

Original

Integra Realty Resources
Northern New Jersey

PROPOSAL FOR MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY

Request for Qualifications (RFQ)- #06 Appraisal Services
TERM: February 10, 2026 through February 10, 2027

Prepared For:

Morris County Municipal Utilities Authority
MCMUA Office Building
370 Richard Mine Road
Wharton, NJ 07885
Attn: Larry Gindoff
RE: RFP Professional Services #06 Appraisal Services

Prepared By:

Integra Realty Resources-Northern New Jersey, LLC
25A Vreeland Road, Suite 100
Florham Park, NJ 07932

Date of Submission

January 16, 2026





1/16/2026

Larry Gindoff
Morris County Municipal Utilities Authority
MCMUA Office Building
370 Richard Mine Road
Wharton, NJ 07885
RE: RFP Professional Services #06 Appraisal Services

Request for Qualifications (RFQ)- #06 Appraisal Services
TERM: February 10, 2026 through February 10, 2027

We are pleased to submit this proposal in response to the RFQ for Morris County Municipal Utilities Authority (MCMUA), #06 Appraisal Services. The following fee proposal includes our proposed scope of services, our approach to meeting your needs and the qualifications and relevant experience of our team. One of the unique qualities of our firm is our ability to not only provide outstanding appraisals, but also planning and real estate consulting. We have included information about the nature of these services as well.

Thank you for providing our firm with the opportunity to submit this proposal. If you have any questions regarding the proposal or require follow-up information, please call our office at 973-422-9800.

Respectfully submitted,

INTEGRA REALTY RESOURCES – NORTHERN NEW JERSEY

Paul T. Beisser, III, MAI, CRE
Senior Managing Director
Email: pbeisser@irr.com
Phone: 973-422-9605

Arthur A. Linfante, III, MAI, CRE
Managing Director
Email: alinfante@irr.com
Phone: 973-422-9606

Table of Contents

Integra Realty Resources-Northern NJ, LLC Company Overview	3
Major Practice Areas	4
Relevant Experience	5
Tax Appeals	5
Redevelopment Appraisals & Consulting	6
Commercial, Residential, Industrial, Riparian and Wetland Appraisals	7
Eminent Domain	7
Real Estate Appraisal and Consulting Assignments	7
Scope of Services	8
Proposed Fee Schedule	9
Staff Qualifications and Experience	10
Team Qualifications	11
Paul T. Beisser, MAI, CRE	11
Arthur A. Linfante, III, MAI, CRE	13
Brandon M. Frank, MAI, CTA	16
Daniel J. Cox, SCGREA	17
John Gillooly, MRICS, SCGREA, CTA	18
List of References	20
Addenda Items	21

Integra Realty Resources-Northern NJ, LLC

Company Overview

Integra Realty Resources-Northern NJ, LLC is a highly respected real estate consulting and appraisal and real estate consulting firm based in Florham Park, New Jersey. We are actively involved in numerous advisory and valuation functions that range from the highly complex issues of environmental contamination and condemnation to the more routine financing problems. Real Estate Appraisal and Redevelopment assignments make up significant portion of our practice including performing feasibility & market studies, market analysis reports, affordable housing analyses and PILOT studies.

Our Professional Team

Integra Realty Resources-Northern NJ's directors have extensive real estate experience with a wide-range of property types and bring more than 60 years of combined knowledge and skill to meet our clients' various needs. Our specialized areas of expertise include litigation support, affordable housing, redevelopment and land acquisition for public properties. We are supported by a professional staff, a state-of-the-art office network, and extensive database allowing us access to the most current demographic, economic and real estate information. We keep up-to-date information on thousands of New Jersey properties and track real estate transactions, trends, market statistics, operating histories and ownership information. We pride ourselves on the quality and accuracy of written reports and presentations derived from original research and outside data sources.

Our Value to You

We are committed foremost to addressing the individual requirements of our clients with professionalism and quality. Our reputation is built on the balanced approach and reasoned solutions we bring to each assignment. Increasingly we are called upon for advisory services in the form of market and feasibility studies, marketability studies, trial consulting and the resolution of real estate issues. We are recognized for our objectivity, credibility and thorough approach in the reports we prepare.

