morris County Improvement Authority called the meeting to order. The following persons were in attendance:

Christina Ramirez, Vice-Chairperson
Beti Bauer, Commissioner
Scott Gallopo, Commissioner
Ellen Sandman, Commissioner
Matt Jessup, Esq., McManimon, Scotland and Baumann, LLC
Jennifer Edwards, Acacia Financial
John Krickus, County Commissioner/MCIA Liaison
Deena Leary, County Administrator
Brian Murray, Assistant County Administrator

1. Commissioner Ramirez, Vice-Chairperson, 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 Ramirez asked for "roll call" for the Authority. Four Commissioners were in attendance, Ms. Christina Ramirez, Ms. Beti Bauer, Mr. Scott Gallopo, and Ms. Ellen Sandman. A quorum was established.
3. Executive Session – No Executive Session requested.
4. Commissioner Ramirez asked for approval of the December 14, 2022 meeting minutes. Commissioner Gallopo made a motion to accept the minutes of the December 14, 2022 meeting. Commissioner Ramirez seconded the motion. All others were in favor to accept the minutes of the December 14, 2022.
5. Official Action

Agenda item 5(i) was discussed - Resolution appointing Deena Leary as a Commissioner to the Morris County Improvement Authority. Commissioner Gallopo 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 DEENA LEARY AS A COMMISSIONER TO THE MORRIS COUNTY IMPROVEMENT AUTHORITY FOR THE PERIOD FROM JANUARY 2023 THROUGH THE AUTHORITY'S 2023 ANNUAL MEETING" (No. 23-01) was adopted.

Agenda item 5 (ii) was discussed - Resolution authorizing the payment of operating expenses for the Solar I program. 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 COMPANY OPERATING EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2009 RENEWABLE ENERGY PROGRAM" (No. 23-02) was adopted.

Agenda item 5 (iii) was discussed – Resolution authorizing Requests for Proposal for Counsel services. 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 PREPARATION AND ISSUANCE OF A REQUEST FOR PROPOSALS FOR GENERAL COUNSEL, BOND COUNSEL AND SPECIAL ENERGY COUNSEL SERVICES" (No. 23-03) was adopted.

Agenda item 5 (iv) was discussed – Resolution authorizing the Request for Proposal for Renewal Energy Consultant Services. 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 AUTHORIZING THE PREPARATION AND ISSUANCE OF A REQUEST FOR PROPOSALS FOR RENEWABLE ENERGY CONSULTANT SERVICES IN CONNECTION WITH THE AUTHORITY'S RENEWABLE ENERGY PROGRAMS" (No. 23-04) was adopted.

Agenda item 5 (v) was discussed – Resolution authorizing the issuance of Redevelopment Area Bonds for the District at 1515 Redevelopment project. Commissioner Gallopo made a motion to adopt this resolution. Commissioner Leary seconded the motion. Commissioner Sandman abstained. Roll was called. The resolution was unanimously approved. "BOND RESOLUTION AUTHORIZING THE MORRIS COUNTY IMPROVEMENT AUTHORITY TO ISSUE NOT TO EXCEED \$6,450,000 AGGREGATE PRINCIPAL AMOUNT OF REDEVELOPMENT AREA BONDS IN ONE OR MORE SERIES AND DETERMINING OTHER MATTERS RELATED THERETO" (No. 23-05) was adopted.

Agenda item 5 (vi) was discussed – Resolution authorizing second amendment to the Morris View Healthcare Center lease agreement. Commissioner Sandman 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 A SECOND 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. 23-06) was adopted.

Agenda item 5 (vii) - Resolution approving the payment of bills as listed on the Schedule of Warrants in the amount of \$2,772.50. Commissioner Sandman made a motion to adopt this resolution. Commissioner Leary seconded the motion. Roll was called. The resolution was approved unanimously. The motion carried and Resolution "Bill List" (No. 23-07) was adopted.

6. Possible Actions after Executive Session - Nothing at this time.
7. Discussion – Other Items from Commissioners:
 - a) Review Committees were established by the Commissioners to review the Renewable Energy Consultant proposals and the General Counsel, Bond Counsel and Special Energy Counsel Services proposals. The Renewable Energy Consultant RFP review committee consists of Commissioners Gallopo and Ramirez. The Counsel Services RFP review committee consists of Commissioners Leary and Sandman.
 - b) Meeting Time Change – The Commissioners agreed to a 3:00 PM start time for the Improvement Authority’s regular meeting scheduled for February 15, 2023.
8. Further Official Action: Nothing at this time.
9. Additional Reports from Consultants:
 - a) Jennifer Edwards of Acacia Financial Group discussed the CGLP program and how the current interest rates are affecting the program. Ms. Edwards offered to put together an annual information letter to the municipalities and school boards to generate interest.
 - 1) Ms. Edwards and Counsel Jessup discussed a Note Pool Program for the Improvement Authority. Ms. Edwards will look into and report additional information to the Commissioners and to the County Commissioner Liaison, Mr. Krickus, for further consideration.
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 Leary seconded the motion.

The January 18, 2023 meeting of the Morris County Improvement Authority was adjourned at 5:32 p.m.

The next Improvement Authority meeting will be held on Wednesday, February 15, 2023 at 3:00 PM via Webex.

Respectfully submitted,

Christine Kristiansen, Recording Secretary
Morris County Improvement Authority