

MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on June 28, 2017 at 9:30 a.m.
Conference Room #547
Administration and Records Building, Morristown, New Jersey

At 9:30 a.m., John Bonanni, Chairman to the Morris County Improvement Authority called the meeting to order. The Improvement Authority meeting was held to coincide with the Freeholder's Work Session. The following persons were in attendance:

John Bonanni, Chairman
Scott Gallopo, Commissioner
Joseph Kovalcik, Commissioner
Ellen Sandman, Commissioner
Matt Jessup, Esq., McManimon, Scotland and Baumann, LLC
Jennifer Edwards, Acacia Financial
Doug Cabana, Freeholder Director
Kathy DeFillippo, Morris County Freeholder
Hank Lyon, Morris County Freeholder – Via Conference Call
Thomas Mastrangelo, Freeholder Liaison
Christine Myers, Morris County Freeholder
Deborah Smith, Morris County Freeholder
John Napolitano, Morris County Counsel
Randy Bush, Assistant Morris County Counsel
Larry Ragonese, Digital & Communications Director
Scott DiGiralomo, Director, Law & Public Safety
Deena Leary, Director, Planning and Public Works
Allison Stapleton, Director, Employee Resources
John Tugman, Director, Information Technology
Jennifer Carpinteri, Director, Human Services

Public:
Ben Kurland, CEO, Allaire Healthcare Group
Brie Gallo, Vice President, Allaire Healthcare Group
Peggy Wright, Reporter, Daily Record
Debbie Merz, County Clerk's Office

Commissioner Bonanni asked for the reading of the public statement in accordance with the Open Public Meetings Act, which was then read by Recording Secretary Cynthia Rueter.

Commissioner Bonanni asked for "roll call" for the Authority, Four (4) Commissioners were in attendance, Mr. John Bonanni, Ms. Ellen Sandman, Mr. Joseph Kovalcik, and Mr. Scott Gallopo. A quorum was established.

1. Executive Session – The Morris County Improvement Authority joined the Freeholder Board Work Session in the Knox Conference Room (#525) during Closed Session at to discuss the following:
 - i. Discussion of contract and related issues in connection with the Authority's leasing of Morris View Healthcare Center

The Board entered Executive Session at 9:43 a.m. Commissioner Bonanni requested to suspend Open Session until the conclusion of the Freeholder Board Work Session. The Improvement Authority Meeting reconvened at 10:00 a.m. in Conference Room #547. Commissioner Bonanni did not join the Open Session of the Improvement Authority Meeting.

2. Commissioner Gallopo asked for approval of the April 18, 2017 and the May 24, 2017 meeting minutes including executive session. Commissioner Kovalcik made a motion to accept the minutes of both the April 18, 2017 meeting and the May 24, 2017 meeting. Commissioner Sandman seconded the motion. All others in favor to accept the minutes of the April 18, 2017 and the May 24, 2017 meetings.
3. Official Action
 - (i) Agenda item 5(i) was discussed – Resolution approving the extension of the agreement with Marcus and Millichap, a real estate broker, for services in connection with the lease of the Morris View Healthcare Facility. Commissioner Kovalcik made a motion to adopt this resolution, Commissioner Sandman seconded the motion. Roll was called. The resolution was unanimously approved. Resolution No. 17-26 “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY APPROVING AND AUTHORIZING THE EXECUTION OF AN ADDENDUM EXTENDING THE TERM OF THE REPRESENTATION AGREEMENT WITH MARCUS AND MILLICHAP REAL ESTATE INVESTMENT SERVICES” (No. 17-26) was adopted.

Agenda item 5(ii) – Resolution certifying that the members of the authority have received and reviewed the 2016 audit report. Commissioner Sandman made a motion to adopt this resolution, Commissioner Kovalcik seconded the motion. Roll was called. The resolution was approved unanimously. The motion carried and Resolution No. 17-27 “RESOLUTION OF THE MORRIS COUNTY

IMPROVEMENT AUTHORITY CERTIFYING REVIEW OF THE BUDGET YEAR 2016 AUDITED FINANCIAL STATEMENTS” (17-27) was adopted.

Agenda item 5(iii) – Resolution approving and authorizing the execution of a lease agreement with Allaire Healthcare group for the lease of Morris View Healthcare Center. Commissioner Sandman made a motion to adopt this resolution, Commissioner Kovalcik seconded the motion. Roll was called. The resolution was approved unanimously. The motion carried and Resolution No. 17-28 “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR A MASTER LESSOR IN CONNECTION WITH THE COUNTY GUARANTEED LEASING PROGRAM” (No. 17-28) was adopted.

Agenda item 5(iv) – Resolution approving the payment of bills as listed on the Schedule of Warrants. Commissioner Sandman made a motion to adopt this resolution, Commissioner Gallopo seconded the motion. Roll was called. The resolution was approved unanimously. The motion carried and Resolution "Bill List" (No. 17-29) 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 – Jennifer Edwards, Managing Director, Acacia Financial updated the Board on the response to the Master Lessor RFP. Jennifer reported that there were three (3) respondents: TD Bank, US Bank and Santander Bank. A full evaluation will be completed within the next few days and an award can be made at the next meeting.

Matt Jessup, Council for the Authority reported that Solar II has officially obtained “final completion” status. All the 1603 grant applications are in except the Public Safety Training Academy, which will be submitted on Thursday. Matt expects that within three (3) months the Authority should receive notification regarding the amount of grant funds that the Improvement Authority will receive.

10. The public portion of the meeting was opened – No public present.
11. Adjournment - Commissioner Kovalcik made a motion to adjourn the meeting. Commissioner Sandman seconded the motion.

The June 28, 2017 meeting of the Morris County Improvement Authority was adjourned at 11:00 a.m.

The next Improvement Authority meeting will be held on **Wednesday, July 19, 2017 at 6:00 p.m. in the Knox Conference Room.**

Respectfully submitted,

Cynthia Rueter, Recording Secretary
Morris County Improvement Authority