

RESOLUTION NO.: 2017 - 132

RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH APPRAISAL SYSTEMS, INC. FOR APPRAISAL SERVICES RELATED TO ADDED ASSESSMENTS IN THE BOROUGH

WHEREAS, the Borough of Mount Arlington Tax Assessor has determined that the Borough has an extraordinarily higher number of potential added assessment inspections than in recent years; and accordingly exists the need to contract for appraisal services related to added assessments for the contract period commencing September 1, 2017 and expiring December 31, 2017; and

WHEREAS, the Borough of Mount Arlington Tax Assessor received a quote from Appraisal Systems, Inc., a copy of which is incorporated herein as if set forth at length, offering to inspect, value, organize and input into the CAMA system all added assessments provided by the Borough Tax Assessor for the 2017 Added Assessment list. The quote states that all added assessment appeals will be defended at an hourly rate of \$125.00 per hour; and

WHEREAS, the Borough of Mount Arlington Tax Assessor strongly recommends Appraisal Systems, Inc. for the professional services for appraisal services related to added assessments due to the firm's excellent reputation and familiarity with surrounding municipalities for the same services, including Chester, Jefferson, Hopatcong, Morristown and Sparta; and

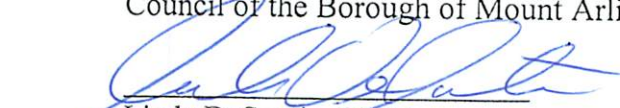
WHEREAS, the services to be provided are professional services exempt from public bidding pursuant to the Local Public Contracts Law, N.J.S.A. 40A: 11-1 et seq.; and

WHEREAS, the Chief Financial Officer has determined sufficient funds are available in the capital account; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey that Appraisal Systems, Inc. be authorized to perform professional services for appraisal services related to added assessments; and the Borough Administrator is authorized to execute a professional service contract with Appraisal Systems, Inc., a copy of which is incorporated herein as if set forth at length.

This Resolution shall take effect immediately.

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, and adopted on September 5, 2017.


Linda DeSantis, RMC
Borough Clerk

FEE SCHEDULE – ADDED ASSESSMENTS

Class 2 Properties:

Decks, Porches, CAC, Siding/Windows, Bath/Kitchen Renovations, Finished Basement & all other misc.:	\$30.00
Additions:	\$45.00
Additions over 1,000 SF:	\$60.00
New construction:	\$65.00
New Construction over 5,000 SF:	\$75.00

Class 4A Properties:

up to \$250,000 value added (improvement)....	\$200
\$250,000 to \$500,000 value added:	\$250
\$500,000 to \$1,000,000 value added:	\$300
\$1,000,000 to \$5,000,000 value added:	\$350
over \$5,000,000:	\$500

Class 4B Properties:

up to \$250,000 value added (improvement) ..	\$175
\$250,000 to \$500,000 value added:	\$200
\$500,000 to \$1,000,000 value added:	\$250
\$1,000,000 to \$5,000,000 value added:	\$300
over \$5,000,000:	\$350

Class 4C Properties:

4 to 8 units:	\$150
9 to 16 units:	\$275
17 to 32 units:	\$325
33 to 64 units:	\$400
over 64 units:	\$500

Class 15 Properties:

All Types:	\$150
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Updates on permits in progress:

All Types:	\$15
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DIGITAL PHOTOGRAPHS (\$2.50 per line item if requested)

BOROUGH APPRAISAL SERVICES AGREEMENT

THIS CONTRACT, made and entered into as of September 1, 2017, by and between Appraisal Systems, Inc. with offices located at 110 South Jefferson Road, Whippany, New Jersey (herein called "Appraiser"); and the Borough of Mt. Arlington, County of Morris and State of New Jersey (herein called "Borough").

WHEREAS, Appraiser agrees to provide professional appraisal services relating to added assessment inspections, and

WHEREAS, funds are or will be available for this purpose in accordance with a duly adopted budget of the Borough.

NOW, THEREFORE, the parties hereto do agree as follows:

1. Appraiser agrees to provide the Borough with appraisal services with the consent of the appropriate officials of the Borough, relating to all Added Assessments:

(a) Field inspection of all open permits, temporary Certificates of Occupancy, Finalized Certificates of Occupancy or any other properties where work was determined to have been completed for all Class 2, 4A,4B and 4C property types.

FEE: \$25.00 PER INSPECTION

(b) Valuation of all properties where "added value" has been completed as of October 1, 2016.

(c) Summary report itemizing all new added assessments.

2. The Contract shall be for a period commencing on September 1, 2017 and expiring December 31, 2017, and for any extended period authorized by the Borough.

3. **Total billing for this contract shall not exceed \$5,000.**

4. Added Assessment appeals at both the Morris County Board of Taxation and the New Jersey State Tax Court shall be billed separately at a rate of \$125.00 per hour if the Borough decides to utilize Appraisal Systems, Inc.

5. Appraiser shall submit to the Borough itemized vouchers indicating the specifics of the work performed at such time as fees for services hereof and reimbursements become due. Appraiser agrees to submit periodic bills as requested by the Chief Financial Officer.

6. The Borough agrees that it will solicit the cooperation of all Borough officials and give access to its records so as to allow Appraiser to collect such data and information as may be necessary in order to perform the services described herein.

7. It is hereby agreed between the parties that subsequent to the performance of services of a nature authorized by this Contract and submission of vouchers in proper form, Appraiser shall be entitled to payment within thirty (30) days of the presentation of the voucher unless a legitimate, good faith challenge by the Mayor and Borough Council, Administrator, Tax Assessor or Chief Financial Officer is made.

8. During the performance of this Contract, Appraiser agrees as follows:

(a) Appraiser, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status or sex. The Appraiser will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment without regard to their age, race, creed, color, national origin, ancestry, marital status or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals or caused these presents to be signed by their proper officers and their seal to be hereto affixed, the day and year first above written.

SIGNED, Sealed and Delivered in the presence of or Attested by:

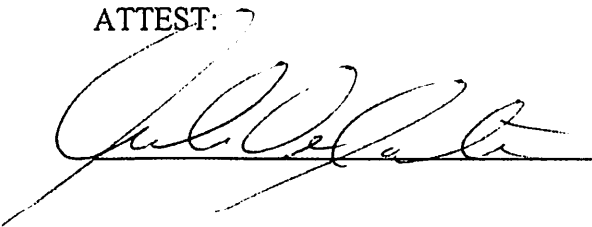
ATTEST:

APPRAISAL SYSTEMS, INC.

By: ERNEST F DEL GUERCIO, SR., CEO

ATTEST:

BOROUGH OF MOUNT ARLINGTON



By: 
MAYOR MICHAEL STANZILIS