



UNION COUNTY IMPROVEMENT AUTHORITY

1499 US Highway One, North, 3rd Floor
Rahway, New Jersey, 07065
www.ucimprovementauthority.org
(732) 382-9400 (732) 382-5862 fax

Resolution No. 68-2020

Date: October 7, 2020

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A 30-DAY EXTENSION OF THE NOTICE TO EXTEND THE TERM OF THE LEASE AND APPROVE A 5-YEAR EXTENSION OF THE LEASE AGREEMENT WITH THE STATE OF NEW JERSEY FOR THE PARK MADISON PROPERTY

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

	PRESENT	ABSENT	AYE	NAY	ABSTAIN	MOTION	SECOND
<i>Barnett</i>	✓		✓				✓
<i>Hockaday, Treasurer</i>	✓		✓				
<i>Kolibas</i>		✓					
<i>Marshall</i>	✓		✓				
<i>Mojica, Secretary</i>	✓		✓				
<i>Shehata</i>	✓		✓				
<i>Huff, Vice Chairman</i>	✓		✓			✓	
<i>D'Elia, Chairman</i>	✓		✓				
<i>Vacancy</i>							

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A 30-DAY EXTENSION OF THE NOTICE TO EXTEND THE TERM OF THE LEASE AND APPROVE A 5-YEAR EXTENSION OF THE LEASE AGREEMENT WITH THE STATE OF NEW JERSEY FOR THE PARK MADISON PROPERTY

WHEREAS, the Union County Improvement Authority (the “Authority”) has been duly created by ordinance of the Union County Board of Chosen Freeholders 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

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), 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 and things 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.; and

WHEREAS, the Authority currently leases a portion of the property known as 200 West 2nd Street, Plainfield New Jersey (“Park Madison”) to the State of New Jersey for the use of the Worker’s Compensation Court; and

WHEREAS, the lease agreement was entered into between the UCIA and the State of New Jersey on July 15, 2009 and was amended on April 19, 2010; and

WHEREAS, pursuant to the lease agreement, the State of New Jersey previously extended the lease for a five (5) year term in 2015; and

WHEREAS, pursuant to the lease agreement, the State of New Jersey wishes to extend the lease for another five (5) year period; and

WHEREAS, the lease currently expires on October 31, 2020 and, due to the fact that many agencies are working from home through the pandemic, the State of New Jersey has requested, in writing, an extension of the notice period to extend the lease for an additional thirty (30) days; and

WHEREAS, extending the notice period would not affect the lease renewal term that would begin on November 1, 2020; and

WHEREAS, the Commissioners wish to agree to an extension of the lease agreement for a five (5) year term in the event that the State of New Jersey exercises the option;

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

1. The Authority hereby approves the extension of the notice period to extend the lease of the Park Madison property with the State of New Jersey for thirty (30) days.
2. The Authority authorizes the Project Manager, or her designee, to communicate such approval to the State of New Jersey.
3. The Authority approves of the five (5) year extension of the lease agreement by the State of New Jersey and authorizes the Chairman to execute any documents necessary to effectuate that extension.

AND BE IT FURTHER RESOLVED that this resolution shall take effect immediately.