

CITY OF PASSAIC PARKING AUTHORITY

RESOLUTION NO. PA 18-07-015

RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PASSAIC PARKING AUTHORITY  
DESIGNATING MCNERNEY & ASSOCIATES, AS APPRAISER  
AND VALUATION EXPERT FOR ACQUISITION OF  
CERTAIN PROPERTY IN THE CITY OF PASSAIC.

WHEREAS, the Parking Authority of the City of Passaic (the "Authority"), a public body corporate and politic of the State of New Jersey, was created pursuant to the Parking Authorities Law, N.J.S.A. 40:11A-1 et. seq. (the "Parking Authority Law") for the purposes of managing, operating, maintaining and improving certain parking facilities and meters located in the City; and,

WHEREAS, the Passaic Parking Authority has examined the provision of parking opportunities in and about the City of Passaic, and in particular the area in and about the central areas of the City in and about Main Street; and,

WHEREAS, the Passaic Parking Authority has examined the opportunity to develop a site known as the Home Liquors building, Block 2147, Lot 7, located at 598 Main Avenue in the City of Passaic, Passaic County, New Jersey, hereafter referred to as the Property; and,

WHEREAS, the Passaic Parking Authority desires to retain the services of an appraiser and valuation expert to conduct inspections of the Property in accordance with the requirements of N.J.S.A. 20:3-1, et seq., N.J.S.A. 40A:12A-8(e) and R. 4:73-1 of the Rules of Court, and determine an amount of fair compensation to be offered to the owner(s) of certain limited property rights and interests in the Property; and,

WHEREAS, such appraisal and valuation services constitute professional services which require the possession of certain state certifications and professional certifications and other qualification of a professional nature pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and,

WHEREAS, McNerney & Associates, 266 Harrison Road, P.O. Box 67, Glen Rock, New Jersey 07452 submitted a proposal, which is annexed hereto and incorporated as if more fully set forth at length herein for professional services in response to a request for quote for professional services by the Passaic Parking Authority for the appraisal and valuation of the Property; and,

WHEREAS, the Commissioners of the Passaic Parking Authority's Board of Commissioners has reviewed McNerney & Associates' Proposal and found same to be qualified to perform the appraisal and valuation of the Property; and,

WHEREAS, the proposed services shall be for a period of twelve (12) months and until the appointment of a successor, and for less than the sum of seventeen thousand five hundred dollars (\$17,500.00):

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Passaic Parking Authority that:

1. The above recitations are incorporated herein as if set forth at length; and,  
2. McNerney & Associates is hereby designated as the appraiser for the redevelopment of the located at, located at 598 Main Avenue in the City of Passaic, Passaic County, New Jersey, designated as Block 2147, Lot 7 on the Tax Map of the City of Passaic in accordance with the requirements of *N.J.S.A. 20:3-1, et seq., N.J.S.A. 40A:12A-8(c)* and *R. 4:73-1* of the Rules of Court, and determine an amount of fair compensation to be offered to the owner(s) of certain limited property rights and interests in the Property; and,

3. The terms of the Proposal of McNerney & Associates as attached and incorporated herein are hereby approved and adopted by the Board of Commissioners, and shall be incorporated into a contract for professional services in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*; and,

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel and Executive Director.

INTRODUCED BY COMMISSIONER: Denise Perez  
SECONDED BY COMMISSIONER: Eugene Shpitsky

Record of Commissioner Vote	Aye	Nay	Abstain	Absent
Tiffany Allen, Vice Chairwoman	x			
Jose Balbi	x			
Adam Buckstein	x			
Denise Perez	x			
Daniel Ritz	x			
Eugene Shpitsky, Chairman	x			

I hereby certify this to be a true copy of a Resolution passed by the Board of Commissioners of the Parking Authority of the City of Passaic at a meeting held on July 25, 2018.

Eugene Shpitsky, Chairman   
Amada Curling, Board Secretary 