



Resolution No. 23-2025  
 Adoption Date Feb. 4, 2025

Sufficiency of Funds Pats Taylor  
 Form and Legality Luis Rainone

**RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE UNION COUNTY IMPROVEMENT AUTHORITY AND UNITED WAY OF GREATER UNION COUNTY FOR VACANT SPACE AT THE ASSEMBLYMAN GERALD B. GREEN PLAZA BUILDING**

**WHEREAS**, a regular meeting of the Union County Improvement Authority (hereinafter referred to as the “Authority”) was held on February 4, 2025; and

**WHEREAS**, the Authority has been duly created by ordinance of the Board of Chosen Commissioners of the County of Union, a public body corporate and politic of the State of New Jersey pursuant to and in accordance with the County Improvement Authorities Law, N.J.S.A. 40:37A-44,et. seq.

**WHEREAS**, the United Way of Greater Union County (hereinafter referred to as “United Way”) wishes to lease Unit No. 105 in the Assemblyman Gerald B. Green Plaza Building, 200 West Second Street Plainfield, New Jersey; and

**WHEREAS**, the Authority and United Way wish to enter into a lease agreement for the vacant space of 418 square feet at \$24.00 per square foot, equal to \$846.00 per month with monthly common area maintenance fees estimated to be \$500.00 per month; and

**WHEREAS**, the Authority and United Way have agreed to a one-year term plus four (4) annual options to renew with a 3% annual increase each year; and

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE UNION COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:**

Commissioner	Motion	Second	Yes/Aye	No-Nay	Abstain	Absent
David Barnett			X			
Jonathan Boguchwal	X		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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1. The Authority is hereby authorized to enter into a one (1) year lease agreement with four (4) one year options with a 3% increase per year to the United Way of Greater Union County for vacant lease space in the Assemblyman Gerald B. Green Building, 200 West Second Street, Plainfield, New Jersey for \$846.00 per month (\$24.00 per square foot X 418 square feet) plus an additional monthly common area maintenance charge estimated at \$500.00 per month subject to reconciliation to actual costs.
2. The Authority authorizes the Chairman to approve and execute a lease agreement with the United Way of Greater Union County setting forth the terms of the provisions. Such approval and execution by the Chairman shall be deemed approved by the Authority and no further action or approval shall be required.