



## UNION COUNTY IMPROVEMENT AUTHORITY

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Rahway, New Jersey, 07065  
www.ucimprovementauthority.org  
(732) 382-9400 (732) 382-5862 fax

Resolution No. 62-2017

Date: September 13, 2017

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
ACCEPTING AND DESIGNATING NICHOLAS NETTA OF NETTA ASSOCIATES  
AS THE REDEVELOPER FOR 17 CALDWELL PLACE IN ELIZABETH, WHICH  
IS OWNED AND OPERATED BY THE PARKING AUTHORITY OF THE CITY OF  
ELIZABETH**

APPROVED AS TO FORM:  
Lisa M. da Silva, RMC  
Clerk of the Authority

APPROVED AS TO SUFFICIENCY OF FUNDS  
☐ YES ☐ NO ☒ NONE REQUIRED  
UNION COUNTY IMPROVEMENT AUTHORITY

*Lisa M. da Silva*

*Nicholas Netta*

	PRESENT	ABSENT	AYE	NAY	ABSTAIN	MOTION	SECOND
<i>Bornstad, Treasurer</i>		<input checked="" type="checkbox"/>					
<i>D'Elia</i>		<input checked="" type="checkbox"/>					
<i>Hockaday</i>		<input checked="" type="checkbox"/>					
<i>Huff</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
<i>Lattimore</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
<i>Salerno, Secretary</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
<i>Szpond</i>		<input checked="" type="checkbox"/>					
<i>Rountree, Vice Chairwoman</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
<i>Scutari, Chairman</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				

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**WHEREAS**, a regular meeting of the Union County Improvement Authority (the "Authority") was held on September 13, 2017; and

**WHEREAS**, the Union County Improvement Authority (the "Authority") has been created by resolution of the Board of Chosen Freeholders of the County of Union as a public body corporate and politic of the State of New Jersey, pursuant to and in accordance with the County Improvement Authorities Law, N.J.S.A. 40:37A-44 *et seq.*, and the acts amendatory thereof and supplemental thereto; and

**WHEREAS**, pursuant to the terms of the Act, the UCIA is authorized to provide public facilities, as such term is defined therein, within the County, including the financing of the acquisition and/or construction of same; and

**WHEREAS**, the City of Elizabeth created the Parking Authority pursuant to an Ordinance passed by the City Council on October 24, 1952; and amended by Ordinance adopted January 9, 1979, pursuant to NJSA 40:11A; and

**WHEREAS**, the Parking Authority owns and operates a parking facility located at 17 Caldwell Place, Elizabeth, New Jersey ( the "Site") which was previously designated as an area in need of redevelopment under the Local Housing and Redevelopment Law N.J.S.A 40A:12A-1 *et seq.*; and

**WHEREAS**, the Site contains under-utilized space to be fit-out in accordance with a tenant's needs; and

**WHEREAS**, the Parking Authority wishes to have the UCIA undertake the process necessary to design and construct improvements to the Site necessary to fit-out the space to accommodate any lessee; and

**WHEREAS**, the Authority previously entered into a Shared Services Agreement with the Parking Authority dated June 14, 2017 relative to the Site wherein the Authority agreed to act as Project Manager for the design, financing and construction of improvements; and

**WHEREAS**, it is necessary for the Authority to obtain professional Redeveloper Services for the design and improvement (the "Services") to 17 Caldwell Place in Elizabeth , New Jersey; and

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MEMBERS OF THE UNION COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:**

1. The Authority hereby accepts and designates Nicholas Netta of Netta Associates as the Redeveloper of 17 Caldwell Place, Elizabeth New Jersey pending the authorization of future financing by the Authority for the project.
2. The Authority authorizes the Executive Director of the Authority to approve and execute a Redeveloper's Agreement with Netta Associates setting forth the terms of the provision of the Services. Such approval and execution by the Executive Director shall be deemed approval by the Authority and no further action or approval shall be required.
3. This resolution shall take effect immediately.