

MORRIS COUNTY IMPROVEMENT AUTHORITY
MINUTES of the Regular Board Meeting held on September 16 at 5:00 p.m.
Administration and Records Building, Morristown, New Jersey

Held and Conducted Via Telephonic Communication Only

At 5:00 p.m., John Bonanni, Chairperson to the Morris County Improvement Authority called the meeting to order. The following persons were in attendance:

John Bonanni, Chairperson
Beti Bauer, Commissioner
Scott Gallopo, Commissioner
Christina Ramirez, Commissioner
Ellen Sandman, Commissioner
Matt Jessup, Esq., McManimon, Scotland and Baumann, LLC
Heather Litzebauer, NW Financial
Jennifer Edwards, Acacia Financial
John Krickus, Freeholder and MCIA Alt. Liaison

1. Commissioner Bonanni read the public statement in accordance with the Open Public Meetings Act.
2. Commissioner Bonanni asked for "roll call" for the Authority. Five (5) Commissioners were in attendance, Mr. John Bonanni, Ms. Beti Bauer, Mr. Scott Gallopo, Ms. Christine Ramirez and Ms. Ellen Sandman. A quorum was established.
3. Executive Session - No Executive Session requested.
4. Commissioner Bonanni asked for approval of the August 26, 2020 meeting minutes. Commissioner Ramirez made a motion to accept the minutes of the August 26, 2020 meeting. Commissioner Gallopo seconded the motion. All others were in favor to accept the minutes of the August 26, 2020.
5. Official Action

Agenda item 5(i) was discussed – Resolution authorizing lease agreement amendments by and between the Authority and Morris View Healthcare and by and between the Authority and the Morris County, and authorizing the execution of a landlord subrogation in connection with the lessee's financing through Lakeland Bank. 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 (A) AN AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE MORRIS COUNTY IMPROVEMENT AUTHORITY AND MORRIS VIEW MANAGEMENT CO, LLC D/B/A MORRIS VIEW HEALTHCARE CENTER; (B) THE EXECUTION OF A LANDLORD SUBORDINATION IN CONNECTION WITH THE LESSEE'S FINANCING THROUGH LAKELAND BANK; AND, (C) AN AMENDMENT TO THE COUNTY LEASE AGREEMENT BY AND BETWEEN THE MORRIS COUNTY IMPROVEMENT AUTHORITY AND THE COUNTY OF MORRIS" (No. 20-25) was adopted.

Agenda item 5(ii) was discussed - Resolution authorizing the application to the Local Finance Board as it relates to the issuance of a series of loan or lease revenue bonds. Commissioner Ramirez made a motion to adopt this resolution. Commissioner Gallopo seconded the motion. Roll was called. The resolution was unanimously approved. "RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY AUTHORIZING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40:37A-80" (No. 20-26) was adopted.

Agenda item 5(iii) - Agenda item 5(v) - Resolution approving the payment of bills as listed on the Schedule of Warrants in the amount of \$19,857.72. Commissioner Bauer made a motion to adopt this resolution. Commissioner Sandman seconded the motion. Roll was called. The resolution was approved unanimously. The motion carried and Resolution "Bill List" (No. 20-27) 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 from Consultants - Nothing at this time.
10. The public portion of the meeting was opened - No public present.
11. Adjournment - Commissioner Ramirez made a motion to adjourn the meeting. Commissioner Gallopo seconded the motion.

The September 16, 2020 meeting of the Morris County Improvement Authority was adjourned at 5:30 p.m.

The next Improvement Authority meeting will be held on October 21, 2020 at 5:00 p.m. in the Knox Conference Room.

Respectfully submitted,

John Bonanni, Chairperson
Morris County Improvement Authority