Our Affiliations and Credentials

The professionals at Integra Realty Resources-Northern NJ are associated with the Appraisal Institute, the National Association of Realtors, the National Association of Industrial and Office Properties, the American Planning Association, and the Urban Land Institute. Principals of our firm are Members of the Appraisal Institute and hold the MAI designation in addition to being certified general real estate appraisers in New Jersey and New York and AICP licensed planners in New Jersey. Our professionals adhere to a comprehensive continuing education program. All services are performed in strict conformity with the ethical and standard requirements established by the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Major Practice Areas

Litigation Support

- Tax Appeals
- Condemnation
- Trial Consulting
- Property Acquisition
- Environmental/Contamination

Redevelopment Services

- Smart Growth
- Eminent Domain
- Feasibility Studies
- Brownfields Redevelopment
- Infill Strategies
- Financial Analysis

Valuation Services

- Appraisals
- Market Value Estimates
- Insurable Value Estimates
- Leased Fee/Leasehold Estates
- Estate Planning
- Portfolio Reviews
- Due Diligence

Affordable Housing

- Site Analysis & Valuation
- Marketability and Feasibility Analysis
- Market Studies
- Rent Studies
- Litigation Support
- Tax Credit Analysis
- "As Is" Value Analysis
- Regulatory and Application Support

Public Sector Support Services

- Open Space Planning/Acquisition
- School Facilities Planning/Acquisition
- Green Acres
- Infrastructure
- Strategic Planning

Real Estate Advisory Services

- Land Use & Development Analysis
- Market & Marketability Studies
- Lease & Sale Negotiations
- Competitive Market Analysis
- Feasibility Studies

Relevant Experience

Tax Appeals

Integra Realty Resources-Northern New has provided municipalities with Tax Appeal Consulting services for over 30-years. We have prepared appraisal reports, negotiated with property owners and their attorneys and discussed proposed settlements with governing bodies throughout the State. Managing a large caseload in a short period requires a high level of organizational skill and a rigid data gathering process. To meet that challenge, we designed and implemented a tax appeal management database that tracks each tax appeal including assessment and property data, building information, comparable sale and lease transactions, financial statements and case management information. Any paper correspondence including discovery documents, case management orders, letters, appraisal reports and settlement memos are stored in the database and made available to the municipality and its Tax Counsel via their web browser. This allows us to quickly assess the merits of each appeal and develop a comprehensive defense strategy designed to limit tax refunds. The program also provides essential data to a municipality's Bond Counsel for an application before the NJ Local Finance Board. We track every open tax appeal and look forward to assisting municipalities in resolving all outstanding matters and any future appeals.

Integra Realty Resources-Northern NJ, LLC has extensive experience in handling large volumes of tax appeals. We provide tax appraisal and consulting services to several municipalities including Berkeley Heights, New Providence, Rahway, Morris Township, Chatham, Madison, Jersey City, Kearny, Edison, Carteret, Oakland, Eatontown, Wayne and Hanover. Our goal is to help the Township preserve and grow its ratable base while providing fair settlements to property owners.

Tax appeals are a commonly filed by property owners to manage their property expenses. Some appeals have merit, others do not. In weak economic times, the volume of tax appeals will increase as vacancy rates rise and rental rates and sales prices drop. While tax appeals are unavoidable, they can be used to stabilize and even increase a municipality's ratable base. By identifying the risk of each appeal, Townships can develop a defense strategy that maximizes revenues. To best identify risk, we recommend a triage approach as follows:

- **Settle: No discovery needed:** No information can be obtained in the case that will assist in the assessment maintenance program or in other pending appeals.
- **Settle: Pursue discovery:** Although the case requires a settlement there is information in the case that will assist in assessment maintenance program or in other pending appeals (i.e. sale of the subject property, income and expense data, lease data, construction costs, etc.).
- **Marginal:** The property may or may not be over assessed and requires further study.
- **Defend vigorously:** cases where market data clearly sustains the assessment. Pursue these cases to the Tax Court if necessary.

Redevelopment Appraisals & Consulting

Integra Realty Resources-Northern New Jersey (formerly known as Value Research Group, LLC) has provided municipalities with Real Estate Appraisal and Redevelopment / Financial Advisory services for over 25-years. We have prepared appraisals, feasibility studies, PILOT analyses, market and economic studies and appraisal reports, for governing bodies throughout the State. Specifically, we have provided advisory and analytic services related to Redevelopment projects, community development projects, and other land use planning and real estate for governing bodies throughout the State. We specialize in evaluating development proposals containing a mix of uses within urban and suburban settings, such as multi-family residential, commercial, retail, office, hotel/hospitality, community facility, recreation, public open space, and/or other uses. Our findings and conclusions are reported in a variety of formats including, but not be limited to:

