MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on October 21, 2026 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 5:00 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
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 Group
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. Four Commissioners were in attendance, Ms. Beti Bauer, Mr. Daniel Happer, Ms. Ellen Sandman, and Ms. Deena Leary. A quorum was established.

   There were two members of the public who attended remotely.

3. Executive Session: No Executive Session requested.

4. Commissioner Leary asked for approval of the September 16, 2026 meeting minutes. Commissioner Sandman made a motion to accept the minutes of the September 16, 2026 meeting. Commissioner Bauer seconded the motion. All others were in favor to accept the minutes of the September 16, 2026 meeting.

5. Official Action

   Agenda Item 5(i) was discussed - Resolution authorizing the transfer of funds from the County Security Fund to the County. Commissioner Sandman 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 TRANSFER OF FUNDS IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2011 COUNTY OF MORRIS GUARANTEED RENEWABLE ENERGY PROGRAM AND CERTAIN OTHER MATTERS RELATED THERETO" (No. 26-39) was adopted.

Agenda Item 5(ii) was discussed - Resolution finally adopting the 2027 Authority budget. Commissioner Happer 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 FINALLY ADOPTING THE 2027 AUTHORITY BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AND ENDING DECEMBER 31, 2027" (No. 26-40) was adopted.

Agenda Item 5(iii) was discussed - Resolution authorizing payment of operating expenses for the Solar II program. 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 PAYMENT OF CERTAIN OPERATING EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2011 COUNTY OF MORRIS GUARANTEED RENEWABLE ENERGY PROGRAM AND CERTAIN OTHER MATTERS RELATED THERETO" (No. 26-41) was adopted.

Agenda Item 5(iv) was discussed - Resolution authorizing the execution of a Second Supplement to Trust Indenture for the Drew University project. Commissioner Sandman made a motion to adopt this resolution. Commissioner Bauer seconded the motion. Roll was called. The resolution was unanimously approved. "RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENT TO TRUST INDENTURE IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S $83,515,000 SCHOOL FACILITIES REVENUE BONDS (DREW UNIVERSITY PROJECT), SERIES 2017, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH" (No. 26-42) was adopted.

Agenda Item 5(v) was discussed - Resolution authorizing payment of administrative expenses for the Solar II program. Commissioner Bauer 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 TRANSFER OF FUNDS AND PAYMENT OF CERTAIN ADMINISTRATIVE EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2011 COUNTY OF MORRIS GUARANTEED RENEWABLE ENERGY PROGRAM" (No. 26-43) was adopted.

Agenda Item 5(vi) was discussed - Resolution authorizing payment of administrative expenses for the Solar I program. 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 PAYMENT OF CERTAIN ADMINISTRATIVE EXPENSES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2009 RENEWABLE ENERGY PROGRAM" (No. 26-44) was adopted.

Agenda Item 5(vii) was discussed - Resolution approving the payment of bills as listed on the Schedule of Warrants in the amount of $5,114.36. Commissioner Happer made a motion to adopt this resolution. Commissioner Sandman seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 26-45) was adopted.

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

7. Discussion: No discussion at this time.

8. Further Official Action: Nothing at this time.

9. Additional Reports from Consultants: Nothing at this time.

10. Public Comments: No public comment. No written or email comments were submitted.

11. Adjournment: Commissioner Sandman made a motion to adjourn the meeting. Commissioner Bauer seconded the motion. The October 21, 2026 meeting of the Morris County Improvement Authority was adjourned at 5:24 p.m.

The next Improvement Authority meeting will be held on Monday, November 16, 2026 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

Christine Kristiansen, Recording Secretary