

County of Passaic
Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Date: Jun 17, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING AWARD OF CONTRACT TO CBRE, INC., TO
CONDUCT AN APPRAISAL OF LAMBERT CASTLE IN THE CITY OF PATERSON, PURSUANT
TO N.J.S.A 40A: 11-5 ET SEQ.

THIS RESOLUTION WAS REQUESTED BY:
CULTURAL AND HISTORIC AFFAIRS

REVIEWED BY:

Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	6/17/2025
Introduced Date	6/11/2025
Adopted Date	
Agenda Item	67.
CAF#	5-01-20-102-001-213
Purchase Req. #	
Result	

Public Works

COMMITTEE NAME

RESOLUTION AUTHORIZING AWARD OF CONTRACT TO CBRE, INC., TO CONDUCT AN APPRAISAL OF LAMBERT CASTLE IN THE CITY OF PATERSON, PURSUANT TO N.J.S.A 40A: 11-5 ET SEQ.

WHEREAS, the County of Passaic (hereafter "County") is a government body incorporated pursuant to N.J.S.A. 40:18-1, et seq. and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners for the County of Passaic (hereafter "Board") is vested with decision making powers on behalf of the County; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5, contracts may be negotiated and awarded by the Board without public advertising for bids and bidding thereof and shall be awarded by resolution of the Board if it is for the acquisition of library and educational goods and services; and

WHEREAS, the Cultural Arts Facilities Expansion (hereafter "CAFE") Program is an initiative by the New Jersey Economic Development Authority (hereafter "NJEDA") designed to support the development and rehabilitation of cultural arts facilities across the State of New Jersey; and

WHEREAS, the County must provide an appraisal to support eligibility for the NJEDA CAFE Program; and

WHEREAS, such appraisal must include both an "as is" and "as completed" appraised value as determined by a New Jersey licensed third-party appraiser; and

WHEREAS, CBRE, Inc., provided a quote for services comprising of both an "as is" and "as completed" appraisal of Lambert Castle in the City of Paterson, in a total amount not to exceed nine thousand dollars (\$9,000.00), which is being recommended for approval by the Director of the Department of Cultural & Historical Affairs; and

WHEREAS, CBRE, Inc. executed and notarized the County's Business Entity Disclosure Certification for non-fair and open contracts required pursuant to N.J.S.A. 19:44A-20.8, which is attached to and made part of this resolution; and

WHEREAS, funds are available in Account No. 5-01-20-102-001-213, or any other account that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds has been contingently certified by the Chief Financial Officer subject to sufficient funds being appropriated by the Board in the 2025 and/or subsequent years' County budget(s), which is attached to and made part of this Resolution; and

WHEREAS, this matter was discussed at the June 4, 2025 meeting of the Public Works Committee, and is being recommended to the Board for approval; and

NOW, THEREFORE LET IT BE RESOLVED, pursuant to N.J.S.A. 40A:11-5, the Board of County Commissioners of the County of Passaic authorizes an award of contract to CBRE, Inc., in a total amount not to exceed nine thousand dollars (\$9,000.00) for services comprising of both an "as is" and "as completed" appraisal of Lambert Castle in the City of Paterson, as recommended by the Director of the Department of Cultural & Historic Affairs.

LET IT BE FURTHER RESOLVED, the Clerk to the Board shall print, in the official newspaper, a brief notice stating the nature, duration, service, and amount of the contract to the CBRE, Inc., and maintain a copy of the resolution on file and available for public inspection in the Office of the Clerk to the Board.

LET IT BE FURTHER RESOLVED, that the Clerk to the Board, County Counsel, and the Director of the Board are authorized to take any other steps necessary to carry out the purpose of this resolution.