

RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT FOR APPRAISAL SERVICES FOR BEACH STREET AND STICKLE AVENUE INTERSECTION, ROCKAWAY NJ

WHEREAS, the Rockaway Valley Regional Sewerage Authority (RVRSA) desires to authorize an appraisal of property located at the intersection of Beach Street and Stickle Avenue (Block 15, Lots 3, 5 and 7 on the current Tax Map of the Town of Rockaway) relevant to the location of the Authority's sewage interceptor line, siphon chamber with associated equipment, and RVRSA's corrosion and odor control system, all of which are located on and below the above-referenced property; and

WHEREAS, Matthew S. Krauser, CRE, FRICS of the firm of Integra Realty Resources of 80 South Jefferson Road, Whippany, N.J. 07981 has submitted a proposal for such professional services, dated June 3, 2015, attached hereto and made a part hereof; and

WHEREAS, the Authority proposes the execution of a contract for appraisal services in an amount of \$4,500.00 for Lot 3, and not to exceed \$10,500 if appraisal of all three parcels is required; 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 in 15-553-002.

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 \$10,500 without further authorization, at the rates set forth in the letter proposal from Matthew S. Krauser, CRE, FRICS, dated June 3, 2015.

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.
4. Notice of the within action shall be provided in accordance with law.
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 June 11, 2015

on motion of Glenn Corbett

second by John Cegelka

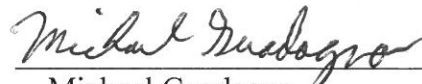
ROLL CALL VOTE:

YEAS: (6) Cegelka, Corbett, Lowell, Schaefer, Schorno, Secco

NAYS (0) None:

ABSTAIN: (2) Andes and Recchia

ABSENT: (2) Guadagno and Vincitore



Michael Guadagno,
Board Secretary

Integra Realty Resources
Northern New Jersey

80 S. Jefferson Road
2nd Floor
Whippany, NJ 07981

T 973.536.3188
F 973.515.2999
info@irr.com
www.irr.com



June 3, 2015

JoAnn Mondsini
Executive Director
Rockaway Valley RSA
99 Greenbank Road
Boonton, NJ 07005

Fee Proposal – Real Estate Appraisal
Beach Street and Stickle Avenue Intersection
Block: 15, Lot: 3 (5 and 7 potentially)
Rockaway, NJ

Dear Ms. Mondsini:

Integra Realty Resources—Northern New Jersey is pleased to provide the following fee quotation to you regarding the preparation of real estate appraisal reports for the above-captioned property in conjunction with the potential acquisition of a permanent easement located in Rockaway Borough, New Jersey. Additionally, depending on the title reports, it may be necessary to also appraise two additional parcels in order to obtain access to Lot 3.

The appraisal and report will be prepared in conformance with and subject to, the Standards of Professional Practice and Code of Ethics of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.

The appraisals will be communicated in a narrative report (Former USPAP Summary report format) and the reports will be trial ready. All work will be performed under the direct supervision of the undersigned, together with other Integra Realty Resources—Northern New Jersey members.

Based on a consideration of the professional time necessary to complete the assignment, and our estimate of related costs, our professional fee is \$10,500 if we need to appraise all three parcels or \$4,500 for Lot 3 alone. We are prepared to commence this assignment immediately upon your acceptance of this proposal and anticipate delivery of the report within 45 days, assuming timely receipt of necessary information and we are authorized immediately.

JoAnn Mondsini
June 3, 2015
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In the event Integra Realty Resources—Northern New Jersey is called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever as a result of the report, the client agrees to pay our current hourly rate as established by Integra Realty Resources—Northern New Jersey for such preparation and presentation of testimony. My current rate is \$175 per hour for the RVRSA (\$300 per hour for private clients) while our professional staff have rates ranging between \$125 and \$175 per hour. The hourly rate applies to all work completed once the appraisal report is submitted.

If the above meets with your approval, please sign and return one copy for our files. We look forward to serving you in this assignment.

Respectfully submitted,

INTEGRA REALTY RESOURCES – NORTHERN NEW JERSEY



Matthew S. Krauser, CRE, FRICS
Senior Managing Director

Accepted:

JoAnn Mondsini. on behalf of RVRSA

By: _____

Date: _____