

MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on July 16, 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 5:02 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
Christina Ramirez, Commissioner
Ellen Sandman, Commissioner
Matthew Jessup, Esq., McManimon, Scotland and Baumann, LLC
W. Connor Kimmel, 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 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. Four Commissioners were in attendance, Ms. Beti Bauer, 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 June 18, 2025 meeting minutes. Commissioner Sandman made a motion to accept the minutes of the June 18, 2025 meeting. Commissioner Ramirez seconded the motion. All others were in favor to accept the minutes of the June 18, 2025 meeting.
5. Official Action

Agenda Item 5(i) was discussed – Resolution authorizing the payment of Solar I operating expenses. 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 PAYMENT OF CERTAIN COMPANY OPERATING EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2009 RENEWABLE ENERGY PROGRAM" (No. 25-37) was adopted.

Agenda Item 5(ii) was discussed – Resolution authorizing payment for Solar II operating expenses. Commissioner Bauer 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 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. 25-38) was adopted.

Agenda Item 5(iii) was discussed – Resolution authorizing payment to Gabel Associates, Inc. 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 PAYMENT OF CERTAIN ADMINISTRATIVE EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY’S 2009 RENEWABLE ENERGY PROGRAM” (No. 25-39) was adopted.

Agenda Item 5(iv) was discussed – Resolution authorizing a contract award to NW Financial Group, LLC. 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 A COMPETITIVE CONTRACTING AWARD TO NW FINANCIAL GROUP, LLC FOR FINANCIAL ADVISORY CONSULTING SERVICES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY’S RENEWABLE ENERGY PROGRAM” (No. 25-40) 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 \$8,770.69. Commissioner Leary made a motion to adopt this resolution. Commissioner Ramirez seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 25-41) 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: Jennifer Edwards of Acacia Financial Group reported on current activity pertaining to the County Guaranteed Lease Program (CGLP).
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 Ramirez seconded the motion.

The July 16, 2025 meeting of the Morris County Improvement Authority was adjourned at 5:11 p.m.

The next Improvement Authority meeting will be held on Wednesday, August 20, 2025 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