

MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on September 16, 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
Jennifer Edwards, Acacia Financial Group (Joined remotely at 3:05 p.m.)
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 August 19, 2026 meeting minutes. Commissioner Leary made a motion to accept the minutes of the August 19, 2026 meeting. Commissioner Bauer seconded the motion. Commissioner Happer and Commissioner Sandman abstained. All others were in favor to accept the minutes of the August 19, 2026 meeting.
5. Official Action

Agenda Item 5(i) was discussed - Resolution authorizing the payment of Solar II 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 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. 26-35) was adopted.

Agenda Item 5(ii) was discussed - Resolution authorizing payment of Decommissioning Contract Expenses to Memargi Demolition and Environmental Services. 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 PAYMENT OF CERTAIN EXPENSES

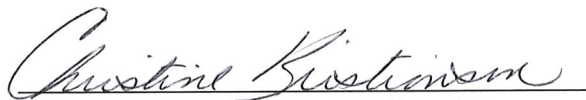
IN CONNECTION WITH THE CONTRACT FOR DECOMMISSIONING AND REMOVAL SERVICES IN CONNECTION WITH THE MORRIS COUNTY IMPROVEMENT AUTHORITY'S 2009 RENEWABLE ENERGY PROGRAM" (No. 26-36) was adopted.

Agenda Item 5(iii) was discussed - Resolution introducing and approving the Authority's 2027 budget. 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 INTRODUCING AND APPROVING THE 2027 AUTHORITY BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AND ENDING DECEMBER 31, 2027" (No. 26-37) was adopted.

Agenda Item 5(iv) was discussed - Resolution approving the payment of bills as listed on the Schedule of Warrants in the amount of \$1,050.36. Commissioner Sandman made a motion to adopt this resolution. Commissioner Leary seconded the motion. Roll was called. The resolution was unanimously approved. Resolution "Bill List" (No. 26-38) was adopted.

6. Possible Actions After Executive Session: Nothing at this time.
7. Discussion: Commissioner Leary discussed the decommissioning of Solar I. Discussion topics included the carports at the county's Mennen site and the Authority's asset management agreement with Sunlight General. Additional discussion ensued pertaining to the potential sale of Morris View and Drew University's request for funding withdrawal. Counsel will attempt to obtain additional information pertaining to Drew University. Commissioner Ramirez reported on the voter-approved Morris School District referendum. Ms. Edwards of Acacia Financial will review.
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 Happer made a motion to adjourn the meeting. Commissioner Bauer seconded the motion. The September 16, 2026 meeting of the Morris County Improvement Authority was adjourned at 3:23 p.m.

The next Improvement Authority meeting will be held on Wednesday, October 21, 2026 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