- Appraisal Reports
- Redevelopment Financial Negotiations
- Proforma Financial Feasibility and Modelling
- Development Feasibility Analysis
- Community Benefits Analysis, Negotiations, and Program Design
- Market and Economic Studies
- Economic Benefits Analysis
- Fiscal Impact Analysis
- Public Facility Financing Strategies
- Development Bonus Transaction Structuring
- Incentive Zoning Studies
- Payment in lieu of taxes analysis

IRR-NNJ will analyze the cost to develop, consider all subsidies and grant and determine an appropriate PILOT amount to achieve project feasibility. Studies also include an analysis of the project pro forma, market analysis, operating projections, project valuation and project returns. Our studies test whether a PILOT is necessary for a proposed project, and if so, calculate an Annual Service Charge consistent with current market conditions.

We have provided these services to many municipalities over the past 20 years. Some of our recent assignments include Redevelopment and PILOT studies for:

- Passaic County (Rebuild by Design Uniform Relocation Act)
- Bloomfield Township (Bloomfield Center)
- The City of Orange (Main Street Redevelopment Site)
- Jersey City (Honeywell Site & Numerous Waterfront properties)
- Sayreville (NL Redevelopment Site)
- Linden (Linden Airport)
- Kearny (Standard Chlorine Site)
- Berkeley Heights (Kings Redevelopment Site)

Commercial, Residential, Industrial, Riparian and Wetland Appraisals

We have prepared over 5,000 appraisal reports involving a broad range of property types throughout the State of New Jersey. Appraisals assignments include vacant land, one-family residential, high rise and garden apartment buildings, single and multi-tenanted office buildings, industrial facilities and manufacturing plants, retail strips and major regional shopping malls, gas stations and repair garages, chemical production plants, petroleum and chemical storage facilities, dry docks, intermodal ports, truck terminals, full service hotels, railroad corridors, lake clubs, nursing homes, schools, laboratories and research facilities, power plants, golf courses and Atlantic City casinos. If required, we can provide a specific list of appraised properties by location and/or property type.

Eminent Domain

Integra Realty Resources-Northern New Jersey (formerly known as Value Research Group) has provided real estate appraisal and consulting services to Port Authority of New York & New Jersey, NJDOT, New Jersey Turnpike Authority, the New Jersey Meadowlands Commission (NJMC), the New Jersey Economic Development Authority (NJEDA), the New Jersey Housing and Mortgage Finance Agency, and Monmouth University. Appraisals include vacant land, one-family residential, apartment buildings, industrial, commercial and special purpose property including truck terminals, full service hotels, railroad corridors, lake clubs, nursing homes, hospitals, schools, laboratories and research facilities, power plants, golf courses and petroleum and chemical storage facilities.

We have prepared appraisal reports and provided consulting services in numerous condemnation proceedings including acquisitions for highway right-of-ways, open space, redevelopment areas, utility easements, air rights, and school expansion. We have prepared appraisals for full and partial takings for a broad range of property types and have encountered a number of complex issues including:

- Access modifications and just compensation;
- Loss of visibility due to an obstruction placed on the acquisition parcel after the taking;
- Environmental contamination, its impact on a property's market value and the appropriateness/legality of valuing the property as contaminated for condemnation purposes.
- Project influence and just compensation in redevelopment areas.
- The delineation of real and personal property;
- The delineation between business and real estate values in special purpose properties.

Real Estate Appraisal and Consulting Assignments

We provide real estate consulting services to the City of Passaic County, Jersey City Redevelopment Agency, City of Jersey City, New Jersey Turnpike Authority, City of Newark, New Jersey Performing Arts Center (NJ PAC), Montclair State University, University of Pennsylvania, Monmouth University, the Port Authority of New York & New Jersey, the New Jersey Meadowlands Commission (NJMC), the New Jersey Economic Development Authority (NJEDA), the New Jersey Housing and Mortgage Finance Agency and we are currently qualified by the New Jersey Schools Development Authority as both real estate appraisers and review appraisers. We have also provided review appraisal services to numerous redevelopment authorities, the NJTA, NJDOT, and many New Jersey Law firms in the context of litigation support.

Scope of Services

To meet Morris County MUA's Appraisal requirements, Integra Realty Resources-Northern NJ will perform the following services, and in addition, any other services that are necessary and customary to complete the intent of these types of transactions.

