

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 10-12-16C

Resolution Title:

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Proposed Sale of Certain Property in Blocks 180, 1411, 1412, 1413 and 1432 on the Camden City Tax Map for a Cost Not to Exceed \$10,000

Project Summary:

1. The CRA is the owner of 21 vacant properties in the Cooper Plaza Redevelopment Area, wherein requests have been received for CRA's sale of these properties.

a) Rutgers/Rowan Board of Governors:

Block 180, Lots 49, (502-504 Stevens Street); Block 180, Lot 39 (505 Benson Street) and Block 180, Lots 31 and 33 (517 Benson & WS Griffiee 69 N Benson Street)

b) Adjacent Property Owners' requests: approved by the Camden Business Growth and Development Team for CRA Board's consideration.

Block 1411, Lots 25; 648 Berkley Street

Block 1432, Lot 9; 517 Trenton Avenue

Block 1412, Lot 38; 605 Clinton Street

c) Residential Parking Area:

Block 1412, Lots 28 – 35 and Block 1413, Lots 44, 45, and 52 – 55;

2. An independent appraisal reports are necessary to determine the Fair Market Value of the CRA Properties for purposes of negotiating the sales price. Locations are described on the list of properties attached as Exhibit A. Authorizations to enter into redevelopment agreements or agreements of sale will be presented to the board at the time negotiations for the sale of such properties have been concluded.

Purpose of Resolution:

To authorized a Professional Service Agreement.

Award Process:

Requests for pricing to three appraisal firms on the Pre-Qualified list of appraisers for 2016 and J. McHale & Associates, Inc. proposed the lowest price.

Cost Not To Exceed: \$10,000.00

Total Project Cost: N/A

Source of Funds:

ERB Acquisition Funds and NSP 2 Funds

10-12-16C (cont'd)

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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 is the title owner of certain Properties in Blocks 180, 1411, 1412, 1413 and 1432 of the City of Camden Tax Map, which are located in the Cooper Plaza Redevelopment Plan Area and further described on "Exhibit A" attached to this Resolution ("CRA Properties"); and

WHEREAS, as appraisal will provide the current fair market value of these vacant properties to be used in the negotiation of the purchase price in the proposed Redevelopment Agreements or Agreements of Sale contemplated; and

WHEREAS, CRA issued a Request for Pricing to the three "Pre-Qualified Appraisal Firms" previously approved by the CRA and J. McHale & Associates, Inc. submitted the lowest responsive price quote dated October 11, 2016 in the amount of \$10,000.00; and

WHEREAS, the services to be performed by J. McHale & Associates, Inc. will include an appraisal report indicating the Fair Market Value of each of the CRA Properties; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a Professional Service Agreement with J. McHale & Associates, Inc. for the provision of the appraisal reports for the CRA Properties for an amount not to exceed \$10,000.00; and

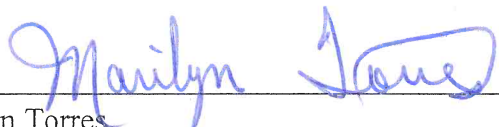
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

10-12-16C (cont'd)

ON MOTION OF: Ian Leonard

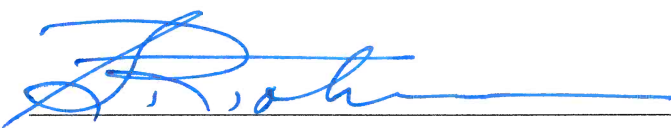
SECONDED BY: Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis	✓		
Vance Bowman	✓		
Ian Leonard	✓		
Javier Ramos	✓		
Maria Sharma			



Marilyn Torres

Chairperson

ATTEST: 

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

EXHIBIT A

Block	Lot	Property Address
1411	25	648 BERKLEY ST
1432	9	517 TRENTON AVENUE
1412	38	605 CLINTON ST
180	49	502 – 504 STEVENS ST
180	39	505 BENSON ST
180	31	WS GRIFFEE 69N BENSON ST
180	33	517 BENSON ST
1412	28	512 SO 6TH ST
1412	29	514 SO 6TH ST
1412	30	516 SO 6TH ST
1412	31	518 SO 6TH ST
1412	32	511 ROBERTS ST
1412	33	513 ROBERTS ST
1412	34	515 ROBERTS ST
1412	35	517 ROBERTS ST
1413	44	617 CLINTON ST
1413	45	619 CLINTON ST
1413	52	512 ROBERTS ST
1413	53	514 ROBERTS ST
1413	54	516 ROBERTS ST
1413	55	518 ROBERTS ST