

BOROUGH OF RED BANK

COUNTY OF MONMOUTH

RESOLUTION NO. 14-55

**A RESOLUTION AWARDING A CONTRACT TO PERFORM A COMPLETE
REVALUATION OF ALL REAL PROPERTY IN THE BOROUGH OF RED BANK
AS OF OCTOBER 1, 2014 FOR THE 2015 TAX YEAR**

Councilman DuPont offered the following resolution and moved its adoption:

WHEREAS, there exists a need in the Borough of Red Bank for a complete revaluation of all real property in the Borough effective October 1, 2014 for the tax year 2015; and

WHEREAS, a contract for such services may be awarded without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Borough of Red Bank has been issued an Order by the Monmouth County Board of Taxation to undertake a complete program of revaluation of all real property within the Borough of Red Bank for the use of the Borough Tax Assessor for the tax year 2015; and

WHEREAS, the Borough of Red Bank had prepared a request for proposals, specifications and proposed form of contract, and has advertised for same on January 22, 2014; and

WHEREAS, the Borough of Red Bank received and opened proposals on February 14, 2014, following public advertisement and in accordance with specifications therefor; and

WHEREAS, the Borough of Red Bank received a proposal from Realty Appraisal Company, 4912 Bergenline Avenue, West New York, New Jersey 07093, in the sum of \$310,000; and

WHEREAS, Realty Appraisal Company has submitted the lowest responsible proposal in the sum of \$310,000; and

WHEREAS, the Borough Council finds that it would be in the best interests of the Borough of Red Bank to award a contract for such services to Realty Appraisal Company by reason of its familiarity with real property within the Borough of Red Bank, its experience as appraisers, and its real estate expertise, and

WHEREAS, the services to be rendered require a written agreement specifying the services to be performed and the compensation to be paid; and

WHEREAS, pursuant to N.J.S.A. 40A:4-53, the Borough Council has adopted a Special Emergency Appropriation Ordinance appropriating the sum of \$500,000 for the preparation and execution of a complete program of revaluation of all real property within the Borough of Red Bank for the use of the Borough Assessor as a special emergency appropriation as defined and provided for in N.J.S.A. 40A:4-55; and

WHEREAS, the Chief Financial Officer has prepared a Certificate of Availability of Funds certifying that sufficient funds are available for this purpose and that a copy of said Certificate

will be attached to the original of this resolution and will be on file and available for inspection in the Office of the Borough Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Red Bank, Monmouth County, New Jersey, that the Mayor is hereby authorized to execute, and the Borough Clerk to attest, a contract between the Borough of Red Bank and Realty Appraisal Company to perform a complete revaluation of all real property in the Borough of Red Bank effective October 1, 2014 for the tax year 2015, at a cost of \$310,000, as more fully set forth in the contract which is on file in the office of the Borough Clerk and is available for public inspection during normal business hours.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to cause a brief notice to be published once in the official newspapers for the Borough of Red Bank stating the nature, duration, service and amount of the contract and that the resolution and contract are on file and are available for public inspection in the Office of the Borough Clerk.

Seconded by Councilwoman Horgan and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilman Murphy	(x)	()	()	()
Councilwoman Burnham	(x)	()	()	()
Councilwoman Horgan	(x)	()	()	()
Councilwoman Lewis	(x)	()	()	()
Councilman Zipprich	(x)	()	()	()
Councilman DuPont	(x)	()	()	()

Dated: February 26, 2014

I hereby certify the above to be a true copy of a resolution adopted by the Council of the Borough of Red Bank, in the County of Monmouth, at a meeting held on February 26, 2014.

Pamela Borghi, Municipal Clerk