1. Determine the fair market value of real property for Tax Court Appeals and General Consulting Services.
2. Perform a certified appraisal and/or market valuation of said interest in real property.
3. Provide a valuation of encroachments, rights-of-way and easements.
4. Provide basic advice concerning the acquisition, condemnation, leasing, transferring, exchanging and/or creation of any interest in real property.
5. Attend in person at all meetings or conferences wherever located on an "as needed" basis concerning the acquisition, condemnation, leasing, transferring, exchanging and/or creation of any interest in real property. From time to time and on an "as needed" basis, the municipality may require attendance at meetings or conferences at its offices.
6. Provide review, analysis and comment on any documentation submitted from any source regarding any interest in real property.
7. Demonstrate knowledge in and provide review, analysis and valuation of any interest in real property impacted by the laws of the State of New Jersey including but not limited to wetland valuation and mitigation, green acres restrictions and requirements, and tideland and riparian claims.
8. Paul T. Beisser & Arthur A. Linfante are approved by the State of New Jersey Department of Environmental Protection (NJDEP) to perform appraisal services regarding Green Acres applications and diversion processes.
9. Demonstrate knowledge and experience in the review, analysis and valuation of any interest in real property in a designated Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq.
10. Demonstrate knowledge and experience in federal and state requirements for acquisition, sale, condemnation, exchange or lease of any real property interest, including that of right of ways, relating to federally funded and/or state funded projects. Prepare all appraisals in a form consistent with State statute and case law for property tax appeals, as applicable. All appraisals shall be clear, concise and well organized and shall be prepared in sufficient detail to enable Morris County MUA to rely thereon in property tax appeals, as applicable.
11. Paul T. Beisser & Arthur A. Linfante are qualified as appraisers and/or review appraisers under the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs (49CFR 24.103(d)) regulations.
12. Provide real estate tax valuation and consulting.
13. Provide expert witness/litigation support relating to the services provided herein.

Proposed Fee Schedule

MATTER	RATE
Hourly Rate of Appraiser	\$250.00/hr
Appraisal Report	\$2,000 minimum to maximum depending upon Project Specific Scope
Meeting Attendance Rate	\$250.00/hr
Other	N/A

We will stipulate a “not to exceed” fees for specific assignments based on your requirements.

Our hourly fee includes attendance at any meeting related to the project, appraisals, research, written reports, trial preparation, consulting and communicating with project participant. The fee will also be applied to time spent attending any commissioner’s hearings or trials, depositions and pretrial conferences, whether or not testimony is actually given, and the review of any material submitted by others. We will also seek reimbursement on a dollar per dollar basis for out of pocket expenses.

Staff Qualifications and Experience

Managing Directors: **Paul T. Beisser, MAI, CRE**
 Arthur A. Linfante, MAI, CRE

The responsibilities of the managing directors will include managing all appeals as requested, review tax payer documents and appraisals, and providing consulting services as required by the Agency, ensuring the expeditious exchange of information, coordinating with the Agency and its outside consultants, attending settlement conferences, and determining the validity and reliability of submitted appraisal reports.

Directors: **Brandon Frank, MAI, CTA**
 Daniel Cox, SCGREA
 John Gillooly, MRICS, SCGREA, MAI

Director responsibilities reviewing the merits of all cases, preparing necessary appraisal reports, performing subject and comparable property inspections, oversee the research and data gathering process and, participate in settlement conferences. Directors will also communicate case status with the Agency.

Analysts: **Richard Jacobs**
 Paul Beisser IV
 Susan Kennedy, Research Director

Analysts will assist the managing director in verifying data appearing in each appraisal report and compiling additional market data when necessary. Analysts will also independently compile market data (income & demographic trends, comparable sales and leases, rental and occupancy trends) for each project area. If requested, the analysts will also perform appraisals under the direction of the managing director.

Support Staff: **Whitney Cetti, Administrator**
 Dena Confusione, Research

The support staff will organize all property and case data. Tracked data includes property address, property owner, lot size, improvement type, appeal years, discovery status, court dates, minutes from settlement discussions and appraised values. This database is flexible and intended to meet the specific needs of the County.

Team Qualifications

Paul T. Beisser, MAI, CRE

Paul T. Beisser, MAI, CRE is a New Jersey State-Certified General Appraiser and Senior Managing Director of Integra Realty Resources-Northern New Jersey. Paul has provided clients with a wide array of real estate consulting and valuation services since 1990 and was a founding principal at Value Research Group, LLC and Integra Realty Resources-Northern New Jersey.

