

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 07-12-23E

Resolution Title:

Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$3,600.00 for Block 814, Lot 2 of the Camden City Tax Map

Project Summary:

- The Housing Authority of the City of Camden (HACC) plans to redevelop the Ablett Village public housing development in the City's Cramer Hill neighborhood. The Ablett Village development consists of 306-units, which will be demolished and replaced with 202-newly constructed replacement units. In addition, some 223-units will be constructed on scattered sites in the adjacent surrounding neighborhood.
- HACC has identified certain property necessary and suitable to complete the final Phase of development and to meet the US HUD Choice Neighborhoods Initiative Grant.
- CRA by Resolution 06-14-23A designated the HACC as Redeveloper of certain land in Blocks 818, Lots 16, 17, 30, 31, 49, 51 and 57, Block 822, Lot 35, and Block 814, Lot 2 (the "Project Site").
- CRA owns Block 814, Lot 2 and appraisal services are necessary to establish the fair market value of Lot 2 for its sale to the HACC for the Ablett Village redevelopment project.
- CRA issued a request for pricing to its Pre-qualified List of Appraisers and the firm of J. McHale & Associates, Inc. responded with the most favorable proposal based on price and all other relevant factors for an amount not to exceed \$3,600.00.

Purpose of Resolution:

To authorize a Professional Services Agreement.

Award Process:

A Request for Pricing solicited to the Agency's Pre-Qualified List of Appraisal Firms

Cost Not To Exceed:

\$3,600.00

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 by Resolution 06-14-23A designated the HACC as Redeveloper of certain land in Blocks 818, Lots 16, 17, 30, 31, 49, 51 and 57, Block 822, Lot 35, and Block 814, Lot 2 (the “Project Site) for the construction of low and moderate income housing; and

WHEREAS, CRA owns Block 814, Lot 2 and appraisal services are necessary to establish the fair market value of Lot 2 for its sale to the HACC; and

WHEREAS, CRA issued a request for pricing to its Pre-qualified List of Appraisers and the firm of J. McHale & Associates, Inc. responded with the most favorable proposal based on price and all other relevant factors for an amount not to exceed \$3,600.00, 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 services to establish the fair market value of land owned by the CRA and designated as Block 814, Lot 2 of the City of Camden Tax Map for an amount not to exceed \$3,600.00; 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.

07-12-23E (cont'd)

ON MOTION OF: Christopher Collins


SECONDED BY: Derek Davis

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.			
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