



Resolution No. 56-2024
 Adoption Date Sept. 3, 2024

Sufficiency of Funds Pats Taylor
 Form and Legality David Minchella

RESOLUTION AUTHORIZING A SETTLEMENT AGREEMENT REGARDING THE MATTERS OF UNION COUNTY IMPROVEMENT AUTHORITY V. DENTAL HEALTH ASSOCIATES, P.A.

WHEREAS, Defendants, Dental Health Associates, P.A. (hereinafter referred to as “DHA”) is a tenant of the Assemblyman Gerald B. Green Building located at 200 West Second Street, Plainfield, New Jersey 07060; and

WHEREAS, Plaintiff, Union County Improvement Authority (hereinafter referred to as the “Authority”) is the owner and landlord of the Gerald B. Green Building; and

WHEREAS, DHA owed to the Authority, \$16,808.58, reflective of three (3) months rent; and

WHEREAS, the Authority filed two (2) lawsuits against DHA in New Jersey Superior Court of Union County: 1) one lawsuit in the Law Division, under Civil Action No. UNN-L-002373-24 and captioned Union County Improvement Authority v. Dental Health Associates, P.A. alleging, inter alia, deliberate non-payment of rents owed by DHA, and 2) one lawsuit in the Special Civil Division, under Special Civil Action UNN-LT-003224-24 and captioned Union County Improvement Authority v. Dental Health Associates, P.A. seeking the eviction of DHA and immediate possession of 200 West 2nd Street, Plainfield, New Jersey, 07060 due to DHA’s nonpayment of rent (hereinafter collectively referred to as the “Lawsuits”); and

WHEREAS, DHA and the Authority have amicably agreed to resolve and settle this matter, in exchange for DHA’s payment in the amount of \$33,216.45.00; and

WHEREAS, based upon all the facts and circumstances, Counsel and the Board of Commissioners deem it is in the best interest of the Authority to enter into such settlement.

Commissioner	Motion	Second	Yes/Aye	No-Nay	Abstain	Absent
David Barnett	X		X			
Jonathan Boguchwal		X	X			
Steve Hockaday			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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NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE COMMISSIONERS OF THE UNION COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:

1. The Authority hereby authorize the Executive Director to sign a settlement agreement with Dental Health Associates, P.A., for the settlement of the two lawsuits filed in New Jersey Superior Court Law Division, 1) one lawsuit in the Law Division, under Civil Action No. UNN-L-002373-24 and captioned Union County Improvement Authority v. Dental Health Associates, P.A. and 2) one lawsuit in the Special Civil Division, under Special Civil Action UNN-LT-003224-24 and captioned Union County Improvement Authority v. Dental Health Associates, P.A.
2. Defendant, Dental Health Associates, P.A. shall pay the Authority \$33,216.45 reflective of non-payment of back rent and Authority's legal fees.