

MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on June 17, 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
Beti Bauer, Commissioner
Daniel Happer, Commissioner
Christina Ramirez, Commissioner
Ellen Sandman, Commissioner
Matthew D. Jessup, Esq., McManimon, Scotland & Baumann, LLC
Curtis R. Culvert, Esq., McManimon, Scotland & 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. 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 May 20, 2026 meeting minutes. Commissioner Happer made a motion to accept the minutes of the May 20, 2026 meeting. Commissioner Sandman seconded the motion. All others were in favor to accept the minutes of the May 20, 2026 meeting.
5. Official Action

Agenda Item 5(i) was discussed - Resolution authorizing the award and execution of a contract to Memargi Demolition & Environmental Services, LLC for decommissioning and removal services at the Solar I decommissioned facilities. Commissioner Ramirez 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 AUTHORIZING THE AWARD AND EXECUTION OF A CONTRACT FOR DECOMMISSIONING AND REMOVAL SERVICES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2009 RENEWABLE ENERGY PROGRAM" (No. 26-23) was adopted.

Agenda Item 5(ii) was discussed - Resolution certifying the review of the 2025 audited financial statements. Commissioner Happer 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 CERTIFYING REVIEW OF THE BUDGET YEAR 2025 AUDITED FINANCIAL STATEMENTS" (No. 26-24) was adopted.

Agenda Item 5(iii) was discussed - Resolution approving the payment of bills as listed on the Schedule of Warrants in the amount of \$9,648.13. Commissioner Ramirez made a motion to adopt this resolution. Commissioner Happer seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 26-25) was adopted.

6. Possible Actions After Executive Session: Nothing at this time.
7. Discussion: Counsel Jessup provided a summary of the Authority's two public hearings held on May 19 and June 16 for the potential sale of property at 540 West Hanover Avenue, known as Morris View Healthcare Center. Commissioner Leary provided information about the related RFP for the potential sale of Morris View and advised that action will be taken by the County Commissioner Board. In response to a question raised by County Commissioner Krickus about the decommissioning of Solar I, Counsel Jessup confirmed that every Solar I local unit made the decision to have their solar panels removed by the Improvement Authority. Also, Commissioner Leary and Counsel Jessup summarized the Authority's decommissioning agreement with Solar I local unit, West Morris Regional High School District.
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 Sandman seconded the motion. The June 17, 2026 meeting of the Morris County Improvement Authority was adjourned at 3:16 p.m.

The next Improvement Authority meeting will be held on Wednesday, July 15 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