Resolution 12-005

RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT FOR APPRAISAL SERVICES FOR HARRISON STREET SPUR, PART OF OLD JERSEY CITY TRUNKLINE REPAIR PUMP STATION ALTERNATIVE

WHEREAS, on August 28, 2011, Hurricane Irene made landfall upon the State of New Jersey ("the State") causing extensive flooding, property damage, and infrastructure damage throughout the State; and

WHEREAS, Hurricane Irene caused the wash out of I-287 north bound lanes in Boonton, and also washed out the old 16 inch twin Jersey City Trunk Lines ("Trunk Lines"), which crosses the Rockaway River; and

WHEREAS, as a result of the wash out, a temporary solution was procured to prevent further raw sewage flow from being released; and

WHEREAS, a permanent solution has been developed which requires that an easement be acquired by the Rockaway Valley Regional Sewerage Authority ("the Authority") relevant to the following properties: (1) 47 Harrison Street, Block 79, Lot 9, and (2) 317 Forbush Street, Block 79, Lot 17.12, Town of Boonton, NJ; and

WHEREAS, New Jersey law requires a valuation of property by an appraiser that is licensed by the State for purposes of real property acquisitions; and

WHEREAS, Barry J. Krauser, MAI, CRE, FRICS of the firm of Integra Realty Resources of 110 South Jefferson Road, Whippany, N.J. 07981 has submitted a proposal for such professional services, dated January 6, 2012, attached hereto and made a part hereof; and

WHEREAS, the Authority proposes the execution of a contract for appraisal services, which do not exceed $10,000.00; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40:11-1 et seq.) authorizes contracts for the provision of "Professional Services," which may be awarded without public advertising and competitive bidding therefore, provided a brief notice of the nature, duration, service and amount of contract is published, and that the Resolution and contract are kept on file and available for public inspection; and

WHEREAS, funds are available for this purpose 550.231 Acquisition n Properties

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NOW, THEREFORE, BE IT RESOLVED by the Rockaway Valley Regional Sewerage Authority as follows:

1. The Rockaway Valley Regional Sewerage Authority recognizes that Integra Realty Resources has an established reputation in the field of real estate appraisals and that they possess the specialized abilities and resources to provide expert utility easement appraisal services necessary to meet the Authority's needs.

2. That the Executive Director is hereby authorized to execute a professional services agreement between Integra Realty Resources and the Rockaway Valley Regional Sewerage Authority, for appraisal services in an amount not to exceed $10,000 without further authorization, at the rates set forth in the letter proposal from Barry J. Krauser, MAI, CRE, FRICS, dated January 6, 2012.
3. This agreement is awarded based on a non-fair and open process and is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law, N.J.S.A. 40:11-5, because the service is of such a nature that it will not reasonably permit the drawing of specifications or the receipt of competitive bids.
4. Notice of the within action shall be provided in accordance with N.J.S.A. 40A:11-5(1)(a)(i) and a copy of this resolution shall be available for public inspection at the offices of the RVRSA at 99 Green Bank Road, Township of Parsippany-Troy Hills, Morris County, New Jersey.
5. This Resolution shall take effect immediately.

CERTIFICATION

I do hereby certify that this Resolution was adopted at a regular meeting of the Rockaway Valley Regional Sewerage Authority held on January 6, 2012

on motion of Bruce MacNeal

second by Michael Guadagno

ROLL CALL VOTE:

YEAS: (8) Cegelka, Guadagno, Klingener, Lowell, MacNeal, Schaefer, Schorno, Secco

NAYS: (0) None

ABSTAIN: (0) None

ABSENT: (2) Corbett and Schulman

Bruce W. MacNeal,
Secretary