

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 06-14-23C

Resolution Title:

Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$24,400.00 for Certain Property Designated as Block 818, Lots 16, 17, 30, 31, 49, 51, and 57 and Block 822, Lot 35 of the Camden City Tax Map for the Construction of Low and Moderate Income Housing

Project Summary:

- CRA, acting on behalf of the City, will administer a process to acquire privately-owned parcels for the Housing Authority of the City of Camden's (HACC) to construct/redevelop low and moderate income housing for the Ablett Village CNI Grant Program.
- The sites for acquisition are privately owned and consist of vacant and unimproved land and underutilized, deteriorated commercial structures. The subject parcels of land are designated as Block 818, Lots 16, 17, 30, 31, 49, 51, and 57 and Block 822, Lot 35 (the "Property").
- Appraisal reports are necessary to determine the total Fair Market Value of each of the parcels, and are intended to be used to make a determination as to just compensation to be paid for acquiring the Property by eminent domain on behalf of the City, pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-325.

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:

\$24,400.00

Total Project Cost:

TBD

Source of Funds:

Cost Agreement with the Redeveloper

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

WHEREAS, CRA, acting on behalf of the City and pursuant to a Shared Services Agreement, will administer a condemnation process to acquire privately-owned parcels for the Housing Authority of the City of Camden’s (HACC) to construct low and moderate income housing for the Ablett Village CNI Grant Program; and

WHEREAS, the sites identified for acquisition are privately owned and consist of vacant and unimproved land and underutilized, deteriorated commercial structures and are designated as Block 818, Lots 16, 17, 30, 31, 49, 51, and 57 and Block 822, Lot 35 (the “Property”); and

WHEREAS, appraisal reports are necessary to determine the total Fair Market Value of each of the parcels, and are intended to be used to make a determination as to just compensation to be paid for acquiring the Property by eminent domain on behalf of the City, pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-325; and

WHEREAS, CRA issued a request for pricing to its pre-qualified list of appraisers and the firm of J. McHale & Associates, Inc., submitted the most favorable proposal based on price and all other relevant factors, 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 appraisal reports of property designated as Block 818, Lots 16, 17, 30, 31, 49, 51, and 57 and Block 822, Lot 35 of the City of Camden Tax Map for an amount not to exceed \$24,400.00; 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.

06-14-23C (cont'd)

ON MOTION OF: Christopher Collins

SECONDED BY: Tasha Gainey-Humphrey

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

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