His extensive real estate appraisal experience includes vacant land analysis, multi-family properties, industrial facilities and warehouses, single/multi-tenanted office properties, corporate headquarters buildings, strip shopping centers, regional malls, hotels, health care properties, and special purpose property.

Paul provides litigation support and trial consulting in connection with property matters, including tax appeals, eminent domain (condemnation), bankruptcy, matrimonial, and environmental contamination. He serves as a consultant to attorneys and accountants for estate and family trust planning matters impacted by real estate valuation.

Paul has extensive experience in the areas of property acquisition and development analysis. He consults with public and private entities on issues involving property redevelopment, urban renewal projects, and transportation improvements. Since 2000, Paul has served as the Review Appraiser and Real Estate Consultant to the New Jersey Turnpike Authority since 2000, receiving a "Savior of the Industry" award for his participation in the Interchange 6-9 Widening Program.

Recognized for his knowledge with both office and multi-family residential properties in the Hudson River Waterfront area, Paul is a consultant to the City of Passaic County, Jersey City and the Jersey City Redevelopment Agency. He has prepared market analyses, feasibility studies and appraisal reports for a wide-range of properties in the Hudson River Waterfront market and throughout New Jersey.

Municipalities and developers alike rely on Paul to analyze the feasibility and market readiness of proposed redevelopment projects. Paul has prepared Feasibility and PILOT studies measuring the impacts of design standards and density limits on a project's economic viability.

Paul and his family have lived in Berkeley Heights since 1989. Active in the Township, Paul served 18 years on the Board of Education, including 4 years as President. He was also a member of the Berkeley Heights Planning Board's Master Plan Subcommittee and a former member of the Township's Planning Board.

Paul T. Beisser, MAI, CRE

Senior Managing Director

Integra Realty Resources-Northern New Jersey
25A Vreeland Road, Suite 100
Florham Park, NJ 07932

Professional Affiliations

MAI:	Appraisal Institute
CRE:	The Counselors of Real Estate
Certified:	General Real Estate Appraiser, State of New Jersey (RG 000181)
Certified:	General Real Estate Appraiser, State of New York (46000039353)

Education

Undergraduate:	BSBA; Bucknell University, Lewisburg, Pennsylvania
Post Graduate:	Drexel University, Philadelphia, Pennsylvania

Professional Education

All course required for MAI designation and various continuing education courses.

Qualified As Expert Witness

Superior Court of New Jersey	Condemnation Proceedings
Tax Court of the State of New Jersey	County Boards of Taxation
Superior Court of Colorado	Various Planning Boards

Experience

Actively engaged in the appraisal of real property in the State of New Jersey since 1990. Appraisals include vacant land, one-family residential, apartment buildings, industrial, commercial and special purpose property including truck terminals, full service hotels, railroad corridors, lake clubs, nursing homes, hospitals, schools, laboratories and research facilities, power plants, golf courses and petroleum and chemical storage facilities.

Certification

The Appraisal Institute conducts a mandatory program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification, Paul T. Beisser, III is currently certified under this program.

Arthur A. Linfante, III, MAI, CRE

Mr. Linfante has been actively engaged in real estate since 1986 and was a principal at Value Research Group, LLC for 20 years. Prior to joining Value Research Group, Mr. Linfante was a founding principal (1992 - 1998) at Lin-Holz Advisory Group, a real estate consulting and valuation firm, in Denville, New Jersey.

Mr. Linfante has extensive experience in asset valuation and advisory functions on a broad array of properties. Along with typical office, industrial, retail and apartment properties, he has been involved in evaluating complex properties such as site development and redevelopment, institutional/corporate grade facilities, special purpose property, full service hotels and casinos, marine terminals, nursing homes and schools, laboratory and research facilities, and petroleum and chemical storage facilities.

Recognized for his knowledge in litigation, municipal and corporate issues, Mr. Linfante is an experienced consultant to corporate clients as well as to several major municipalities in New Jersey. He has consulted on a variety of issues relating to real estate taxes, lease negotiations, fiscal impacts and redevelopment. As a trial consultant, Mr. Linfante has assisted many of the state's largest law firms with matters relating to partnership disputes, real estate taxes, equitable distribution and eminent domain issues. He is qualified as an expert witness before the Superior Court of New Jersey - Law

Division; the Tax Court of the State of New Jersey; and various County Boards of Taxation. Mr. Linfante was appointed by the Supreme Court of New Jersey as a member of the Supreme Court Committee on the Tax Court and has served from 2000 to 2006.

