



Resolution No. 57-2026
Adoption Date Sept. 8, 2026

Sufficiency of Funds Beth Taylor
Form and Legality Louis Rainone

APPROVING THE BILLS LIST AND AUTHORIZING THE RELEASE OF PAYMENT

WHEREAS, the Union County Improvement Authority (the "Authority") has been duly created as a public body and 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.*; and

WHEREAS, the Commissioners have reviewed the invoices which are summarized on the Bills List for the Month of September 2026 attached hereto and made part hereof and has determined that all invoices are correct, genuine and eligible for payment; and

WHEREAS, the Commissioners hereby ratify as approved the capital/project bills paid by the Executive Director during the months of July 2026 and August 2026.

NOW, THEREFORE, BE IT RESOLVED by the Union County Improvement Authority that the Executive Director be authorized to release payment of the invoices on the attached Bills List, subject to certification that sufficient funds are available.

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



UNION COUNTY **IMPROVEMENT AUTHORITY**

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Ratified Bills - July

BILLS LIST				
Gerry Green Plaza				
Vendor	Description	Invoice #	Purchase Order	Amount
Rainone Coughlin Minchello	Professional Service - General Counsel	26496	26003437	2,096.00
DIGroup Architecture LLC	Professional Services - Architect of Record	25.022-08	26003443	10,000.00
M&M Construction	Professional Services - Construction Management	36007-1; 36007-2	26000498	51,000.00
Paul Otto Building Company	General Contractor	Pay Application 5	26003525	1,453,291.00
Pinnacle Consulting & Construction Services	Professional Services - Construction Management	GBG-25-15	26000491	22,500.00
Rainone Coughlin Minchello	Professional Service - General Counsel	26494	26003469	240.50
RSC Architects	Professional Services - Architect of Record	15283	26003524	7,250.00
	Total			\$ 1,546,377.50
Renewable Energy				
Vendor	Description	Invoice #	Purchase Order	Amount
Azimuth 180 Solar Electric LLC	Operations & Maintenance	Apr-26	26003538	\$ 5,615.13
Sunlight General Capital Management LLC	Asset Management	Apr-26	26003539	3,189.31
	Total			\$ 8,804.44
Roselle Library Project				
Vendor	Description	Invoice #	Purchase Order	Amount
Rainone Coughlin Minchello	Professional Services - General Counsel	26497	26003438	\$ 4,273.00
	Total			\$ 4,273.00
UC College Gymnasium Project				
Vendor	Description	Invoice #	Purchase Order	Amount
DIGroup Architecture LLC	Professional Services - Architect of Record	23.084-27	26003444	\$ 16,000.00
Mast Construction Services	Professional Services - Construction Management	375-31-0426	26000834	28,750.00
M&M Construction	General Contractor	Pay Application 5	26003540	869,358.00
	Total			\$ 914,108.00
UC Government Complex				
Vendor	Description	Invoice #	Purchase Order	Amount
Atlas Technical Consultants LLC	Compression Testing	9231	26003445	\$ 722.80
DIGroup Architecture LLC	Professional Services - Architect of Record	20.072-49	26003446	38,500.00
Dobco, Inc.	General Contractor	Pay Application 25	26003467	1,501,922.99
Genova Burn, LLC	Professional Services - Redevelopment Counsel	545354	26003439	6,160.00
JCT Solutions	Low Voltage Cabling & AV System	Pay Application 8	26003464	791,047.24
Mast Construction Services	Professional Services - Construction Management	360-37-0426	26000513	49,550.00
Rainone Coughlin Minchello	Professional Services - General Counsel	26492; 23297; 24099; 24537; 24781; 25605; 26002; 26352	26003440	10,769.31
	Total			\$ 2,398,672.34
UC Various Parks Projects				
Vendor	Description	Invoice #	Purchase Order	Amount
Brockwell & Carrington	General Contractor	Pay Application 14	26003541	\$ 74,503.08
CME Associates	Professional Services - General Engineering	395051; 396355	26003465	3,617.25
Colliers Engineering & Design	Professional Services - General Engineering	1159693; 1159692	26003466	3,305.42
Grade Construction	General Contractor	Pay Application 1; Pay Application 12	26003542	794,464.96
Mast Construction Services	Professional Services - Construction Management	372-35-0426	26000477	22,500.00
Rainone Coughlin Minchello	Professional Services - General Counsel	26498	26003442	573.50
Remington & Vernick Engineers	Professional Services - General Engineering	2000F026 - 34	26003463	1,081.07
RSC Architects	Professional Services - Architect of Record	15284; 15285; 15286; 15287	26000483	50,175.00
Z-Tech Contracting, LLC	General Contractor	Pay Application 13	26003543	234,139.62
	Total			\$ 1,184,359.90



