

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Finance/Executive Office**

**Resolution No.: 03-12-25H**

**Resolution Title:**

**Resolution Authorizing a Pre-Qualified List of Appraisal Companies to  
Provide Services for 2025-2026**

**Project Summary:**

- This resolution establishes a list of “pre-qualified” appraisal companies from which the CRA will solicit cost proposals for various real estate transactions and related matters.
- Cost estimates and proposals will be obtained from pre-qualified firms prior to awarding a contract. CRA will review and approve the scope of services and cost estimate on a site-specific basis and the resulting professional service contracts will be the subject of further board action.

**Purpose of Resolution:**

To establish a pre-qualified list of appraisal firms

**Award Process:**

A Request for Qualifications (“RFQ”) for appraisal services was advertised in the Courier Post newspaper and on the CRA website in accordance with the ‘fair and open’ process and procedures for N.J.S.A. 19:44A-20.4 et. seq.

Qualifications of firms evaluated and found qualified appear on Exhibit A attached.

**Cost Not To Exceed:**

N/A

**Total Project Cost:**

N/A

03-12-25H

**Resolution Authorizing a Pre-Qualified List of Appraisal Companies to  
Provide Services for 2025-2026**

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

**WHEREAS**, CRA may require appraisal services in the furtherance of redevelopment transactions and projects; and

**WHEREAS**, it is in the best interest of the CRA to have a list of pre-qualified appraisal companies for a period of one-year for 2025 to 2026; and

**WHEREAS**, CRA, in order to procure these services, prepared and advertised on January 27, 2025, in the Courier Post newspaper and on its website a Request for Qualifications for appraisal firms for 2025 – 2026, pursuant to the ‘fair and open’ process and procedures for N.J.S.A. 19:44A-20.4 et. seq.; and

**WHEREAS**, CRA through its established evaluation process, determined that the firms listed in Attachment A of this Resolution are qualified to be included on the Pre-Qualified List; and

**WHEREAS**, CRA is not committed to contract any work to firms pre-qualified to conduct appraisal services, and

**WHEREAS**, CRA will solicit site-specific cost estimates and proposals from pre-qualified firms prior to awarding a contract, and will review and approve the scope of work and cost estimate, which will be subject to further CRA Board approval.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency hereby authorizes the Executive Director of the Agency, a duly authorized representative of the Agency, to establish a List of Pre-Qualified Appraisal Companies that appear on Exhibit A for a period of one-year; and

**BE IT FURTHER RESOLVED**, that the 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.

03-12-25H (cont'd)

ON MOTION OF: **Gilbert Harden, Sr.**

SECONDED BY: **Christopher Collins**

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

*Maria Sharma*

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Maria Sharma  
Vice-Chairperson

ATTEST:



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Olivette Simpson  
Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

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Mark P. Asselta, Esq.  
Board Counsel

**EXHIBIT A**

**PRE-QUALIFIED LIST OF APPRAISAL SERVICE PROVIDERS**

Company Name	Contact Person	Business Address
J. McHale & Associates	Jerome J. McHale	Amherst Commons 693 Main Street Bldg. C, 2 <sup>nd</sup> Floor P.O. Box 26 Lumberton, NJ 08048
Steven W. Bartelt, MAI	Steven W. Bartelt	P.O. Box 8169 Turnersville, NJ 08012