



## Legislation Details (With Text)

**File #:** 18-1433      **Version:** 1      **Name:** Integra Realty Resources Real Estate Appraisal Services Agreement  
**Type:** Resolution      **Status:** Adopted  
**File created:** 9/12/2018      **In control:** Economic and Housing Development  
**On agenda:** 12/19/2018      **Final action:** 12/19/2018

**Title:** Dept/ Agency: Economic and Housing Development  
Action: (X) Ratifying (X) Authorizing ( ) Amending  
Type of Service: Professional Services Contract  
Purpose: To provide Real Estate Appraisal Services  
Entity Name: Integra Realty Resources - Northern New Jersey, LLC  
Entity Address: 301 Livingston Avenue, Suite 104, Livingston, New Jersey 07039  
Contract Amount: Not to exceed \$75,000.00  
Funding Source: 2018 Budget/Department of Economic and Housing Development  
Contract Period: One (1) year from a Notice to Proceed  
Contract Basis: ( ) Bid ( ) State Vendor (X) Prof. Ser. ( ) EUS  
(X) Fair & Open ( ) No Reportable Contributions ( ) RFP (X) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
Additional Information:  
Two (2) proposals were requested  
Two (2) proposals were received

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
12/19/2018	1	Municipal Council	Adopt	Pass

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**WHEREAS**, the City of Newark, Department of Economic and Housing Development ("City") has determined that there is a need for professional services contracts for the Real Estate Appraisal Services; and

**WHEREAS**, real estate appraisal services are professional services, exempt from the requirement for public bidding, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a) (i); and

**WHEREAS**, the City caused to be published a Notice of Request for Qualifications ("RFQ") for Real Estate Appraisal Services on or about March 7, 2018; and

**WHEREAS**, two (2) proposals were picked up and the City received a total of two (2) proposals in response to its RFQ for Real Estate Appraisal Services; and

**WHEREAS**, Integra Realty Resources - Northern New Jersey, LLC, 301 Livingston Avenue, Suite 104, Livingston, New Jersey 07039 ("Integra") submitted a proposal in response to the RFQ and it was found, based upon price and other factors, to be in the best interest of the City to accept the proposal for the purpose of providing Real Estate Appraisal Services; and

**WHEREAS**, the City wishes to enter into a new contract with Integra, to provide Real Estate Appraisal Services in an amount not to exceed Seventy-Five Thousand Dollars and Zero Cents (\$75,000.00) for the period of one (1) year from a Notice to Proceed which shall cover all matters handled by Integra that may arise during the contract term; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that notice of the award of contracts for "Professional Services" without competitive bidding must be published in a local newspaper; and

**WHEREAS**, this contract is being awarded as a fair and open contract pursuant to N.J.S.A. 19:44A-20.5; and

**WHEREAS**, the Council adopted the Contractor Pay-to-Play Reform Ordinance, R.O. 2:4-22C, which forbids the award of a contract to a Business Entity, as defined therein, which has made or solicited political contributions to Newark Municipal Candidates, office holders having ultimate responsibility for the award of a contract; candidate committees of the aforementioned candidates; and political or political party committees of the City of Newark or County of Essex; and continuing political committees or political action committees regularly engaged in the support of the City of Newark municipal or County of Essex elections; and certain other political party or candidate committees, in excess of certain thresholds.

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:**

1. The Mayor and/or his designee, the Director of the Department Economic and Housing Development, are hereby authorized to enter into a contract with Integra Realty Resources - Northern New Jersey, LLC, 301 Livingston Avenue, Suite 104, Livingston, New Jersey 07039, to provide Real Estate Appraisal Services in an amount not to exceed Seventy-Five Thousand Dollars and Zero Cents (\$75,000.00), for the period of one (1) year from the Notice to Proceed, which shall cover all projects that may arise during the contract term.
2. The term of this contract shall be one year from the Notice to Proceed, for such projects that may arise during the contract term.

3. This contract is being awarded pursuant to the fair and open procedures of the State Pay-to-Play Law (N.J.S.A. 19:44A-20.5) and pursuant to the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i)) and is in compliance with the Contractor Pay-to-Play reform Ordinance, R.O. 2:4-22C.
4. Attached is a Certification of Funds from the Director of Finance which states (1) that there are sufficient and appropriated funds, in the amount of Seventy-Five Thousand Dollars and Zero Cents (\$75,000.00), for the purposes stated herein and (2) that the line appropriation of the official budget which shall be charged is: Business Unit: NW026; Dept. Account #: 32100; Budget Ref.: B2018.
5. There shall be no advance payment pursuant to N.J.S.A. 40A:5-16.
6. There shall be no amendments or changes to this contract without approval of the Council.
7. A copy of the executed agreement authorized shall be filed by the Director of Economic and Housing Development in the Office of the City Clerk and shall be made available for public inspection.
8. A notice of this action shall be published in the newspaper authorized by law to publish a legal advertisement and as required by law within ten (10) days of the adoption of this Resolution.

### **STATEMENT**

This resolution ratifies and authorizes the Mayor and/or his designee, the Director of the Department of Economic and Housing Development, to enter into a contract for Real Estate Appraisal Services with Integra Realty Resources - Northern New Jersey, LLC, 301 Livingston Avenue, Suite 104, Livingston, New Jersey 07039, in an amount not to exceed Seventy-Five Thousand Dollars and Zero Cents (\$75,000.00) for the period of one (1) year from the Notice to Proceed.