

TOWNSHIP OF JEFFERSON
COUNTY OF MORRIS, NJ

CONSENT AGENDA RESOLUTION #17-26

**“RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT
FOR APPRAISAL SERVICES – INTEGRA, KRAUSER & CIRZ, INC.
D/B/A INTEGRA REALTY RESOURCES NORTHERN NEW JERSEY-
FOR PERIOD ENDING DECEMBER 31, 2017”**

WHEREAS, the Township of Jefferson has a need for professional Appraisal services; and

WHEREAS, the Township of Jefferson has decided to award the contract for this service as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Integra, Krauser & Cirz, Inc. d/b/a/ Integra Realty Resources Northern New Jersey has submitted a proposal indicating that Appraisal services will be provided for an annual fee not to exceed \$27,500.00 per year; and

WHEREAS, Integra, Krauser & Cirz, Inc. d/b/a/ Integra Realty Resources Northern New Jersey has completed and submitted a Business Entity Disclosure Certification which certifies that they have not made any reportable contributions to a political or candidate, committee or employee for those positions listed on the Business Entity Disclosure Certification Form in the previous one year, and that the contract will prohibit Integra, Krauser & Cirz, Inc. d/b/a/ Integra Realty Resources Northern New Jersey from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer (CFO) of the Township has determined and certified in writing that the value of each acquisition will exceed \$17,500; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5 (b) a certificate showing availability of funds has been provided to the Township by the CFO certifying that the funds for said contract are available; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Jefferson, in the County of Morris, State of New Jersey that this professional contract is hereby authorized and approved by the Township Council.

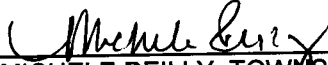
BE IT ALSO RESOLVED:

- Section 1.** The Mayor and Township Clerk are hereby authorized and directed to execute an agreement with Integra, Krauser & Cirz, Inc. d/b/a/ Integra Realty Resources Northern New Jersey for Appraisal services to the Township of Jefferson as set forth in a proposal dated December 2, 2016 for an annual fee not to exceed \$27,500.00 per year.
- Section 2.** This contract is awarded as a “Professional Service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
- Section 3.** The term of this agreement shall be for one year, from January 1, 2017 through December 31, 2017.
- Section 4.** A notice of this action shall be printed once in the legal newspaper of the Township of Jefferson.
- Section 5.** The resolution authorizing the award of contract for “Professional Services” and the contract itself must be available for public inspection per the requirement of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)
- Section 6.** The Business Entity Disclosure Certification and the Determinations of Value be placed on file with this resolution.

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PAGE TWO**

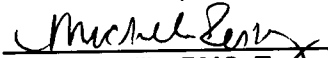
ATTEST:

COUNCIL OF THE TOWNSHIP OF JEFFERSON:


MICHELE REILLY, TOWNSHIP CLERK
Dated: January 18, 2017


DEBI MERZ, PRESIDENT

CERTIFICATION: I, Michele Reilly, Clerk of the Township of Jefferson, County of Morris, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Jefferson Township County at a meeting held on January 18, 2017.


Michele Reilly, RMC, Township Clerk

NAME	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
Birmingham	X		X			
Dunham			X			
Finnegan			X			
Sanchelli		X	X			
Merz			X			

CMFO'S Certification of Availability of Funds

I, William J. Eagen, hereby certify that sufficient funds will be available with the adoption of the 2017 Municipal Budget: Tax Assessment OE & Open Space Budget, for the purpose stated herein, all in accordance with requirements of the Local Budget Law NJSA 40A: 4-1, et.seq.

Purpose: Appraisal Services – Tax Appeals, Open Space Appraisals,
other services as needed

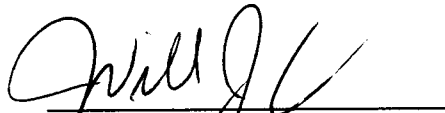
Vendor: Integra Realty Resources - NNJ (INTEGR50)

Line Item No.: 7-01-20-150-150-261
T-19-56-860-000-801

Amount Certified: \$ 27,500.00

Total Certified Amount Not to Exceed: **\$27,500.00**

Certified this 4th day of January, 2017
For 1/04/2017 meeting



William J. Eagen
Chief Financial Officer

**PAY TO PLAY
DETERMINATION OF VALUE**

Pursuant to the Pay To Play Law, the value of the contract awarded through a non-fair and open process must be determined, by an appropriate township official, prior to the award of contract by the Township Council

