

**PROFESSIONAL SERVICES CONTRACT**

**RFP2023-11**

**RESOLUTION 23-217**

**AWARDED TO SOCKLER REALTY SERVICES GROUP, INC. FOR COMMERCIAL  
TAX APPEAL APPRAISAL SERVICES**

**THIS CONTRACT** made this **5<sup>TH</sup> day** of **MAY 2023** by and between the **CITY OF TRENTON, 319 EAST STATE STREET, TRENTON, NEW JERSEY 08608** a Municipal Corporation of the State of New Jersey, ("City") and **SOCKLER REALTY SERVICES GROUP, INC., 299 WARD STREET, SUITE C, HIGHTSTOWN, NEW JERSEY 08520**(CONTRACTOR").

**WHEREAS**, the City has a need **FOR COMMERCIAL TAX APPEAL APPRAISAL SERVICES** for the City of Trenton, Department of Finance, Division of Tax Assessors.

**WHEREAS**, Contractor agrees to **PROVIDE COMMERCIAL TAX APPEAL APPRAISAL SERVICES** for the City of Trenton, Department of Finance, Division of Tax Assessors in accordance with the terms and conditions as set forth hereinafter, and the City being agreeable thereto;

**NOW THEREFORE**, the parties mutually agree as follows:

**FOR COMMERCIAL TAX APPEAL APPRAISAL SERVICES** for the City agrees to retain **SOCKLER REALTY SERVICES GROUP, INC., 299 WARD STREET, SUITE C, HIGHTSTOWN, NEW JERSEY 08520** ("the request of and under the general supervision of the City of Trenton, Department of Finance, Division of Tax Assessors.

**1. SCOPE OF SERVICES**

**SEE ATTACHED SCOPE OF SERVICES**

**DURATION OF THE CONTRACT:**

This contract shall remain in full force and effect for a period of one (1) year from **MAY 5<sup>TH</sup>, 2023, TO MAY 4<sup>TH</sup>, 2024**, in an amount not to exceed **\$30,000.00**.

- 2. STATUS OF CONTRACTOR:** It is expressly understood by and between the parties hereto that the status of the Contractor retained to carry out the services set forth in this agreement is that of an Independent Contractor. It is further understood by and between the parties that is not intended, nor shall it be construed, that the contractor is an agent, employee, or officer of the City of Trenton.
- 3. NOTICES:** Any notices required to be delivered to either party pursuant to this Contract shall be in writing to their respective addresses. The parties shall be responsible for notifying each other of any change of address.
- 4. INTEGRATION:** **Resolution #23-217** and this contract constitutes the entire agreement between the parties and any representation that may have been made prior to the execution of this Contract are nonbonding, void, and of no effect and neither party has relied on any such prior representations in entering this Contract with the City of Trenton, Department of Administration, Division of Information Technology.
- 5. ENFORCEABILITY:** If any term or condition of this Contract or its application to any party or circumstances shall be deemed invalid or unenforceable, the remainder of the Contract and its application to other parties and circumstances shall not be affected.
- 6. GOVERNING LAW:** This Contract shall be governed by the laws of the State of New Jersey.

**MISCELLANEOUS PROVISIONS:**

- a. Contractor will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, gender identity or expression, affectional or sexual orientation, disability or nationality. Contractor will take affirmative action to ensure that such applicants are recruited and employed and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional, gender identity or expression, sexual orientation. Such action shall include, but is not limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause;
- b. Contractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, gender identity or expression, affectional or sexual orientation.
- c. Contractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the American with Disabilities Act.
- d. Contractor, where applicable, agrees to attempt to schedule minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2, amended and supplemented from time to time.
- e. Contractor, where applicable, agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, gender identity or expression, affectional, sexual orientation, disability or nationality and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.
- f. Contractor, where applicable, agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, sex, gender identity or expression, affectional, sexual orientation, disability or nationality. Contractor will conform these employment goals consistent with statutes and court decisions of the State of New Jersey, and applicable Federal law and Federal court decisions.
- g. Contractor, where applicable, shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations. Contractor shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code [N.J.A.C. 17:27].
- h. Contractor, shall submit along with the signed contract one of the following as evidence of compliance with N.J.A.C. 17-27:

1. Appropriate evidence that the independent contractor is operating under an existing Federally approved or sanctioned affirmative action program.
2. A certificate of employee information report approval issued in accordance with N.J.A.C. 17:27-4.
3. An initial employee information report (Form AA#302) provided by the Affirmative Action Office and completed by the contractor in accordance with N.J.A.C. 17:27-4

  
SOCKLER REALTY SERVICES GROUP, INC.  
299 WARD STREET, SUITE C  
HIGHTSTOWN, NEW JERSEY 08520

  
DATE

Seal: 

Attest: 

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year above written.

