

RESOLUTION
of the
BOROUGH OF NEW PROVIDENCE
Resolution No. 2011-198

Council Meeting Date:

Date Adopted:

TITLE RESOLUTION AWARDING CONTRACT TO RYAN RICCIO OF MCR
APPRAISALS FOR TAX ASSESSMENT SERVICES

Councilperson Galluccio submitted the following resolution, which was duly seconded by Councilperson Cucco.

WHEREAS, the Borough of New Providence has a need to acquire Tax Assessment Services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19-44A-20.5; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the service will not exceed \$2,000.00; and

WHEREAS, the anticipated term of this contract is one (1) year; and

WHEREAS, Ryan Riccio of MCR Appraisals has submitted a proposal , indicating he will provide professional tax assessment services as Special Tax Assessor for an amount not to exceed \$2,000.; and

WHEREAS Ryan Riccio has completed and submitted a Business Entity Disclosure Certificate which certifies that MCR Appraisals has not made any reportable contributions to a political or candidate committee in the Borough of New Providence in the previous one year, and that the contract will prohibit MCR Appraisals from making any reportable contributions through the term of the contract, and

WHEREAS, the maximum amount of the contract is not to exceed \$2,000.00, and said funds are available and have been certified by the Chief Financial Officer; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-5) requires that the resolution authorizing and awarding of contracts for "professional services" without competitive bids and the contract itself must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of New Providence that they hereby agree as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute the attached agreement with Ryan Riccio of MCR Appraisals for professional Tax Assessment Services.
2. Such contract is awarded without competitive bids as a "professional service" in accordance with N.J.S.A. 40A:11-5(1) (a) of the Local Public Contracts Law, because the services to be rendered are professional in nature and are unspecifiable as to requirements for performance. Such services must be rendered by a person particularly trained and licensed in this area, which requires extensive specific education and long experience in both the Federal and State procedural requirements.
3. A notice of this action shall be published once in the Courier News.

APPROVED, this 11th day of July, 2011.

RECORD OF VOTE

	AYE	NAY	ABSENT	NOT VOTING
CUCCO	X			
GALLUCCIO	X			
GENNARO	X			
LESNEWICH	X			
MUÑOZ	X			
VYZAS	X			
HERN			TO BREAK COUNCIL TIE VOTE	

I hereby certify that the above resolution was adopted at a meeting of the Borough Council held on the 11th day of July, 2011.

Wendi B. Barry, Borough Clerk

BOROUGH OF
NEW PROVIDENCE

SETTLED IN 1720

J. Brooke Hern, Mayor
Patricia Spychala, Assessor
Beatrice Reinacher, Assistant

TO: Doug Marvin, Administrator

FROM: Pat Spychala, Assessor

DATE: July 5, 2011

RE: Added Assessment Field Inspector

It's that time of year again, added assessments. This is the time when New Providence has an opportunity to bring in tax dollars from added assessment inspections. Moreover, any received income is shared only by the county and the borough. Unlike tax appeals, the board of education is not entitled to any portion of the collected funds.

Again, I am requesting approval to hire a field inspector. I am recommending Ryan Riccio, of MCR Appraisals to perform added assessment inspections. For your review, please refer to attached proposal.

Processing added assessments on a timely basis is important for several reasons:

- ✓ Helps to absorb increased spending and provides increased tax revenue
- ✓ Offsetting some portion of ratable reductions due to tax appeals
- ✓ Avoids back-charging taxpayers if processed too long after the improvement

Currently, there are many state tax court appeals that are pending; and many county tax appeals that will be re-filing with Tax Court. I will be attending settlement conferences and doing some of the inspections as well as placing assessed values on any property that requires an increased assessment.

In the past, it has proved to be lucrative for New Providence to hire an outside appraiser to assist in the added assessment process.

If you agree, I would like to have a resolution available for the next council meeting

Thank you in advance for your consideration in this matter.

/ps
Attachment

Spychala, Patricia

From: MCR Appraisals [mcrappraisals@comcast.net]
Sent: Friday, July 01, 2011 7:23 AM
To: Spychala, Patricia
Cc: pspychala@cityofsummit.org; pspychala@verizon.net
Subject: re- fee proposal - copied and pasted

MCR APPRAISALS

Residential Real Estate Appraisals and Consulting

19 Mansfield Avenue
East Brunswick, NJ 08816
(732) 257-3002
Fax (732) 257-5164

**TO: PATRICIA SPYCHALA
TAX ASSESSOR
BOROUGH OF NEW PROVIDENCE**

FEE SCHEDULE FOR INSPECTION SERVICES

\$50 / PER INSPECTION FOR RESIDENTIAL PROPERTIES

\$100 / PER INSPECTION FOR COMMERCIAL PROPERTIES

\$20 ADDITIONAL FEES TO INPUT INSPECTION DATA-PRICING

Photographs will be provided as needed

SINCERELY,

**RYAN RICCIO
MCR APPRAISALS
19 Mansfield Avenue
East Brunswick, NJ 08816
732-257-3002- office
732-406-0840- cell
732-257-5164- fax**

Email= mcrappraisals@comcast.net

7/5/2011