More recently, Mr. Linfante's advisory services have focused on the expanding market of urban revitalization and redevelopment and he is presently involved in several redevelopment efforts. Current assignments include market studies, as well as marketability and feasibility studies on a broad range of property types. He has served on the Urban Revitalization Committee and the Public Policy Task Force of the National Association of Industrial and Office Properties (NAIOP).

Mr. Linfante holds the MAI designation from the Appraisal Institute and a CRE designation from the Counselors of Real Estate. He is a State Certified General Real Estate Appraiser (SCGRE) in the states of New York, New Jersey and Pennsylvania and is licensed by New Jersey as a Real Estate Salesperson. He is an active instructor for the Appraisal Institute and has developed seminars on property tax analysis and valuation issues for Lorman Educational Services, International Association of Assessing Officers, New Jersey Redevelopment Authority and has been a guest speaker for the Business MBA program at Rutgers University and the Wharton School of Business.

Arthur A. Linfante, III, MAI, CRE

General

Managing Director Integra Realty Resources
25A Vreeland Road, Suite 100
Florham Park, NJ 07932

Principal/Partner: Value Research Group, LLC

Professional Affiliations and Designations

MAI: Appraisal Institute
CRE: Counselor of Real Estate
CTA: Certified Tax Assessor, New Jersey – 1990 to 2009
Certified: General Real Estate Appraiser, State of New Jersey, New York and Pennsylvania
GAA: General Accredited Appraiser – National Association of Realtors
NAIOP: National Association of Industrial and Office Properties
License: Real Estate Sales Person– New Jersey – 1986-2020
Member: Supreme Court Committee on the Tax Court 2000-2002 term
Supreme Court Committee on the Tax Court 2004-2006 term
Member: NAIOP Public Policy Task Force; Brownfield Task Force and Urban Revitalization Task force; Legislative Review Committee
Member: Hanover Township – Board of Adjustments
Hanover Township - Economic Development Advisory Committee

Education

Undergraduate: Thomas Edison College, Trenton, NJ

Professional Education

Attended Various Real Estate Investment and Professional Education Courses:
The Appraisal Institute
International Association of Assessing Officers
Separating Real and Personal Property from Intangible Business Assets
Real Estate Development Seminar Series
All course required for MAI designation and various continuing education courses.

Seminars and Lectures

Rutgers - Adjunct Professor – Real Estate Business School
New Jersey Property Taxation – Lorman Seminars
Guest Lecturer – Rutgers University – MBA Program
Guest Lecturer – Wharton School of Business
Appraisal Instructor – Appraisal Institute:
Course 110 – Appraisal Principals
Course 120 – Appraisal Procedures

General Appraiser Income – Part I
General Appraiser Income – Part II
Advanced Income Capitalization

Qualified As Expert Witness

Condemnation Commissioners Hearings
Tax Court of the State of New Jersey
Superior Court of New Jersey – Morris, Essex and Hunterdon Counties
Superior Court of New Jersey – Hunterdon County
Superior Court of Florida – Palm Beach County
County Boards of Taxation in Bergen, Morris, Passaic, Sussex, Essex, Warren, Union and Middlesex

Experience

Actively engaged in the appraisal of real property in the State of New Jersey since 1986. Appraisals include vacant land, institutional grad facilities, apartment buildings, industrial, commercial and special purpose property including truck terminals, full service hotels, casinos, marine terminals, nursing homes and schools, laboratories and research facilities, and petroleum and chemical storage facilities. Special projects include casino valuation for tax assessment purposes and various redevelopment projects throughout New Jersey.

Certification

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. Arthur Linfante, III is currently certified under this program.

Brandon M. Frank, MAI, CTA

General

Senior Director: March 2018-present
Integra Realty Resources-Northern NJ, LLC
25A Vreeland Road, Suite 100
Florham Park, NJ 07932

Appraiser: 2000-March 2018
Value Research Group, LLC
Livingston, NJ

Professional Affiliations

Member: Appraisal Institute
Certified: General Appraiser, State of New Jersey (42RG00194900)
Certified: General Appraiser, State of New York (46000041964)

Education

Graduate: B.S.; Rutgers University, New Brunswick, New Jersey.

