

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 02-12-20B

Resolution Title:

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Acquisition of Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City of the City of Camden Tax Map in the Cramer Hill Redevelopment Area for an Amount not to Exceed \$4,800.00

Project Summary:

- CRA, by way of Resolutions 12-11-19A and 12-11-19B, is serving as the City of Camden's agent to acquire four (4) privately-owned vacant, unimproved parcels in connection with the expansion of the Camden Charter School Network's school facilities in the City of Camden's Cramer Hill Neighborhood.
- CRA is authorized to proceed within acquiring Block 955, Lots 6, 9, 10 and 16 under the City's statutory authority to exercise eminent domain in accordance with N.J.S.A. 40A: 12-3 and N.J.S.A. 20:3-1 et. seq. if the private property owners are unavailable and good faith negotiations cannot be had or are unsuccessful.
- An appraisal report is necessary to determine the Fair Market Value of the parcels for purposes of negotiating the sales price, and if negotiations with the owners are unsuccessful, to determine the just compensation to be paid for the parcels.

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:

\$4,800.00

Total Project Cost:

TBD

Source of Funds:

Cost Agreement with the Redeveloper

02-12-20B

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

WHEREAS, the CRA, by way of Resolutions 12-11-19A and 12-11-19B, is serving as the City of Camden’s agent to acquire four (4) privately-owned vacant, unimproved parcels in connection with the expansion of the Camden Charter School Network’s school facilities in the City of Camden’s Cramer Hill Neighborhood; and

WHEREAS, CRA, is authorized to proceed to acquire Block 955, Lots 6, 9, 10 and 16 under the City’s statutory authority to exercise eminent domain in accordance with N.J.S.A. 40A: 12-3 and N.J.S.A. 20:3-1 et. seq. if the private property owners are unavailable and good faith negotiations cannot be had or are unsuccessful; and

WHEREAS, an appraisal report will provide the current fair market value of the property to be used in the negotiation of the purchase price and to determine the just compensation to be paid for the parcels; and

WHEREAS, the CRA solicited price quotes from appraisers on the CRA’s approved list of appraisers and has determined the proposal submitted by McHale & Associates, Inc. is the most responsive proposal;

WHEREAS, pursuant to N.J.S.A. 40A 11-5((1)(a)(i)) the CRA desires to execute a professional services contract with the firm of McHale & Associates, Inc. for a fixed 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 Service Agreement with .McHale & Associates, Inc. for the provision of an appraisal report for Block 955, Lots 6, 9, 10 and 16 for an amount not to exceed \$4,800.00; 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.

02-12-20B

ON MOTION OF: *Sheila Davis*

SECONDED BY: *Jose Javier Ramos*

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis	✓		
Gilbert Harden, Sr.	✓		
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma			
Marilyn Torres	✓		

Marilyn Jones

Marilyn Torres
Chairperson

ATTEST:

[Signature]

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark

Mark P. Asselta, Esq.
Board Counsel

02-12-20B

EXHIBIT A – Property List

Block	Lot	Address
955	6	ES LOIS 100 S HAYES AVE
955	9	ES LOIS 160 S HAYES AVE
955	10	ES LOIS 180 S HAYES AVE
955	16	ES LOIS AV 300 S HAYES