



Resolution No. 61-2021  
Adoption Date: April 14, 2021

Sufficiency of Funds Bibi Taylor  
Form and Legality David Minichello

**AUTHORIZING EXECUTION OF THE REDEVELOPER'S AGREEMENT BETWEEN THE AUTHORITY AND TERMINAL CONSTRUCTION AS REDEVELOPER FOR THE NEW UNION COUNTY GOVERNMENT COMPLEX**

**WHEREAS**, a regular meeting of the Union County Improvement Authority (the "Authority") was held on April 14, 2021; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-55(t) a county improvement authority is empowered to enter into any and all agreements or contracts, execute any and all instruments and do and perform any and all things necessary, convenient or desirable for the purposes of the Authority or to carry out any power given in the County Improvement Authorities Law, N.J.S.A. 40:37A-44 et seq. (the "Act"), subject to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

**WHEREAS**, pursuant to the Act, the Authority is empowered to provide public facilities as such term is defined therein, within the County which includes the financing, acquisition and/or construction of such public facility and to act as a Redevelopment Entity for purposes of the New Jersey Local Redevelopment and Housing Law; and

**WHEREAS**, the County of Union previously assessed its long-term occupancy requirements, specialized space and security of a number of County owned properties and determined the County office space and leased premises do not adequately meet the foreseeable needs of the County; and

**WHEREAS**, on August 13, 2020 the UCIA and the County entered into a Memorandum of Agreement for the planning, design and construction of a new Union County Government Complex to be undertaken, financed and completed pursuant to the provisions of the NJ Local Redevelopment and Housing Law; 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, acting on behalf of the County issued a *Request for Qualifications/Proposals for Planning, Design and Construction of the New Union County Government Complex*, dated August 17, 2020 and subsequent addenda (the “RFQ/P”); and

**WHEREAS**, the Review Committee prepared an Evaluation Memorandum of the submissions, dated February 22, 2021, recommending that Terminal Construction, be designated as the redeveloper of the Project Site for the Project; and

**WHEREAS**, on February 22, 2021, the Authority’s Board of Commissioners, by resolution, adopted the recommendations contained in the Evaluation Memorandum and designated Terminal Construction as conditional redeveloper (the “Redeveloper”) for the Project Site pending finalization of the Redeveloper’s Agreement; and

**WHEREAS**, the Redeveloper has agreed to construct the project pursuant to the terms of the Redeveloper’s Agreement as negotiated between the Authority and the Redeveloper and to be guided and controlled by the Agreement and any Addendum thereto regarding this Project.

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

1. The Authority hereby authorizes the Chairman to execute the Redeveloper’s Agreement, in substantially the form attached, setting forth the duties and obligations of the Authority and Terminal Construction as the Redeveloper relative to the planning, design and construction of a new Union County Government Complex within the City of Elizabeth, with such changes as shall be approved by the Chairman on advice of counsel. The Secretary is authorized to attest to the signature of the Chairman appearing thereon and to affix the seal of the Authority thereto.
2. The Authority authorizes the Project Manager to take all actions reasonable and necessary in connection with all duties and obligations, as authorized in the Redeveloper’s Agreement and to approve all invoices for payment in connection with Phase I of the Project by the Project Manager in an amount not to exceed \$12,098,586.00.
3. This resolution shall take effect immediately.