



Ocean County Board of Commissioners

OFFICE OF THE
OCEAN COUNTY COMMISSIONERS

Director John P. Kelly
Deputy Director Frank Sadeghi
Commissioner Robert S. Arace
Commissioner Jennifer Bacchione
Commissioner Virginia E. Haines

101 Hooper Avenue
Toms River, New Jersey
08754-2191
(732)929-2005
(732)505-1918

Board Meeting Agenda

Date: February 5, 2025 - 4:00 PM
Location: Administration Building
Room 119
101 Hooper Avenue
Toms River, NJ 08754

Agenda: Awarding Professional Services Contracts to Taurus Allied Partners, Inc. dba Integra Realty Resources Coastal NJ; Henry J. Mancini & Associates; and New Jersey Realty Advisory Group, LLC to provide County Appraisal Services, for the period of 1/1/2025 through 12/31/2025, in an amount not to exceed \$950,000.00. (QP2025-31)

Official Resolution#		2025000159					
Meeting Date		02/05/2025					
Introduced Date		02/05/2025					
Adopted Date		02/05/2025					
Agenda Item		k-2					
CAF #							
Purchase Req. #		QP2025-31					
Result		Adopted					
COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.
Kelly	✓				✓		
Sadeghi	✓			✓	✓		
Arace	✓				✓		
Bacchione	✓				✓		
Haines	✓		✓		✓		

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE, COMPLETE AND ACCURATE COPY OF THIS RESOLUTION, ADOPTED BY OCEAN COUNTY BOARD OF COMMISSIONERS, NJ AT THE MEETING REFERENCED THEREON

Michelle I. Gunther

Clerk Of The Board

RESOLUTION

February 5, 2025

WHEREAS, there exists a need for professional appraisers to testify as expert witnesses in County condemnation matters and perform all other County appraisal work as needed; and

WHEREAS, the County of Ocean publicly solicited Request for Qualifications for the provision of professional appraisal services in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, five (5) responses were received by the County of Ocean and reviewed by the Ocean County Consultant Selection Review Committee in accordance with the criteria approved by the Ocean County Board of Commissioners for the evaluation of the same; and

WHEREAS, the Ocean County Consultant Selection Review Committee has recommended the award of a Professional Services Agreement for professional appraisal services to the individuals set forth below for calendar year 2025; and

WHEREAS, costs for all appraisal services rendered are not to exceed \$950,000.00; and

WHEREAS, funds for these services shall be available within the following funding sources:

1. Natural Lands Trust Fund Account
2. Capital Ordinances
3. 2025 Temporary and 2025 Adopted County Budget – Administrator O.E., Management & Budget O.E., and Special Projects O.E.
4. Parks Department O&E; and

WHEREAS, the Local Public Contracts Law requires that the Resolution authorizing the award of contracts for Professional Services and the Contract itself be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, OF THE COUNTY OF OCEAN, STATE OF NEW JERSEY, as follows:

1. The Director and Clerk of the Board are hereby authorized and directed to enter into and execute Agreements with:

ANTHONY S. GRAZIANO

Taurus Allied Partners, Inc. d/b/a Integra Realty Resources Coastal, NJ
1415 Hooper Avenue, Suite 306, Toms River, NJ 08753; and

HENRY MANCINI

Henry J. Mancini & Associates

691 Mill Creek Road, Unit 11, Manahawkin, NJ 08050; and

NEW JERSEY REALTY ADVISORY GROUP, LLC

178 Main Street
Woodbridge, NJ 07095.

2. These Agreements are awarded as professional services in accordance with N.J.S.A. 40A:11-5, as the services to be performed are specialized and qualitative in nature and require expertise, extensive training and a proven reputation in this field of endeavor.
3. These Agreements are awarded in compliance with the provisions of N.J.S.A. 19:44A-20.4 et seq.
4. A notice of this action shall be published once as required by law.
5. The Contract number must be placed on all documents pertaining to this Agreement.
6. A certified copy of this Resolution, together with a copy of the Agreement executed by the parties, shall remain on file and be available for public inspection at the office of the Clerk of the Board of Commissioners.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be made available to Ocean County Counsel, County Auditor, County Comptroller, Anthony S. Graziano, Henry J. Mancini, and New Jersey Realty Advisory Group, LLC