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Ratified Bills - August

BILLS LIST				
Gerry Green Plaza				
Vendor	Description	Invoice #	Purchase Order	Amount
Rainone Coughlin Minchello	Professional Service - General Counsel	26956	26004454	1,313.50
DIGroup Architecture LLC	Professional Services - Architect of Record	25.022-09	26004455	10,000.00
M&M Construction	Professional Services - Construction Management	36007-03	26000499	25,500.00
Paul Otto Building Company	General Contractor	Pay Application 1; Pay Application 6	26004456	2,419,436.74
Pinnacle Consulting & Construction Services	Professional Services - Construction Management	GBG-25-16	26000492	22,500.00
RSC Architects	Professional Services - Architect of Record	15405	26004519	7,250.00
	Total			\$ 2,486,000.24
New Providence				
Vendor	Description	Invoice #	Purchase Order	Amount
DIGroup Architecture LLC	Professional Services - Architect of Record	26.032-01	26004578	\$ 20,000.00
Mast Construction Services	Professional Services - Construction Management	382-01-0526	26004579	11,500.00
	Total			\$ 31,500.00
Renewable Energy				
Vendor	Description	Invoice #	Purchase Order	Amount
Azimuth 180 Solar Electric LLC	Operations & Maintenance	May-26	26004458	\$ 39,715.13
Pearlman & Miranda, LLC	Professional Service - Renewable Energy Counsel	12526	26004466	\$ 3,348.50
Sunlight General Capital Management LLC	Asset Management	May-26	26004465	3,189.31
	Total			\$ 46,252.94
Roselle Library Project				
Vendor	Description	Invoice #	Purchase Order	Amount
Magna Legal Services	Professional Services - Legal Support	1777189;1782038;1806646;1774523	26004520	\$ 5,606.81
Rainone Coughlin Minchello	Professional Services - General Counsel	26953	26004468	\$ 164.50
	Total			\$ 5,771.31
UC College Gymnasium Project				
Vendor	Description	Invoice #	Purchase Order	Amount
DIGroup Architecture LLC	Professional Services - Architect of Record	23.084-28	26004469	\$ 16,000.00
Mast Construction Services	Professional Services - Construction Management	375-32-0526	26000835	28,750.00
M&M Construction	General Contractor	Pay Application 6	26004551	539,362.72
	Total			\$ 584,112.72
UC Government Complex				
Vendor	Description	Invoice #	Purchase Order	Amount
Atlas Technical Consultants LLC	Compression Testing	9401	26004521	\$ 1,587.31
DIGroup Architecture LLC	Professional Services - Architect of Record	20.072-50	26004470	38,500.00
Dobco, Inc.	General Contractor	Pay Application 26	26004473	2,686,965.49
Genova Burn, LLC	Professional Services - Redevelopment Counsel	546101	26004471	8,470.00
JCT Solutions	Low Voltage Cabling & AV System	Pay Application 9	26004522	281,168.87
Langan Engineering & Environmental Services	Professional Services - LSRP	90090343	26004523	3,800.00
Mast Construction Services	Professional Services - Construction Management	360-38-0526	26000514	49,550.00
Treasurer - State of New Jersey	DEP Permit Fee - Site Remediation Fee	260376870	26004474	3,490.00
	Total			\$ 3,073,531.67
UC Various Parks Projects				
Vendor	Description	Invoice #	Purchase Order	Amount
Artheon Inc.	Professional Services - General Engineering	397624	26004548	1,699.75
Brockwell & Carrington	General Contractor	Pay Application 15	26004524	\$ 18,474.55
Colliers Engineering & Design	Professional Services - General Engineering	1170569;1171057	26004525	12,839.93
Gallen Contracting	General Contractor	Pay Application 1	26004580	315,368.90
Grade Construction	General Contractor	Pay Application 4; Pay Application 13	26004526	183,481.28
Kupex Exteriors	General Contractor	Pay Application 1	26004581	107,476.80
Mast Construction Services	Professional Services - Construction Management	372-36-0526	26000478	22,500.00
Rainone Coughlin Minchello	Professional Services - General Counsel	26955	26004472	111.00
Remington & Vernick Engineers	Professional Services - General Engineering	2000F026-35	26004527	233.91
RSC Architects	Professional Services - Architect of Record	15406;15407;15408;15409	26000484	67,802.35
Sunset Creations	General Contractor	Pay Application 1	26004582	103,684.00
Z-Tech Contracting, LLC	General Contractor	Pay Application 14	26004532	419,327.37
	Total			\$ 1,252,999.84



