



# UNION COUNTY IMPROVEMENT AUTHORITY

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Resolution No. 17-2020

Date: February 5, 2020

## RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT FOR A PARKING CONSULTANT TO CONDUCT A PARKING STUDY OF THE PARK MADISON GARAGE

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*

*Mark B. ...*

	PRESENT	ABSENT	AYE	NAY	ABSTAIN	MOTION	SECOND
<i>Barnett</i>		✓					
<i>D'Elia</i>	✓		✓				
<i>Hockaday</i>	✓				✓		
<i>Huff</i>	✓		✓				✓
<i>Kolibas</i>	✓		✓				
<i>Marshall</i>	✓		✓				
<i>Mojica</i>	✓		✓				
<i>Salerno</i>	✓		✓			✓	
<i>Vacancy</i>							

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A PROFESSIONAL SERVICES CONTRACT FOR A PARKING  
CONSULTANT TO CONDUCT A PARKING STUDY OF THE PARK MADISON  
GARAGE**

**WHEREAS**, the Union County Improvement Authority (the "Authority") was created by 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 the County Improvement Authorities Law, N.J.S.A. 40:37A-44 et seq. (the "Act"); and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-55(t) of the Act, the Authority is empowered to enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts necessary, convenient or desirable for the purposes of the Authority, subject to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. (LPCL); and

**WHEREAS**, the Authority is the owner of the Park Madison Administration Building and Garage (for the purposes herein, the "Garage") located at 200 West Second Street in the City of Plainfield (the "City"); and

**WHEREAS**, Moon Builder, LLC (the "Redeveloper") has proposed the development of a mixed-used development comprised of residential units, commercial space, on-site parking and other amenities (the "Project"), which will be situated in the TODD West Redevelopment Area and in the vicinity of the Garage; and

**WHEREAS**, in addition to the Project's on-site parking, the Redeveloper has indicated that it has a need for off-site parking to accommodate the needs of the residential units to ensure the feasibility and viability of the Project; and

**WHEREAS**, the Redeveloper has requested the dedication and use of 230-240 parking spaces in the Garage during the evening hours pursuant to the execution of an agreed upon shared parking agreement; and

**WHEREAS**, the Authority desires to obtain the professional services of a parking consultant to conduct a parking study of the Garage to determine the viability of a shared parking arrangement with the Redeveloper; and

**WHEREAS**, such professional services are an exception to the public bidding requirements of the LPCL, and the Authority has a need to acquire these services pursuant to a non-fair and open process in accordance with the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREASB**, the Authority obtained a parking study proposal from TimHaahs and Associates, Inc. (the "Parking Consultant") under which Parking Consultant proposes to conduct a "Shared Parking Analysis" and a "Parking Operations Analysis" (the "Parking Study") of the Garage, appended hereto as Attachment A; and

**WHEREAS**, the total cost of the Parking Study is \$12,300 which is comprised of the following:

- Shared Parking Analysis -- \$6,800.00;
- Parking Operations Analysis -- \$5,500.00; and

**WHEREAS**, upon the Authority's approval of the execution of a contract hereof, the Parking Consultant will immediately commence the Shared Parking Analysis portion of the Parking Study; and

**WHEREAS**, the cost for the Shared Parking Analysis will be borne solely by the Redeveloper and shall be paid pursuant to an escrow agreement; and

**WHEREAS**, the Authority and Redeveloper will negotiate the responsibility for payment of the Parking Operations Analysis subsequent to the completion of the Shared Parking Analysis; and

**WHEREAS**, the Parking Consultant has completed and submitted a Business Entity Disclosure Certification which certified that the Parking Consultant has not made any reportable contributions to a political or candidate committee as prohibited by applicable law in the previous year, and that the contract will prohibit the Parking Consultant from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Authority desires to authorize a contract with the Parking Consultant for the provision of the services consistent and in accordance with this Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Members of the Union County Improvement Authority as follows:

1. The Authority hereby authorizes a contract with the Parking Consultant (TimHaahs and Associates, Inc.) to provide the professional parking consultant services specified herein at a cost not to exceed \$6,800.00 to complete the Shared Parking Analysis set forth in the proposed Parking Study.
2. The Chairman and Executive Director are hereby authorized to approve and execute a contract with the Parking Consultant consistent with this Resolution. Such approval and execution shall be deemed approval by the Authority and no further action or approval shall be required.
3. The Chairman and Executive Director are hereby authorized to approve and execute an escrow agreement with the Redeveloper in substantial conformity with the agreement appended hereto as Attachment B, pursuant to which the Redeveloper will deposit the funds to pay for the cost of the Shared Parking Analysis and the Authority will use such funds to pay the Parking Consultant for the Shared Parking Analysis portion of the Parking Study.
4. The Secretary of the Authority is directed to cause a brief notice of the above qualification to be published as required by N.J.S.A. 40A:11-5(1)(a)(i).
5. The Certifying Finance Officer has certified that the funds for the contract will be available.
6. This Resolution shall take effect immediately.



## CITY OF PLAINFIELD

OFFICE OF THE MAYOR  
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Adrian O. Mapp  
Mayor

January 28, 2020

Daniel P. Sullivan, Executive Director  
Union County Improvement Authority  
1499 Routes 1 & 9 North  
Rahway, New Jersey 07065

Re: TODD-West Redevelopment Project – Parking Requirements

Dear Mr. Sullivan:

I write this letter as the Mayor of the City of Plainfield to request the assistance of the Union County Improvement Authority with respect to the provision of parking for the residential component of a transformative project for the City of Plainfield's downtown. The request is for support of residential parking during evening/night-time hours at the parking facility serving the County Office building at 200 West 2<sup>nd</sup> Street.

We are working with a local redeveloper, Steven Cheung, who has undertaken some great projects in the City of Plainfield. This project, known as TODD-West, will be a landmark development in the heart of the City and would entail the construction of, among other things, a 10-story mixed-use residential, retail building that will contribute significantly to the revitalization of the City.

As you know, structured parking comes at a significant expense. We have been advised that each parking space can cost approximately \$20,000 to \$25,000. These costs cannot be recovered in most municipalities in the State of New Jersey.

Thus, we look to the Union County Improvement Authority to work with the City and Mr. Cheung to achieve a mutually acceptable arrangement for use of the County's parking garage for this development. It is my understanding that shared parking is a very efficient use of parking facilities and an effective way of balancing parking demand. The proposal includes a shared parking arrangement where 230 to 250 spaces would be available for residents of the development during evening/night-time hours and the County would be assured that parking for County Officials, State Officials, employees and clients would be available at the Parking Garage during the day.

We would also ask that you work with us related to parking rates as to avoid negatively impacting the financial feasibility of the project.

I know that you have been in conversations with various members of my staff and express appreciation for those efforts and would ask you to continue in those efforts to bring this matter to a mutually acceptable conclusion. Thank you.

Sincerely,

  
Mayor Adrian O. Mapp

c: Valerie Jackson, Economic Development Director