Professional Education

Real Estate Appraisal Principles	Basic Valuation Procedures
Uniform Standards of Professional Appraisal Practice	Basic Income Capitalization
Advanced Income Capitalization	General Applications
Highest & Best Use and Market Analysis	Advanced Applications
Advanced Sales Comparison Approach and Cost Approach	
Report Writing and Valuation Analysis	

Qualified As Expert Witness

Condemnation Proceedings, State of New Jersey
Tax Court of the Commonwealth of Pennsylvania, Bucks County Board of Taxation
Tax Court of the State of New Jersey, Bergen County Board of Taxation

Experience

Involved in real estate since 1997. Appraisals include vacant land, residential- single and multi-family, subsidized housing, industrial, commercial and special purpose properties including gas stations and churches. Other experience includes mortgage sales and service.

Certification

The Appraisal Institute conducts a mandatory program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification; Brandon M. Frank is currently certified under this program.

Daniel J. Cox, SCGREA

General

Director: March 2018-Present
Integra Realty Resources-Northern NJ, LLC
25A Vreeland Road, Suite 100
Florham Park, NJ 07932

Associate Appraiser: 2005-March 2018
Value Research Group, LLC
Livingston, NJ

Mortgage Broker: 2004 – 2005
Aegis Lending
Braintree, MA

Professional Affiliations

Associate Member: Appraisal Institute
Certified: General Appraiser, State of New Jersey (42RG00221600)
Notary Public: State of New Jersey

Education

Undergraduate: BA; University of Massachusetts, Boston, Massachusetts

Professional Education

Real Estate Appraisal Principles
Real Estate Appraisal Procedures
Uniform Standards of Professional Appraisal Practice (USPAP)
Market Analysis & Highest & Best Use
Basic Income Approach
General Applications
Advanced Income Capitalization

Experience

Actively involved in real estate since 2004. Appraisals include vacant land, residential single and multi-family, industrial, commercial and special purpose properties including landfills, gas stations, schools and churches. Other experience includes mortgage sales and service.

John Gillooly, MRICS, SCGRE, CTA

General

Director: November 2019-present
 Integra Realty Resources-Northern NJ, LLC
 25A Vreeland Road, Suite 100
 Florham Park, NJ 07932

1st Vice President: 2017-2019
 Newmark Knight Frank
 Whippany, NJ

Director: 1990-2017
 Integra Realty Resources-Northern NJ
 Whippany, NJ

Professional Affiliations

Director: International Right of Way Association (IRWA) Chapter 15 (NJ Chapter)
 Member: Metro New Jersey Chapter of the Appraisal Institute
 Member: Royal Institute of Chartered Surveyors
 Certified: General Appraiser, State of New Jersey (42RG00140700)
 Certified: General Appraiser, State of New York (46000050380)
 Certified: General Appraiser, Commonwealth of Pennsylvania (GA004082)
 Certified: Tax Assessor, (CTA), State of New Jersey
 Licensed: Real Estate Salesperson, State of New Jersey
 Affiliate: Association of Municipal Assessors of New Jersey
 Affiliate: International Association of Assessing Officers

Education

Graduate: B.A.; Rutgers University, New Brunswick, New Jersey.

Professional Education

Market Studies and H&B Use Analysis	Principles of Real Estate Appraisal
Report Writing & Valuation Analysis	Uniform Standards of Professional Appraisal Practice
Advanced Applications	Real Estate Law, Monmouth University R.E. Institute
Advanced Income Capitalization	Property Tax Administration, Rutgers Ctr. Govt.
Services	
Capitalization Theory & Techniques	Real Property Appraisal I & II, Rutgers Ctr. Govt.
Services	
Basic Valuation Procedures	

Qualified As Expert Witness

U.S. Federal District Court
New Jersey Superior Court
Tax Court of the State of New Jersey
Various NJ County Tax Boards
Various NJ Zoning and Planning Boards

Experience

Involved in real estate since 1990. Appraisals include transportation, telecommunications, utility right of way corridors, full and limited service hotels and motels, office and industrial buildings, estate property appraisals, subdivision and land development analysis, retail, land conservation, acquisition and preservation. Assignments include litigation consultation and expert witness testimony in condemnation, property tax assessment, as well as commercial mortgage financing and estate tax valuation, acquisition/disposition analysis.

