

TOWNSHIP OF FREDON
RESOLUTION 2024 – 46

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF FREDON APPROVING THE AWARD OF A CONTRACT FOR PROFESSIONAL SERVICES OF DARREN RAYMOND, MAI, SCGREA OF THE LAW FIRM OF ASSOCIATED APPRAISAL GROUP SPECIAL COUNSEL IN THE MATTER OF REVERSE TAX APPEAL FOR BLOCK 404 LOT 29 AND BLOCK 404 LOT 29.01

WHEREAS, the Township Committee of the Township of Fredon will require professional services for appraisal services; and

WHEREAS, the above-mentioned services can be performed adequately and effectively by Darren Raymond, MAI, SCGREA of the firm of Associated Appraisal Group; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5, permits a contract for professional services to be awarded without the need for competitive bids; and

WHEREAS, it is the intent of the Township Committee of the Township of Fredon to approve an agreement with Darren Raymond, MAI, SCGREA with rates as follows

Consulting Services & Preliminary Analysis	\$125.00 / hour
Testimony, Meetings, Conferences, Depositions, etc.	\$125.00 / hour

PREPARATION OF APPRAISAL REPORTS (STATE TAX COURT):

Class 2 Properties	\$1,000 - \$2,500
Class 4A, 4B & 4C Properties	\$3,500 - \$10,000
Class 1 & Special Purpose Properties	Fees to be determined on a case-by-case basis

; and

WHEREAS, N.J.S.A. 40A:11-5 requires that the award for professional services be publicly advertised; and

WHEREAS, Darren Raymond and Associated Appraisal Group have completed and submitted a Business Entity Disclosure Certification which

certifies that Associated Appraisal Group has not made any reportable contributions to the Fredon Township Republican Committee, and Fredon Township Committee Members in the previous one year, and that the contract will prohibit Darren Raymond, MAI, SCGREA and Associated Appraisal Group from making any reportable contributions through the term of the contract; and

WHEREAS, Darren Raymond, MAI, SCGREA and Associated Appraisal Group have completed and submitted a Political Contribution Disclosure form as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the Fredon Township Committee, County of Sussex, State of New Jersey, as follows:

1. The Fredon Township Committee hereby approves and ratifies the Professional Services Agreement and work conducted in prior years.

2. The Fredon Township Committee hereby approves the contract with Darren Raymond, MAI, SCGREA from April 10, 2024 through December 31, 2024.

3. The Mayor and Municipal Clerk of the Fredon Township Committee are authorized and directed to enter into a contract with Darren Raymond, MAI, SCGREA for appraisal services as Appraiser for the matter of Reverse Tax Appeal for 416 Route 94 Fredon Township Block 404 Lot 29 and Block 404 Lot 29.01 from March 27, 2024 through December 31, 2024 in accordance with the contract attached hereto and made a part hereof.

4. This contract is entered into without competitive bidding as a "professional service" pursuant to the Local Public Contracts Law as this is a professional service within the meaning of that law.

5. That Township Committee of the Township of Fredon authorizes the entry of a contract not awarded through a fair and open process pursuant to N.J.S.A. 19:44A-20.4 et seq. with Darren Raymond, MAI, SCGREA and Associated Appraisal Group as described herein.

6. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

7. A copy of this resolution will be published in the New Jersey Herald, the Fredon Township's official newspaper, within ten (10) days of passage as required by law.

I HEREBY CERTIFY the within is a true copy of a resolution passed by the Township of Fredon at a duly convened meeting held on March 27, 2024.

ATTEST:

TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF FREDON

Suzanne Boland, RMC

Glenn M. Deitz, Mayor

**PROFESSIONAL SERVICES CONTRACT
FOR THE MATTER OF REVERSE TAX APPEAL
FOR BLOCK 404 LOT 29 AND BLOCK 404 LOT 29.01**

This Agreement is made this 27th of March, 2024, between the TOWNSHIP OF FREDON, a political corporation of the State of New Jersey, with offices located at Municipal Building, 443 Route 94, Fredon Township (mailing address: Newton 07860) New Jersey (hereinafter “Municipality”), and Darren Raymond, an Appraiser certified in the State of New Jersey, whose offices are located with Associated Appraisal Group at 17-17 Route 208 Suite 210 Fairlawn, NJ 07410 (hereinafter “Appraisal”).