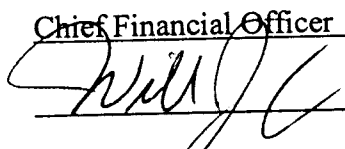
VENDOR NAME	DESCRIPTION OF SERVICE	ESTIMATED VALUE
Lavery, Selvaggi, Abromitis & Cohen, PC	Township Attorney	160,000.00
Lavery, Selvaggi, Abromitis & Cohen, PC	Labor Attorney	12,000.00
Hawkins Delafield & Wood	Bond Counsel	36,000.00
Ferraioli Wielkocz, Cerullo & Cuva	Township Auditor	111,350.00
Willis of New Jersey, Inc.*	Risk Management Services	61,000.00
Integra Realty Resources – NNJ	Appraisal Services	27,500.00
Edward L. Haack & Associates	Consulting Engineer	105,000.00
Fox Architectural Services	Architectural Services	17,500.00

I hereby certify that the above referenced contracts will exceed or is expected to exceed \$17,500.

* Vendor receives no direct payments for rendering insurance services from the Township of Jefferson, however it is expected that the vendor may earn in excess of \$17,500 from insurance commissions.

NAME: William J. Eagen

TITLE: Chief Financial Officer

SIGNATURE: 

DATE: January 4, 2017

PROFESSIONAL CONTRACT

THIS CONTRACT, made and effective the 1st day of January 2017, between the Township of Jefferson and Integra Krauser & Cirz, Inc., dba Integra Realty Resources Northern New Jersey, with an office located at 80 S. Jefferson Road, Suite 204, Whippany. NJ 07981; and

WHEREAS, the Township of Jefferson wishes to retain professional real estate appraisal, valuation and consulting services for the purpose of rendering valuation services to the Mayor, Council, Administrative Staff, and Municipality, and to prepare appraisals for tax appeals, open space acquisitions, real estate litigation, real estate studies and general real estate consulting; and

WHEREAS, said appraisal firm and the individuals named hereinafter are to be retained pursuant to this Contract as professional consultants and not as employees of the Township of Jefferson; and

NOW, THEREFORE, based upon the mutual promises and covenants herein set forth, it is agreed by and between the parties as follows:

1. Integra Krauser & Cirz, Inc. is hereby retained as Township Appraisers for the year 2017, to be effective January 1, 2017 through December 31, 2017, regardless of the date of the execution of this Contract and for which the execution of this Contract constitutes a ratification of said services;

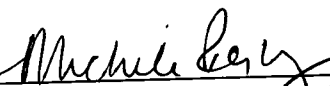
2. The Township of Jefferson hereby agree, in consideration of the services rendered by the firm of Integra Krauser & Cirz, Inc for the year 2017, at a rate of \$150 per hour for Matthew Krauser and \$125 per hour for staff appraisers. Flat fees will be provided for approval if necessary for the appraisal reports and the hourly rate will be implemented for additional

services, meetings, phone calls, correspondence, etc.

3. **Political Contribution Disclosure.** This contract has been awarded to Integra Krauser & Cirz, Inc. based on the merits and abilities to provide the goods or services as described herein. This contract was not awarded through a "fair and open process" pursuant to N.J.S.A. 19:44A-20.4 et seq. As such, the undersigned does hereby attest that Integra Krauser & Cirz, Inc., its subsidiaries, assigns or principals controlling in excess of 10% of the company has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, in the one (1) year period preceding the award of the contract that would, pursuant to P.L. 2004, c.19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of the contract to any political party committee in the Township of Jefferson if a member of that political party is serving in an elective public office of that Township of Jefferson when the contract is awarded, or to any candidate committee of any person serving in an elective public office of that Township of Jefferson when the contract is awarded.

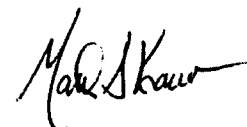
ATTEST:

TOWNSHIP OF JEFFERSON

By: 
MICHELE REILLY, CLERK


RUSSELL FELTER, MAYOR

Integra Krauser & Cirz, Inc.


By: _____
MATTHEW S. KRAUSER
Senior Managing Director