



UNION COUNTY IMPROVEMENT AUTHORITY

Resolution No. 48-2021
Adoption Date: March 10, 2021

Sufficiency of Funds Bibi Taylor
Form and Legality David Minichello

AUTHORIZING A CONTRACT AMENDMENT FOR TIMOTHY HAAS AND ASSOCIATES FOR ADDITIONAL PARKING STUDY ANALYSIS OF THE PARK MADISON GARAGE

WHEREAS, the Union County Improvement Authority (the “Authority”) was created by the Board of Chosen Commissioners 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”) had 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 had 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 had 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

Commissioner	Motion	Second	Yes/Aye	No-Nay	Abstain	Absent
David Barnett			✓			
Steve Hockaday	✓		✓			
Christopher Kolibas			✓			
Debra Marshall			✓			
Andrea Mojica			✓			
Ahmed Shehata		✓	✓			
Scott Huff, Vice Chairman			✓			
Sebastian D’Elia, Chairman			✓			



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WHEREAS, the Authority desired 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

WHEREAS, the Authority adopted Resolution 17-2020 and Resolution 41-2020 for a Shared Parking & Operations Analysis by Timothy Haas and Associates, Inc. in the amount not to exceed \$15,900; and

WHEREAS, the Authority desires to obtain additional parking analysis from Timothy Haas and Associates; and

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

1. The Authority hereby increases Timothy Hass and Associates' contract by \$10,000.00 for a sum not to exceed \$26,900.00.
2. This Resolution shall take effect immediately.