UNION COUNTY IMPROVEMENT AUTHORITY

Resolution No. 90-2026
Adoption Date Nov. 4, 2026

Sufficiency of Funds Bibi Taylor
Form and Legality Louis Rainone

RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROPERTY MANAGEMENT SERVICES CONTRACT FOR THE GERALD B. GREEN BUILDING AND PARKING GARAGE

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 Authority law, N.J.S.A. 40:37A-44, *et. seq.*; and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), a County Improvement 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, the UCIA adopted Resolution 50-2024 and awarded a contract to S.T. Allen Realty Management, Inc. on June 25, 2024 for a three-year term to provide property management services for the Assemblyman Gerald B. Green Plaza Building and Garage located at 200 West Second Street, Plainfield, New Jersey (the "Property"); and

WHEREAS, the parties recognize and acknowledge that the management and oversight of capital improvements, major construction, or project fit-outs of tenant spaces far exceed routine property management duties as set forth in the original Contract; and

WHEREAS, the parties desire to amend the Contract to establish a compensation structure for such extra-routine capital construction and tenant fit-out projects when they exceed a specific threshold; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Union County Improvement Authority authorize the following:

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			
Ahmed Shehata						X
Jenny Davis Toth			X			
Scott Huff, Vice Chairman	X		X			
Christopher Kolibas, Chairman			X			

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1. The Chairman to execute an amendment to the Contract between the UCIA and S.T. Allen Realty to include: Amendment to Section I (Compensation and Billing to add the following provision regarding project-based compensation:

   "Capital Construction and Tenant Fit-Out Fees. The Authority and Contractor expressly acknowledge that capital improvements, capital construction projects, and project fit-outs of tenant spaces far exceed routine property management duties. As compensation for the additional oversight and coordination required for these substantial projects, the Authority agrees to pay the Contractor a fee equal to one percent (1%) of the total capital construction costs or tenant fit-out costs for each individual project or fit-out undertaken at the Property, provided that such project or fit-out costs are in excess of $250,000. Total compensation paid to the Contractor under this provision shall not exceed $120,000 for capital project or tenant fit-out. The Contractor shall bill the UCIA for these services based on verified project expenditures."

2. All other terms, conditions, covenants, and provisions of the Contract shall remain unmodified, in full force and effect.