

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-49**

TITLE: APPOINTMENT OF MUNICIPAL APPRAISAL SERVICES: MCNERNEY & ASSOCIATES, INC.

WHEREAS, the Borough of Englewood Cliffs (the "Borough") has adopted a fair and open process pursuant to N.J.S.A. 19:44A-20.4 with respect to the retention of an Appraiser to represent the Borough in 2026 to serve as the Borough's expert in respect of all tax appeals filed against the Borough and in such capacity shall appraise all taxable property in the Borough of Englewood Cliffs, establish a value of all property subject to property taxation, assist the Tax Assessor in defending all tax appeals, prepare expert reports and appear in Court for status/settlement conferences as a witness on all tax appeals filed against the Borough; and

WHEREAS, the Borough has received responses to the Request for Proposals (the "RFP") for the aforementioned position and has reviewed all the RFP's submitted; and

WHEREAS, the Borough has determined that it is in the best interest to retain the professional set forth in this Resolution for the period beginning on January 1, 2026 and ending in December 31, 2026; and

WHEREAS, the Borough has reviewed the credentials of McNerney & Associates, Inc. and has found that they have the requisite professional expertise and experience to assist the Borough; and

WHEREAS, the Borough seeks to enter into a Professional Services Agreement with McNerney & Associates, Inc. for performance of the professional services set forth above, at the 2026 Fee rate attached hereto for a cost not to exceed \$25,000; and

WHEREAS, the services to be provided hereunder are on an hourly, as-needed, basis and the Chief Financial Officer will certify the availability of funds as services are requested; and

WHEREAS, the exact line-item appropriation is Tax Assessment OE: 6-01-20-150-200

NOW, THEREFORE, BE IT RESOLVED that Mayor Mark Park be and the same is hereby authorized to execute and deliver the Professional Services Agreement between the Borough and McNerney & Associates in the form annexed hereto; and

IT IS FURTHER RESOLVED that the Borough Clerk will advertise public notice of his appointment in accordance with law, and a copy of the Professional Services Agreement authorized by this resolution shall be kept on file with the Borough Clerk and available for inspection.

IT IS FURTHER RESOLVED that a copy of the amendment to the Professional Services Agreement authorized by this resolution shall be kept on file with the Borough Clerk and available for inspection.

CERTIFICATION

I hereby certify that this resolution, consisting of 3 pages, was adopted at the Reorganization Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 4th day of January 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz			✓	✓		
Liang	✓		✓	✓		
Patel		✓	✓	✓		
Kapsaskis			✓	✓		
Lee			✓	✓		
Koutroubas			✓	✓		
Mayor Park						

Mark Park

Mark Park
Mayor

Beauty Nadim

Beauty Nadim, RMC/CMR
Municipal Clerk

McNerney & Associates, Inc.
2026 Fees

The cost for providing the municipality with the appraisals necessary in the defense of Tax Appeals in the Borough of Englewood Cliffs in any single tax year are as follows:

Property Assessment	Appraisal Fee
\$500,000 and Under	\$1,500
Between \$501,000 and \$1,000,000	\$2,000
Between \$1,001,000 and \$2,500,000	\$2,500
Between \$2,500,001 and \$5,000,000	\$3,500
Properties \$5,001,000 - \$7,500,000	\$5,000
Properties \$7,501,000 and Over	To Be Determined

This fee schedule should not be considered a specific proposal for appraisal services but more a guide so that you may estimate the cost associated with the defense of appeals. All appraisal reports will be delivered to the Assessor and Attorney within 30 days of authorization to proceed with same. In addition to the appraisal fee, court time and conference time will be billed at an hourly rate of \$100.

There will be no charge for telephone calls to or from the Assessor and Attorney nor will there be a charge for the review of the cases.