WHEREAS, the Municipality desires to retain the Appraiser to provide appraisal services to the Municipality and its employees, officers, other professionals, and boards; and

WHEREAS, the Appraiser is licensed by the State of New Jersey to provide such services and is otherwise qualified to enable both parties to enter into a Professional Services Contract without competitive bidding pursuant to N.J.S. 40A:11-5 (1) (a) (i).

NOW, THEREFORE, for the reasons cited above, and in consideration of the mutual covenants contained within this Agreement, the Municipality and the Appraiser agree as follows:

1. TERM. The Municipality engages the Appraisal as Municipal Counsel for the period April 10, 2024, through December 31, 2024, unless earlier terminated as provided for herein.
2. SCOPE OF SERVICES. The Appraiser shall provide appraisal services in the matter of Reverse Tax Appeal on the property located at 416 route 94 Block 404 Lot 29 and Block 404 Lot 29.01, including all necessary consultations, research, investigation, correspondence, preparation and drafting of pleadings and other appraisal documents, court appearances, providing counsel at meetings of the governing body and its agencies and boards, and related work to properly represent the Municipality. As may be satisfactory to the Municipality, the partners and associate Appraisal (s) of the Appraisal’s firm Associated Appraisal Group may provide such services. By execution of this agreement on behalf Associated Appraisal Group, the Appraisal

so binds the law firm and its partners and associates to the provisions of this Agreement.

3. COMPENSATION. The Appraisal shall be paid as follows

Consulting Services & Preliminary Analysis	\$125.00 / hour
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Testimony, Meetings, Conferences, Depositions, etc.	\$125.00 / hour
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PREPARATION OF APPRAISAL REPORTS (STATE TAX COURT):

Class 2 Properties	\$1,000 - \$2,500
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Class 4A, 4B & 4C Properties	\$3,500 - \$10,000
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Class 1 & Special Purpose Properties	Fees to be determined on a case-by-case basis
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the provision of professional services provided for herein. No charge shall be permitted for any of Appraisal's office expenses or clerical support unless extraordinary and approved in advance by the Municipality. When the Appraisal's professional services are related to review of an application for development as permitted under the Land Use Laws of the State of New Jersey, the fees for such services shall be charged against the funds for municipal professional service review escrowed by the developer. The Appraisal shall submit on a monthly basis an Invoice for services on such forms as the Municipality shall provide, which shall include such detail as is necessary for the Municipality to evaluate the charges for particular services.

4. MUNICIPAL SUPPORT. The Municipality shall cooperate fully with the Appraisal and provide to the Appraisal such information and data available to it (e.g., maps, photographs, reports, etc.) that the Appraisal may require for the provision of services as provided herein.

5. RESTRICTIONS ON APPRAISAL .

(a). The Appraisal will not at any time, in any form, either directly or indirectly, disclose to any person or corporation any information related to services provided to the Municipality, except as may be reasonably necessary for the effective representation of the Municipality.

(b). During the period of this agreement and after its termination the Appraisal shall not provide professional services to any person or entity in conflict with the provisions of the Rules of Professional Conduct for Appraisal s regarding conflicts of interest and

representation of parties with interests potentially adverse to that of the Municipality.

- 6. COMPLIANCE WITH LAW. The Appraisal represents compliance with the requirements of Exhibit A, attached and the Appraisal agrees to comply with the obligations thereof for the duration of this Agreement. The Appraisal shall execute an Affirmative Action Affidavit in the form prescribed by the State of New Jersey.

- 7. TERMINATION. Either party may terminate this Agreement at any time prior to its expiration as set forth in Paragraph 1, with or without cause, and notwithstanding any appointment of the Appraisal by any municipal agency to a consulting position therewith, upon thirty days' written notice of such intention by the terminating party to the other party. Within the termination period the Appraisal shall complete or wind down such work as had been assigned to the Appraisal and shall be paid at the rate called for herein. At the completion of the termination period each party shall return to the other party such material as may be the property of the other party.

- 8. ENTIRE AGREEMENT. The parties agree that this written Agreement constitutes the entire agreement of the parties, and that no understanding or agreement, verbal or otherwise, exists independently of this Agreement. No change or modification of this Agreement shall be effective unless it is in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth in the introductory paragraph.

ATTEST:

TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF FREDON

Suzanne Boland, RMC

Glenn M. Deitz, Mayor

Darren Raymond, MAI, SCGREA acknowledges executing the within duplicate Resolution and agrees to be bound by the terms, covenants and conditions thereof for the year 2024.

ATTEST:

Darren Raymond, MAI, SCGREA