

# MORRIS COUNTY IMPROVEMENT AUTHORITY

MINUTES of the Regular Board Meeting held on September 14, 2016 at 4:00 p.m.,  
Knox Conference Room  
Administration and Records Building, Morristown, New Jersey

At 4:00 p.m., John Bonanni, Chairman to the Morris County Improvement Authority called the meeting to order. The following persons were in attendance:

John Bonanni, Chairman  
Christine Ramirez, Commissioner  
Joseph Kovalcik, Commissioner  
Ellen Sandman, Commissioner  
Scott Gallopo, Commissioner  
Matt Jessup, Esq., McManimon, Scotland and Baumann, LLC  
Doug Bacher, NW Financial  
Jennifer Edwards, Acacia Financial  
Tom Brys, Matrix New World  
Deborah Smith, Freeholder Liaison

1. 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.
2. Commissioner Bonanni asked for "roll call" for the Authority. All five (5) Commissioners were in attendance, Mr. John Bonanni, Ms. Christina Ramirez, Ms. Ellen Sandman, Mr. Joseph Kovalcik, and Mr. Scott Gallopo. A quorum was established.
3. Executive Session - Commissioner Kovalcik made a motion to enter into Executive Session to discuss:
  - (i) Contract and related issues for one or more Series 2011 Renewable Energy Program Unbuilt Sites
  - (ii) Contract and related issues for Series 2009 Renewable Energy Program Operations
  - (iii) Contract and related issues in connection with certain County projects

Commissioner Ramirez seconded the motion. At 4:08 p.m., the Board entered Executive Session.

At 4:24 p.m., Commissioner Kovalcik made a motion to come out of Executive Session. Commissioner Sandman seconded the motion.

4. Commissioner Bonanni asked for approval of the October 25, 2016 regular meeting minutes, including executive session. Commissioner Kovalcik made a motion to accept the minutes of the October 25, 2016 meeting. Commissioner Ramirez seconded the motion. All others in favor to accept the minutes of the October 25, 2016 meeting.
5. Official Action

Agenda item 5(i) was discussed – Resolution rescinding Resolution #29, which authorized a License and Access Agreement with Sussex County for the addition of two Sussex Solar sites to include the Sussex Main Library and the County of Sussex Office of Emergency Management. Commissioner Kovalcik made a motion to adopt this resolution, Commissioner Sandman seconded the motion. Roll was called. The resolution was approved unanimously (No. 16-42) “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY RESCINDING RESOLUTION NO. 16-29 (No. 16-42) was adopted.

Agenda item 5(ii) was discussed – Resolution authorizing an amendment to the Procurement and Construction Contract whereby the Contractor (HESP) has requested to add Genforce Power as an approved subcontractor; and increasing the KW size at the Public Safety Training Academy. Commissioner Kovalcik made a motion to adopt this resolution, Commissioner Sandman seconded the motion. Roll was called. The resolution was approved unanimously No. 16-43 “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AMENDMENT NO. 2 TO THE PROCUREMENT AND CONSTRUCTION CONTRACT PROVIDING FOR CONSTRUCTION OF CERTAIN RECOMMENDED SERIES 2011 LOCAL UNIT PROJECTS IN FURTHERANCE OF THE COUNTY OF MORRIS GUARANTEED RENEWABLE ENERGY PROGRAM, SERIES 2011” (No. 16-43) was adopted.

Agenda item 5(iii) was discussed – Resolution authorizing a Shared Services contract with the County of Morris. The Authority desires to utilize the services of the County Qualified Purchasing Agent, James J. Jorgensen in an effort to maintain efficient

services and reduce local expenses with respect to a certain procurement to be issued by the Authority regarding the Morris View Healthcare Center. Commissioner Kovalcik made a motion to move this resolution, Commissioner Gallopo seconded the motion. Roll was called. The resolution was unanimously approved. No. 16-44 “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE COUNTY OF MORRIS, NEW JERSEY (No. 16-44) was adopted.

Agenda item 5(iv) – Resolution authorizing an agreement with Marcus and Millichap Real Estate Investment Services. The Authority intends to procure the services of a private operator to lease and operate the Morris View Healthcare Center through a Request for Qualifications/Request for Proposals procurement process, and has determined that there is a need to engage the services of a real estate broker to assist the Authority in the procurement. Commissioner Kovalcik made a motion to move this resolution, Commissioner Gallopo seconded the motion. Roll was called. The resolution was approved unanimously No. 16-45 “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING EXECUTION OF A REPRESENTATION AGREEMENT WITH MARCUS AND MILLICHAP REAL ESTATE INVESTMENT SERVICES (No. 16-45) was adopted.

Agenda item 5(v) –Resolution authorizing a RFQ for the lease and operation of Morris View Healthcare Facility, as an initial step, the procurement process will involve the issuance of a Request for Qualifications (“RFQ”) to identify and establish a pool of experienced and qualified healthcare operators, capable of leasing, operating and managing the Morris View Healthcare Center, and a subsequent step, will involve the issuance of a Request for Proposals to the pool of qualified respondents to the RFQ. Commissioner Gallopo made a motion to adopt this resolution, Commissioner Ramirez seconded the motion. Roll was called. The resolution was approved unanimously No. 16-46 “RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A REQUEST FOR QUALIFICATIONS FOR THE LEASE AND OPERATION OF THE MORRIS VIEW HEALTHCARE CENTER (No. 16-46) was adopted.

Bill List 5(x) - Resolution approving the payment of bills as listed on the Schedule of Warrants. Commissioner Ramirez made a motion to adopt this resolution, Commissioner Bonanni seconded the motion. Roll was called. The resolution was approved unanimously. The motion carried and Resolution "Bill List" (No. 16-47) was adopted.

6. Possible Actions after Executive Session – Nothing at this time.
7. Discussion – Jennifer Edwards, Acacia Finance reported that there have been a few CGLP applications resulting from the marketing letter.  
  
Tom Brys reported that there is a culvert at the OTA site that should be cleaned out to prevent potential flooding.
  - a. Commissioner Gallopo requested an updated spreadsheet be prepared with estimated KW output.
8. Further Official Action – Nothing at this time.
9. Additional Reports – Nothing at this time.
10. The public portion of the meeting was opened - No Public in attendance.
11. Adjournment - Commissioner Kovalcik made a motion to adjourn the meeting. Commissioner Ramirez seconded the motion.

The September 14, 2016 meeting of the Morris County Improvement Authority was adjourned at 4:45 p.m.

The next Improvement Authority meeting will be held on **Wednesday, October 19, 2016 at 6:00 p.m. in the Knox Conference Room.**

Respectfully submitted,

Cynthia Rueter  
Recording Secretary