



Resolution No. 46-2025
 Adoption Date June 4, 2025

Sufficiency of Funds Pats Taylor
 Form and Legality Louis Rainone

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 third addendum to the lease agreement between the parties is expiring June 30, 2025, and the Authority and the Medical Center are desirous of continuing the lease agreement for the property; and

WHEREAS, the Medical Center would like to renew its lease for an additional two years for an annual rent of \$22 per square foot plus an amended CAM rate based upon the Medical Center's proportionate square footage of rental space; and

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



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WHEREAS, the Authority desires to renew the lease with the Medical Center in substantial accordance with and subject to, the proposed 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 substantial accordance with the proposed 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.