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September Bills List – For Approval

BILLS LIST				
Gerry Green Plaza				
Vendor	Description	Invoice #	Purchase Order	Amount
Rainone Coughlin Minchello	Professional Service - General Counsel	28006	26006358	\$ 777.00
City of Plainfield	Park Madison PILOT payment	2026	26000505	402,792.00
DIGroup Architecture LLC	Professional Services - Architect of Record	25.022-12	26006277	14,000.00
M&M Construction	Professional Services - Construction Management	36007-04;36007-05;36007-06	26000500	76,500.00
Paul Otto Building Company	General Contractor	Pay App 9; Pay App 4	26000506; 26000507	447,786.50
Pinnacle Consulting & Construction Services	Professional Services - Construction Management	GBG-25-18; GBG-25-18A	26000495	34,100.00
RSC Architects	Professional Services - Architect of Record	15530;15613	26006262	54,920.00
	Total			\$ 1,030,875.50
New Providence				
Vendor	Description	Invoice #	Purchase Order	Amount
DIGroup Architecture LLC	Professional Services - Architect of Record	26.032-04	26006275	\$ 165,000.00
Mast Construction Services	Professional Services - Construction Management	382-04-0826	26004631	11,500.00
Rainone Coughlin Minchello	Professional Service - General Counsel	28007	26006359	24.00
	Total			\$ 176,524.00
Renewable Energy				
Vendor	Description	Invoice #	Purchase Order	Amount
Azimuth 180 Solar Electric LLC	Operations & Maintenance	Aug-26	26006266	\$ 6,315.13
Pearlman & Miranda, LLC	Professional Service - Renewable Energy Counsel	13655	26006263	\$ 4,680.50
Sunlight General Capital Management LLC	Asset Management	Aug-26	26006270	8,808.93
	Total			\$ 19,804.56
Roselle Library Project				
Vendor	Description	Invoice #	Purchase Order	Amount
Rainone Coughlin Minchello	Professional Services - General Counsel	28005	26006284	\$ 1,804.00
	Total			\$ 1,804.00
UC College Gymnasium Project				
Vendor	Description	Invoice #	Purchase Order	Amount
Atlas Technical Consultants LLC	Compression Testing	9765	26006316	\$ 2,500.00
DIGroup Architecture LLC	Professional Services - Architect of Record	23.084-31	26006276	20,000.00
Mast Construction Services	Professional Services - Construction Management	375-35-0726	26000838	28,750.00
M&M Construction	General Contractor	Pay App 9	26006271	634,697.00
	Total			\$ 685,947.00
UC Government Complex				
Vendor	Description	Invoice #	Purchase Order	Amount
Atlas Technical Consultants LLC	Compression Testing	9777	26006317	\$ 4,664.08
Dobco, Inc.	General Contractor	Pay App 29	26006278	869,754.20
ICT Solutions	Low Voltage Cabling & AV System	Pay App 12	26006279	286,650.00
Langan Engineering & Environmental Services	Professional Services - LSRP	90109314	26006280	1,086.25
PSE&G	Electrical Service	7845139505; 7845139602	26006390	15.92
Mast Construction Services	Professional Services - Construction Management	360-41-0826	26000517	49,550.00
	Total			\$ 1,211,720.45
UC Various Parks Projects				
Vendor	Description	Invoice #	Purchase Order	Amount
Artheon Inc.	Professional Services - General Engineering	402332;403771	26006281	\$ 2,438.25
Colliers Engineering & Design	Professional Services - General Engineering	1198038	26006282	10,106.61
Gallen Contracting	General Contractor	Pay App 4	26006361	1,117,072.60
Grade Construction	General Contractor	Pay App 7	26006362	299,598.79
Kupex Exteriors	General Contractor	Pay App 4	26006360	11,518.56
Mast Construction Services	Professional Services - Construction Management	372-39-0726	26000481	15,900.00
PSE&G	Electrical Service	Ref #501088335	26006217	106,715.20
Remington & Vernick Engineers	Professional Services - General Engineering	2000F026-37	26006283	525.00
RSC Architects	Professional Services - Architect of Record	15531;15532;15533;15534;15614;15615;15616;15617	26000486	164,416.00
Sunset Creations	General Contractor	Pay App 4	26006368	23,303.30
	Total			\$ 1,751,594.31