



Resolution No. 49-2026
 Adoption Date June 9, 2026

Sufficiency of Funds Patsy Taylor
 Form and Legality Luis Rainone

RATIFYING SETTLEMENT AGREEMENT AND AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE UNION COUNTY IMPROVEMENT AUTHORITY AND THE DENTAL HEALTH ASSOCIATES, P.A.

WHEREAS, Dental Health Associates, P.A. (hereinafter “DHA”), is a tenant of 200 West 2nd Street, Plainfield, New Jersey, 07060 (Gerald B. Green Buidling);

WHEREAS, DHA owed a past due amount of rent in the amount of One Hundred and Sixty-One Thousand Nine Hundred and Fifteen Dollars and One Cent (**\$161,915.01**), reflective of seven (7) months of unpaid rent inclusive of late fees and Common Area Maintenance Charges (CAM);

WHEREAS, DHA’s lease agreement with UCIA provides for a late fee of 10% of the amount in arrears;

WHEREAS, DHA’s lease agreement with UCIA provides for payment of attorney’s fees in connection with any eviction proceedings and UCIA has currently incurred Seven Thousand One Hundred and Thirty-Two Dollars and Fifty-One Cents (**\$7,132.51**) in legal fees in connection with this matter;

WHEREAS, UCIA has been forced to file multiple lawsuits with respect to the payment of rent in 2024, 2025 and 2026 against Defendant in the New Jersey Superior Court, Union County, alleging, inter alia, deliberate non-payment of rents owed by DHA and seeking the eviction of DHA and immediate possession of 200 West 2nd Street, Plainfield, New Jersey, 07060 due to DHA’s nonpayment of rent (collectively, the “Lawsuits”);

WHEREAS, the most recent lawsuit has been filed under Docket No. **UNN-LT-6269-25** and resulted in the Court-administered lock-out of the Defendant from the leased premises and termination of the existing lease agreement;

| Commissioner | Motion | Second | Yes/Aye | No | 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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WHEREAS, the UCIA and DHA have previously amended the lease agreement to reflect the additional obligations of DHA with respect to rent and accountability for payment of outstanding fees and costs;

WHEREAS, the parties wished to amicably resolve all disputes, claims, issues, controversies and liabilities between and among them that were asserted in the lawsuits, subject to the terms of the Lease and any applicable statute of limitations, and memorialized that agreement in a final, binding Settlement Agreement;

NOW, THEREFORE BE IT RESOLVED that the Union County Improvement Authority hereby ratifies the Settlement Agreement to resolve all outstanding matters between the UCIA and DH, including any disputed aspect of **UNN-LT-6269-25** as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Lease Agreement between the UCIA and Dental Health Associates, P.A., shall be amended in accordance with the Settlement Agreement, a copy of which is attached hereto as Exhibit A and made a part hereof.
3. This Resolution shall take effect immediately.