



# UNION COUNTY IMPROVEMENT AUTHORITY

Resolution No. 78-2021  
Adoption Date: July 14, 2021

Sufficiency of Funds Bibi Taylor  
Form and Legality David Minichello

## AUTHORIZING AWARD OF CONTRACT TO SAMUEL T. ALLEN, III TO PROVIDE PROPERTY MANAGEMENT SERVICES AT ASSEMBLYMAN GERALD B. GREEN PLAZA BUILDING, 200 WEST SECOND STREET, PLAINFIELD, NEW JERSEY

**WHEREAS**, a regular meeting of the Union County Improvement Authority (the "Authority") was held on July 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 acts or 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**, pursuant to N.J.S.A. 40A:11-5(1)(a)(i), any contract, purchase or agreement, the subject matter of which consists of professional services is an exception to the public bidding requirements of the Local Public Contracts Law; and

**WHEREAS**, it is necessary for the Authority to obtain property management services (the "Services") for the Assemblyman Gerald B. Green Plaza Building at 200 West Second Street, Plainfield, New Jersey; and

**WHEREAS**, pursuant to the Local Public Contracts Law, the Authority initiated a competitive contracting process for the performance of maintenance, custodial and groundskeeping services by a management company pursuant to Resolution # 58-2021 dated April 14, 2021; and

**WHEREAS**, a competitive contracting process constitutes a fair and open process; and

**WHEREAS**, the Authority authorized the initiation of the competitive procurement process for the services pursuant to N.J.S.A 40A:11-4.1 (l) et seq.

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

I hereby certify that this is a true and correct copy of the original document of the Union County Improvement Authority  
Certified by: [Signature]  
Date: 07/14/2021



Resolution No. 78-2021  
Adoption Date: July 14, 2021

Sufficiency of Funds Bibi Taylor  
Form and Legality David Minichello

**WHEREAS**, the Authority prepared and issued a competitive contracting RFP package and publicly advertised for bids for the Services on two occasions; and

**WHEREAS**, the Authority received no proposals from the first solicitation and only one proposal from the second solicitation for the Services;

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

1. The Authority hereby awards a contract for Year 1 (August 1, 2021 to July 31, 2022) and reserves the option to renew for Year 2 (August 1, 2022 to July 31, 2023) and Year 3 (August 1, 2023 to July 31, 2024) to Samuel T. Allen, III to perform property management services at the Assemblyman Gerald B. Green Plaza Building, 200 West Second Street, Plainfield, New Jersey at a cost not to exceed as follows:

**TOTAL YEAR 1 - \$350,000**

**TOTAL YEAR 2 - \$306,000**

**TOTAL YEAR 3 - \$312,120**

**TOTAL CONTRACT VALUE - \$968,120**

2. The Authority authorizes the Chairman of the Authority to approve and execute a contract with Samuel T. Allen, III setting forth the terms of the provision of the Services. Such approval and execution by the Chairman shall be deemed approval by the Authority and no further action or approval shall be required.

3. 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).

4. The Certifying Finance Officer has certified that the funds for the contract are available from and can be obtained from the funds of the Authority.