

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 02-12-20H (WALK-ON)

Resolution Title:

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Acquisition and Sale of Property Designated as Block 177, Lots 42, 43, 44, 63, 64 and 65 of the City of Camden Tax Map for an Amount not to Exceed \$6,000.00

Project Summary:

- Planned Parenthood of Northern, Central, and Southern New Jersey (Planned Parenthood) is the designated redeveloper of Block 177, Lots 42, 43, 44, 63, 64, 65 of the City of Camden Tax Map (the "Project Site") to build a new medical office and facility in the City of Camden.
- The Redevelopment Site includes six (6) vacant, unimproved parcels of which four (4) are in title to the CRA and City of Camden (Lots 43, 63, 65, and 42) and two (2) are privately owned (Lots 42 and 64). See Exhibit A.
- An appraisal report is necessary to determine the Fair Market Value of the Project Site for purposes of negotiating the acquisition of the privately owned lots and sale price of the entire site to Planned Parenthood.

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:

\$6,000.00

Total Project Cost:

TBD

Source of Funds:

Cost Agreement with the Redeveloper

02-12-20H (WALK-ON)

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Acquisition and Sale of Property Designated as Block 177, Lots 42, 43, 44, 63, 64 and 65 of the City of Camden Tax Map for an Amount not to Exceed \$6,000.00

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 owner of certain real property designated as Block 177, 43, 44, and 63 and the City of Camden is the owner of certain real property designated as Block 177, Lot 65, and two separate private parties own Block 177, Lots 42 and 64 as designated on the City of Camden Tax Map which together comprise the Project Site; and

WHEREAS, the CRA by Resolution 09-11-19E designated Planned Parenthood of Northern, Central, and Southern New Jersey, Inc. as redeveloper of the Project Site to develop a proposed medical office and facilities; and

WHEREAS, an appraisal report is needed to determine the current fair market value of the property and used in the negotiating the purchase price and the sales price of the Project Site; and

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

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)) the CRA desires to execute a professional services contract with the firm of J. 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 Services Agreement with J. McHale & Associates, Inc. for the provision of an appraisal report for the Project Site for an amount not to exceed \$ 6,000.00; 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.

02-12-20H (WALK-ON)

ON MOTION OF: Ian K. Leonard

SECONDED BY: Sheila Davis

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


Marilyn Torres
Chairperson

ATTEST:


Olivette Simpson

Interim Executive Director

The above has been reviewed and approved as to form.


Mark P. Asselta, Esq.
Board Counsel