

SALEM COUNTY IMPROVEMENT AUTHORITY

RESOLUTION 2023-52

APRIL 13, 2023

**RESOLUTION OF THE SALEM COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A REAL ESTATE APPRAISAL SERVICES OVER \$10,000**

WHEREAS, The Salem County Improvement Authority ("SCIA") recognizes the need for future expansion of the landfill footprint to meet the solid waste disposal needs of the County of Salem; and

WHEREAS, in the vicinity of the current landfill, there exists open land that could be used for landfill expansion; and

WHEREAS, it is necessary to enlist the services of a Real Estate Appraiser to determine the current fair market value and to assist SCIA in purchase negotiations; and

WHEREAS, the Executive Director has conducted due diligence and requested a proposal from Molinari and Associates; and

WHEREAS, SCIA Policy requires that expenditures over \$10,000 be approved by the Board and this expenditure is estimated to be \$13,200 (see attached proposal); and

WHEREAS, funds are available in the full amount of the attached estimate in budget line item: 01-05-120-514;

NOW THEREFORE, BE IT RESOLVED by SCIA that the Executive Director is authorized to engage the services of Molinari and Associates to prepare appraisals for the properties described in the attached proposal.

ATTEST:

Barry Davis, Secretary

Susan Bestwick, Chairperson

CERTIFICATION

I certify that the foregoing is a true copy of a Resolution adopted by the Salem County Improvement Authority at a meeting thereof held on April 13, 2023.

Barry Davis, Secretary

Molinari & Associates, P.C.

Harrison Professional Building
14 Harrison Street, Suite 202
Woodbury, NJ 08096

Phone: (856) 853-7622
Fax: (856) 853-7627
www.Molinari.us

March 16, 2023

Julie Acton, Executive Director
Salem County Improvement Authority
PO Box 890
Alloway, NJ 08001-0890
Via email: jacton@scianj.org

Re: Proposal for Appraisals of properties adjoining Salem County Landfill:
1) Block 10 Lot 3 (H&H Family Farms, LLC)
2) Block 10 Lots 5 & 6 and Block 11 Lots 2 & 3 (S. Pierman, Sr. et als)
3) Block 11 Lot 1 (KWF Landholding LLC)
All located in Alloway Township, Salem County, NJ

Dear Ms. Acton:

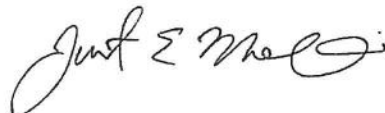
In reference to your request for appraisals of the above referenced properties, I present the following proposal to appraise these properties in order to provide my opinion of their current market values. My appraisals will assist you in purchase negotiations with the property owners, and will also be sufficient for condemnation hearings, if necessary. My appraisal reports will conform to the Uniform Standards of Professional Appraisal Practice and New Jersey Statutes Title 20. Eminent Domain. After reviewing the tax lots requested, I have determined that they should be appraised in three separate appraisal reports, based upon their ownerships and their Highest and Best Use. The following are my fees for these appraisals:

| | |
|---|---------|
| 1) H&H Family Farms Property (42.5 acres of vacant woodland) | \$4,200 |
| 2) S. Pierman, Sr. et als Property (94.81 acres of vacant, landlocked woodland) | \$4,800 |
| 3) KWF Landholding Property (53.42 acres of vacant woodland) | \$4,200 |

I would need approximately 60 days to complete these appraisal reports. Upon completion, I will deliver electronic PDF versions of the appraisal reports to you via email. Printed copies can also be delivered upon request, at \$20 each. If negotiations with the owners are not successful and the matter proceeds to condemnation and additional services such as testimony or consultations are necessary, that will be billed separately at an hourly rate is \$250 per hour.

I appreciate the opportunity to submit this proposal and look forward to providing our services to you. Please contact me if you have any further questions or requests.

Sincerely,
MOLINARI & ASSOCIATES, P.C.



Justin E. Molinari

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

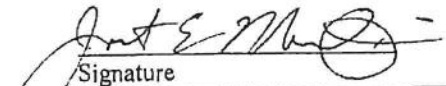
Required Pursuant To N.J.S.A. 19:44A-20.26

This form or its permitted facsimile must be submitted to the local unit no later than 10 days prior to the award of the contract.

Part I - Vendor Information

| | | | |
|--------------|-------------------------------|--------|----|
| Vendor Name: | MOLINARI & ASSOCIATES, P.C. | | |
| Address: | 14 HARRISON ST., SUITE 202, W | | |
| City: | WOODBURY | State: | NJ |
| Zip: | 08096 | | |

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

| | | |
|---|---|----------------------------------|
|  _____ Signature | JUSTIN E. MOLINARI _____ Printed Name | VICE PRESIDENT _____ Title |
|---|---|----------------------------------|

Part II - Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than \$300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

Check here if disclosure is provided in electronic form.

| Contributor Name | Recipient Name | Date | Dollar Amount |
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| NONE | | | \$ |
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Check here if the information is continued on subsequent page(s)