

RESOLUTION NO. 91-2019
Consideration of Proposals Received for
Professional Appraisal Services for
2019 State Tax Court Appeals

Councilmember Leckstein offered the following resolution and moved its adoption; seconded by Councilmember Rooney:

WHEREAS, the Borough Clerk did duly advertise on March 22, 2019 to receive proposals on April 26, 2019 for professional appraisal services to defend the 2019 **non-beach club** State Tax Court Appeals; and

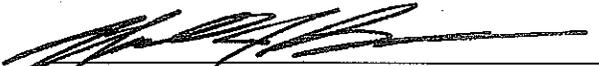
WHEREAS, in connection therewith, one proposal was received by the Tax Assessor from Realty Appraisal Company, Lincroft, New Jersey in an amount not to exceed \$1,200.00 per appeal for residential properties and \$5000.00 per appeal for commercial properties (both at a rate of \$100 per hour); and

WHEREAS, it was determined that Realty Appraisal Company satisfies all the requisites contained in the request for proposals for professional appraisal services to defend the 2019 State Tax Court Appeals is Realty Appraisal Company; and

WHEREAS, the Borough Tax Assessor recommends that a contract be awarded to Realty Appraisal Company, Lincroft, New Jersey, as per their proposal for professional appraisal services to defend the 2019 State Tax Appeals at the rates mentioned above; and

CERTIFICATION OF FUNDS

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright do hereby certify that funds are available for this contract in Legal O&E.



MICHAEL J. BASCOM, CFO

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sea Bright in the County of Monmouth, State of New Jersey, that the proposal for professional appraisal services to defend the 2019 non-beach club State Tax Court Appeals as set forth in the proposal submitted at a rate not to exceed \$1,200 per residential property appeal and \$5,000 per commercial property appeal be awarded to Realty Appraisal Company, 2 Majestic Avenue, Suite 2, Lincroft, New Jersey; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed one time in the "Asbury Park Press" newspaper.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the following:

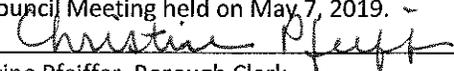
1. Realty Appraisal Company
2. Tax Assessor
3. Administrator

Roll Call: Birdsall, Keeler, Kelly, Leckstein, Rooney, Schwartz
Yes Yes Yes Yes Yes Absent

May 7, 2019

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk do hereby certify that the foregoing is a resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, at a Council Meeting held on May 7, 2019.



Christine Pfeiffer, Borough Clerk

PROPOSAL COVERING
APPRAISAL SERVICES
FOR
BOROUGH OF SEA BRIGHT
TAX APPEAL LITIGATION

Whereas Realty Appraisal Company of West New York, New Jersey, a Partnership (Steven Rubenstein and Neil Rubenstein, Partners), hereinafter referred to as the Appraisal Firm), has been in the real estate appraisal business since 1934, with expertise and experience in appraising all types of real property;

And whereas the appraisal firm is familiar with the real estate market in Monmouth County, having performed revaluation programs in various municipalities;

And whereas the appraisal firm performed the 2015 revaluation program in Sea Bright Borough;

And whereas the Tax Assessor of Sea Bright Borough has requested a proposal for appraisal services in connection with the defense of 2019 Tax Court of New Jersey appeals.

Therefore, the Appraisal Firm agrees to assist the Borough in these matters at the following fee structure:

Residential Properties: \$100 per hour, not to exceed \$1,200 per appeal

Commercial Properties: \$100 per hour, not to exceed \$5,000 per appeal

This above time will be spent in consultation, preparation, property inspection, analysis, preparation of appraisal report, and testimony at the Tax Court of New Jersey.

The appraisal services will be under the direct supervision of Steven Rubenstein, MAI. The Appraisal Firm will work closely with the Tax Assessor and Borough Attorney in order to insure that the Borough's interests are best served without incurring unjustifiable expense.