ATTEST:

  
BRANDON L. GARCIA  
MUNICIPAL CLERK

CITY OF TRENTON

  
W. REED GUSCIORA, ESQ.  
MAYOR

  
DATE

  
DATE

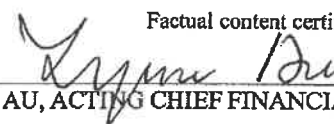
# RESOLUTION

No. **23-217**Date of Adoption **MAY 04, 2023**

Approved as to form and Legality

  
WESLEY BRIDGES, ESQ., LAW DIRECTOR

Factual content certified by

  
LYNN AU, ACTING CHIEF FINANCIAL OFFICER

Councilman /woman \_\_\_\_\_

presents the following Resolution:

**RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN  
ACCORDANCE WITH N.J.S.A. 19:44 A-20.4 ET SEQ TO SOCKLER REALTY SERVICES  
GROUP, INC. FOR COMMERCIAL TAX APPEAL APPRAISAL SERVICES  
FOR DIVISION OF TAX ASSESSORS IN AN AMOUNT NOT TO EXCEED \$30,000.00  
FOR A PERIOD OF ONE (1) YEAR FROM DATE OF AWARD - RFP2023-11**

**WHEREAS**, the City of Trenton, Department of Finance, Division of Tax Assessors has a need for Commercial Tax Appeal Appraisal Services for a period of one (1) year from time of award; and

**WHEREAS**, a request for proposal was advertised and three (3) sealed proposals were received on March 19, 2023 at 11:00am by the Purchasing Agent in the Division of Purchasing and were evaluated by a committee based on criteria that included experience, understanding of requirements and cost; and

**WHEREAS**, the proposal of Sockler Realty Services Group, Inc., 299 Ward Street, Suite C, Hightstown, New Jersey 08520 was deemed to include the necessary qualifications and expertise for the performance of the services at the rates listed in the proposal: and

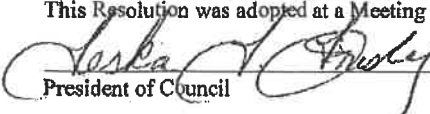
**WHEREAS**, funds in an amount not to exceed \$30,000.00 is available in account number(s): CY'23', 3-01- -30-3060-290 contingent upon the adoption of the final CY'23 budget; for a period of one (1) year from date of award.

**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton, as follows:

1. The Mayor is hereby authorized to enter into a contract with Sockler Realty Services Group, Inc. 299 Ward Street, Suite C, Hightstown, New Jersey 08520 in an amount not to exceed \$30,000.00 for Commercial Tax Appeal Appraisal Services for a period of one (1) year for the City of Trenton Department of Finance, Division of Tax Assessors.
2. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-5.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent	
EDWARDS	✓				GONZALEZ				✓	FRISBY	✓				
FELICIANO	✓				HARRISON	✓									
FIGUEROA				✓	WILLIAMS	✓									
KETTENBURG															

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on

**MAY 04 2023**  
President of Council  
City Clerk

**Request for Proposals  
City of Trenton  
Commercial & Residential Tax Appeal Appraisals to Tax Court of New Jersey**

**Scope of Service**

The City of Trenton, Department of Finance, Tax Assessor's Office is soliciting sealed request for proposals through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq. for Commercial and Residential Tax Appeal Appraisals to Tax Court of New Jersey

The successful firm will prepare and defend real property appraisal reports for defense of commercial tax appeals in the City of Trenton before the Tax Court of New Jersey and should have an MAI designation.

Appraisal reports are to be prepared in compliance with all Tax Court of New Jersey and professional appraisal standards using generally accepted appraisal methods and reporting. Each written appraisal will include sufficient descriptive information and market analysis, including primary verification with a party to the transaction of any sale utilized in accordance with Tax Court of New Jersey standards.

The successful proposer will provide three (3) original written copies of each report along with an electronic file containing the entire appraisal submitted to the court. Each firm shall include with its bid a cost per appraisal as well as the hourly rate to be charged for pre-trial preparation and testimony. Each bidder shall have done sufficient work within the City of Trenton to meet the competency provision of professional standards for commercial properties.

No appraiser or firm will be selected who has prepared appraisal reports representing plaintiffs against the city within the past two years, or who would otherwise have a conflict, or appearance of conflict with the city.

Each person preparing appraisals for the successful firm shall be covered by liability insurance by the firm and shall indemnify the city for work prepared while preparing the appraisal.

**Minimum Requirements**

Applicants must as a minimum be:

- Certified to perform appraisals in State of New Jersey and hold a current appraisal certificate in good standing with the New Jersey State Board of Real Estate Appraisers

- Have prepared appraisals and testified before Tax Court of New Jersey

- Have experience performing appraisals in City of Trenton