



Resolution No. 39-2023
Adoption Date May 2, 2023

Sufficiency of Funds Pete Taylor
Form and Legality David Minchella

Resolution Authorizing an Amendment to the Lease Agreement Between the Union County Improvement Authority and The Community Hospital Group t/a JFK Medical Center in Connection with the Gerald B. Green Building in Plainfield, New Jersey

WHEREAS, the Union County Improvement Authority (the "Authority") has been duly created by an ordinance of the Board of County Commissioners (the "Board of Commissioners") of the County of Union, New Jersey (the "County"), as public body corporate and politic of the State of New Jersey (the "State") pursuant to and in accordance with the county improvement authorities law, constituting Chapter 183 of the Pamphlet Laws of 1960 of the State, as amended and supplemented from time to time (the "Act"); and

WHEREAS, the Authority currently leases a portion of the property known as 200 West 2nd Street Plainfield, New Jersey ("Gerald B. Green Building") to the Community Hospital Group t/a JFK Medical Center (the "Medical Center"); and

WHEREAS, on June 2, 2015, the Authority entered into a lease agreement with the Medical Center for a portion of the property known as 200 West 2nd Street Plainfield, New Jersey ("Gerald B. Green Building") (the "Lease" or "Lease Agreement"); and

WHEREAS, the second addendum to the lease agreement between the parties is expiring June 30, 2023, and the Authority and the Medical Center are desirous of continuing the lease agreement for the property; and

WHEREAS, Community Hospital Group d/b/a JFK Medical Center would like to renew its lease for an additional two years for an annual rent of \$21 per sq ft plus CAM annual rate of \$8 per sq ft; and

Commissioner	Motion	Second	Yes/Aye	No-Nay	Abstain	Absent
David Barnett		X	X			
Jonathan Boguchwal			X			
Steve Hockaday	X		X			
Terri Riley Hudak						X
Andrea Mojica			X			
Ahmed Shehata			X			
Jenny Davis Toth			X			
Scott Huff, Vice Chairman			X			
Christopher Kolibas, Chairman			X			



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Sufficiency of Funds *Pats Taylor*

Form and Legality *David Minchelle*

WHEREAS, The Authority desires to renew the lease with the Community Hospital Group d/b/a JFK Medical Center in accordance with and subject to, the terms as set forth in the Amendment to the Lease (the "Amendment"), a copy of which is attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED by the Union County Improvement Authority, that the Lease Agreement between the Authority and Community Hospital Group d/b/a JFK Medical Center shall be amended in accordance with the Amendment, a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

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