

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Louis E. Imhof
Clerk Of The Board

Date: May 12, 2026 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING EXECUTION OF A SUBLEASE EXTENSION AND MODIFICATION AGREEMENT WITH CENTER CITY PARTNERS, LLC, PURSUANT TO N.J.S.A. 40:20-1.

THIS RESOLUTION WAS REQUESTED BY:
ADMINISTRATION

REVIEWED BY:

Matthew P. Jordan, Esq.
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.
COUNTY COUNSEL

Official Resolution#	
Meeting Date	5/12/2026
Introduced Date	5/1/2026
Adopted Date	
Agenda Item	8.
CAF#	G-01-41-706-023-235
Purchase Req. #	
Result	

Administration and Finance
COMMITTEE NAME

RESOLUTION AUTHORIZING EXECUTION OF A SUBLEASE EXTENSION AND MODIFICATION AGREEMENT WITH CENTER CITY PARTNERS, LLC, PURSUANT TO N.J.S.A. 40:20-1.

WHEREAS, the County of Passaic (“County”) is a government body incorporated pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners of the County of Passaic (“Board”) is vested with decision-making powers on behalf of the County; and

WHEREAS, the County, through its Division of Weatherization and Home Energy (“Division”) of the Department of Senior Services administers various programs to reduce energy costs for low-income residents in Passaic County by improving energy efficiency; and

WHEREAS, by virtue of Resolution No. R20160670 dated August 16, 2016, the County and Center City Partners, LLC entered into a Sublease Agreement (“Sublease”) for the lease of space in Center City Mall in Paterson to the County for use by the Division; and

WHEREAS, the Director of the Division is requesting a Resolution to execute the Sublease Extension and Modification Agreement between the County and Center City Partners, LLC, attached to and made a part of this Resolution, to extend the term of the Sublease on a month-to-month basis, retroactive to July 1, 2023, and fixing the rent applicable to the period from May 1, 2026 and onward; and

WHEREAS, pursuant to N.J.S.A. 52:32-60-1, et seq., Center City Partners, LLC executed the Non-Involvement in Prohibited Activities in Russia or Belarus Certification, attached hereto and made part of this Resolution, certifying the vendor is not involved in prohibited activities in Russia and Belarus, and the County confirmed Center City Partners, LLC is not identified on the Specially Designated Nationals and Blocked Persons list created by the Office of Foreign Assets Control; and

WHEREAS, funds are available in Account No. G-01-41-706-023-235 or any other account that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds has been contingently certified by the Chief Financial Officer subject to sufficient funds being appropriated by the Board in the 2026 and/or subsequent years’ County budget(s), which is attached to and made part of this Resolution; and

WHEREAS, this matter was discussed at the April 29, 2026, Administration and Finance Committee meeting, and is being recommended to the Board for approval.

NOW, THEREFORE, LET IT BE RESOLVED, pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners of the County of Passaic (hereafter “County”) hereby authorizes the execution of the attached Sublease Extension and Modification Agreement with Center City Partners, LLC.

LET IT BE FURTHER RESOLVED, that the Clerk to the Board, County Counsel, County Administrator, Director of Weatherization and Home Energy Division, and Director of the Board are authorized to take any action necessary to carry out the purpose of this Resolution.