



BOROUGH OF HIGHLANDS  
COUNTY OF MONMOUTH

## RESOLUTION 22-121

### RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL PROPERTY TAX VALUATION SERVICES FOR SHADOW LAWN MOBILE HOME PARK SITE IN CONNECTION WITH LITIGATION

**WHEREAS**, the Borough of Highlands has a need for professional property tax valuation services for the Shadow Lawn Mobile Home Park Site in connection with litigation, pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, Stack, Coolahan, & Stack, LLC has set forth its proposed services in a written proposal dated April 13, 2022, a copy of which is available at the office of the Borough Clerk; and

**WHEREAS**, the said Proposal includes the following: Real Estate Counseling and Valuation Phase Services, Preparation of Expert Report Phase Services, General Consulting and Litigation Support Phase Services; and

**WHEREAS**, the proposed amount of the contract with Stack, Coolahan, & Stack, LLC is \$17,500.00 and \$250.00 per hour, consisting of the following:

|   |                |
|---|----------------|
| · Real Estate Counseling and Valuation Phase Services | \$ 7,500.00    |
| · Preparation of Expert Report Phase Services         | \$ 10,000.00   |
| · General Counsel and Litigation Support              | \$ 250.00/hour |

**WHEREAS**, such professional property tax valuation services can only be provided by licensed professionals and the firm of Stack, Coolahan, & Stack, LLC, 90 Hudson Street, Hoboken, New Jersey 07030 is so recognized; and

**WHEREAS**, the governing body has determined that it is in the best interest of the Borough to retain Stack, Coolahan, & Stack for the proposed property tax valuation services in connection with the litigation involving Shadow Lawn Mobile Home Park Site as set forth in its proposal; and

**WHEREAS**, this contract is to be awarded for an amount not to exceed \$17,500 for professional property tax valuation services; and

**WHEREAS**, Stack, Coolahan, & Stack, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the Borough of Highlands in the previous one year and that the contract will prohibit Stack, Coolahan, & Stack, LLC, from making any reportable contributions through the term of the contract; and

**WHEREAS**, Stack, Coolahan, & Stack, LLC has completed and submitted a Political Contribution Disclosure form in accordance with P.L. 2005, c 271; and

**WHEREAS**, certification of availability of funds is hereby provided by the Chief Financial Officer of the Borough of Highlands;

I hereby certify that funds are available as follows: Account #1-01-20-150-000-252 and 2-01- 20-150-000-252

  
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 Patrick DeBlasio, Chief Financial Officer

**WHEREAS**, the Local Public Contracts Law N.J.S.A. 40A:11-1 et. seq. requires that notice with respect to contracts for professional services awarded without competitive bids must be publicly advertised.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Highlands as follows:

1. Stack, Coolahan, & Stack, LLC is hereby retained to for the proposed property tax valuation services in connection with the litigation involving Shadow Lawn Mobile Home Park Site as set forth in its proposal as described above in their proposal dated April 13, 2022, for an amount not to exceed \$40,000.00.
2. The contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a). The Mayor and Borough Clerk are hereby authorized to sign said contract.
3. A copy of the Resolution as well as the contract shall be placed on file with the Borough Clerk of the Borough of Highlands.
4. The Borough Clerk is hereby directed to publish notice of this award as required by law.

Motion to Approve R 22-121:

|           | INTRODUCE | SECOND | AYE | NAY | ABSTAIN | ABSENT |
|-----------|-----------|--------|-----|-----|---------|--------|
| CERVANTES |           |        | X   |     |         |        |
| CHELAK    |           | X      | X   |     |         |        |
| MELNYK    |           |        | X   |     |         |        |
| OLSZEWSKI |           |        |     |     |         | X      |
| BROULLON  | X         |        | X   |     |         |        |

This is a Certified True copy of the Original Resolution on file in the Municipal Clerk’s Office.

DATE OF VOTE: April 20, 2022

  
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 Nancy Tran, Acting Municipal Clerk  
 Borough of Highlands