

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 06-08-22D

Resolution Title:

**Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc.
for Appraisal Services for the Proposed Sale of Certain Property Designated as
Block 1300, Lots 68 – 70 of the City of Camden Tax Map for an
Amount Not to Exceed \$3,000.00**

Project Summary:

- CRA is the owner of certain real property designated as Block 1300, Lots 68-70 of the City of Camden Tax Map (the “Agency Property”).
- By Resolution 09-04-19E Parkside Urban Renewal LLC was designated Redeveloper of the Agency Property, along with additional property.
- CRA executed a Redevelopment Agreement dated September 19, 2019 with Parkside Urban Renewal, LLC, which provides that the purchase price of the Agency Property is to be the fair market value of the property as determined by an appraisal.
- An appraisal report is necessary for this purpose.

Purpose of Resolution:

To authorize a Professional Service Agreement.

Award Process:

Request for Pricing from Pre-Qualified List of Appraisal Firms

Cost Not to Exceed:

\$3,000.00

Total Project Cost:

TBD

Source of Funds:

Redevelopment Agreement and Cost Agreement with the Redeveloper

06-08-22D

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates Inc. for Appraisal Services for the Proposed Sale of Certain Property Designated as Block 1300, Lots 68 – 70 of the City of Camden Tax Map for an Amount Not to Exceed \$3,000.00

WHEREAS, the City of Camden Redevelopment Agency (“CRA”) is charged with the duty of redevelopment throughout the City of Camden; and

WHEREAS, the CRA is the title owner of certain properties designated as Block 1300, Lots 68-70 of City of Camden Tax Map (the “Agency Property”) located in the Parkside Redevelopment Area; and

WHEREAS, CRA by Resolution 09-04-19E designated Parkside Urban Renewal LLC as Redeveloper for the Agency Property along with additional property for residential development purposes; and

WHEREAS, the Redeveloper proposes to develop and construct 32-units of multifamily rental housing and commercial space and related off-street parking improvements, which project will consist of the Agency Property and Redeveloper Property; and

WHEREAS, CRA executed a Redevelopment Agreement dated September 19, 2019 with Parkside Urban Renewal, LLC, which provides that the purchase price of the Agency Property is to be the fair-market value of the property as determined by an appraisal report; and

WHEREAS, an appraisal report for the Agency Property is needed to determine the current fair-market value of the Agency Property; and

WHEREAS, CRA solicited price quotes from appraisers on CRA’s approved list of appraisers and has determined that the proposal submitted by J. McHale & Associates, Inc. was responsive and the only proposal received by the submission deadline; and

WHEREAS, the cost of the appraisal will be paid for by the Redeveloper, and

WHEREAS, pursuant to N.J.S.A. 40A 11-5((1)(a)(i)), CRA desires to execute a professional services contract with the firm of J. McHale & Associates, Inc. for a fixed price fee.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a Professional Services Agreement with J. McHale & Associates, Inc. for the provision of an appraisal report for the Agency Property in an amount not to exceed \$3,000.00; and

BE IT FURTHER RESOLVED that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

06-08-22D (cont'd)

ON MOTION OF: **Maria Sharma**


SECONDED BY: **Marilyn Torres**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis			X
Gilbert Harden, Sr.			
Tasha Gainey-Humphrey			
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		
Marilyn Torres	X		

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel