



Resolution No. 7-2025
 Adoption Date Jan. 6, 2025

Sufficiency of Funds Patsy Taylor
 Form and Legality David Minchella

RESOLUTION TO REJECT BIDS RECEIVED FOR THE RENOVATION OF THE GERALD GREEN PARKING GARAGE

WHEREAS, the Union County Improvement Authority (hereinafter referred to as the “Authority”) has been duly created by ordinance ably the Board of County Commissioners of the County of Union, a public body corporate and politic of the State of New Jersey, pursuant to an in accordance with the County Improvement Authority Law, N.J.S.A. 40:37A-44, et. seq.; and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), the 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, on November 17, 2025, pursuant to the New Jersey Local Public Contracts Law, the Authority issued a Request for Bids to solicit responses from qualified entities for the Renovation of the Gerald Green Parking Garage (hereinafter referred to as the “Project”); and

WHEREAS, the Authority received two (2) bids on December 19, 2025 for the Project as follows:

- SMBA Construction LLC \$9,900,000.00
- Hall Construction Company \$9,990,000.00

WHEREAS, pursuant to N.J.S.A. 40A:11-13.2(a), the Authority may reject the bids, for among other reasons, if the lowest bid substantially exceeds the Authority’s cost estimate for the services; and

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



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WHEREAS, the Authority would like to reject all bids and authorize the immediate rebidding of the Project.

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

1. The Authority hereby rejects all bids received for the Renovation of the Gerald Green Parking Garage as the bids substantially exceed the estimate for said Contract pursuant to N.J.S.A. 40A:11-13.2(a).
2. The Executive Director is hereby authorized to immediately rebid the proposed Project.