List of References

JoAnn Jimenez, Tax Assessor
Edison Township
100 Municipal Boulevard
Municipal Building
Edison, NJ 08817
732-287-0900 x7211

Jay Briscione, Tax Assessor
Borough of Carteret
61 Cooke Avenue
Carteret, NJ 07008
732-541-3820

Mariann Zach, Esq.
New Jersey Turnpike Authority
1 Turnpike Plaza - 6th Floor
PO Box 5042
Woodbridge, NJ 07095
732-750-5300

Matthew D. Jessup, Esq.
McManimon Scotland & Bauman LLC 75
Livingston Avenue
Roseland, NJ 07068
973-622-4850

Christopher Fiore, Deputy Director
Jersey City Redevelopment Agency
66 York Street
2nd Floor
Jersey City, NJ 07302
201-761-0819

Michael J. Ash, Esq., CRE
Carlin, Ward, Ash & Heiart LLC
25B Vreeland Road, Suite 102
P.O. Box 751
Florham Park, NJ 07932
973-377-3350

Louis N. Rainone, Partner
Rainone, Coughlin, Minchello
555 US One South, Suite 440
Iselin, NJ 08830
732-709-4182 x 1000

Laura Tacuri, Tax Assessor
City of Jersey City
Office of the Tax Assessor
280 Grove Street
Jersey City, NJ 07302
201-547-4707

Shawn Taylor, Dir., Community & Government
Relations
New Jersey Turnpike Authority
1 Turnpike Plaza - 6th Floor
Woodbridge, NJ 07095
732-750-5300

Emil Philibosian, Esq.
Hoagland, Longo, Moran, Dunst & Doukas LLP 40
Paterson Street
New Brunswick, NJ 08903 732-545-4717

James Kreitz, Tax Assessor
Wayne Township
475 Valley Road
Wayne, NJ 07470
973-694-1800

Addenda Items

MORRIS COUNTY MUA

Administrative Documents

A. Please submit the following documents with your response to the RFP

Owner's Checkmarks		Bidder's Initials
X	Statement of Ownership Disclosure	AL
X	Non-Collusion Affidavit	AL
X	Disclosure of Investment Activities In Iran	AL
X	Certification of Non-Involvement in Prohibited Activities in Russia or Belarus	AL
X	Affidavit of Non-Debarred Status	AL
X	Affirmative Action Compliance Notice	AL
X	Mandatory EEO Language	AL
X	Americans with Disability Act of 1990 Form	AL
X	Anti-Discrimination Requirements	AL
X	Pay to Play Advisory Notice	AL
X	Certificate of Employee Information Report/AA-302	AL
X	W-9	AL
X	New Jersey Business Registration Certificate	AL
X	Proposal (document not provided)	AL

MORRIS COUNTY MUA

Mandatory EEO Language

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L.1975, c.127)

N.J.A.C. 17:27 et seq.

GOODS, GENERAL SERVICES, AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

Such equal employment opportunity shall include, but not be 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.

The 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.

The contractor or subcontractor, 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, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it

MORRIS COUNTY MUA

Mandatory EEO Language

will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor 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, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA-302 (electronically provided by the Division and distributed to the public agency through the Division's website at: http://www.state.nj.us/treasury/contract_compliance.

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to N.J.A.C. 17:27-1.1 et seq

Business Name: Integra Realty Resources - Northern New Jersey, LLC

Representative's Name (print): Arthur Linfante

Representative's Signature:

Date:

MORRIS COUNTY MUA

Affirmative Action Compliance Notice

EXHIBIT A

GOODS, GENERAL SERVICES, AND PROFESSIONAL SERVICES CONTRACTS

This form is a summary of the successful vendor's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

The respondent shall submit to the public agency, one of the following three documents as forms of evidence:

1. Letter of Federal Affirmative Action Plan Approval
2. Certificate of Employee Information Report
3. A photocopy of an Employee Information Report (AA302) provided by the Division and distributed to the public agency to be completed by the vendor in accordance with N.J.A.C. 17:27-4.

The vendor must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor further understands that his/her proposal shall be rejected as non-responsive if said vendor fails to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27.

Business Name: Integra Realty Resources - Northern New Jersey, LLC

Representative's Name (print): Arthur Linfante

Representative's Signature:



Date:

1/6/20



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY
CONTRACT COMPLIANCE & AUDIT UNIT
EEO MONITORING PROGRAM
33 WEST STATE STREET
P. O. BOX 206
TRENTON, NEW JERSEY 08625-0206

ELIZABETH MAHER MUOIO
Acting State Treasurer

TAHESHA L. WAY
Lt. Governor

AMY F. DAVIS
Acting Director

ISSUANCE CERTIFICATE OF EMPLOYEE INFORMATION REPORT

Enclosed is your Certificate of Employee Information Report (hereinafter referred to as the "Certificate") and issued based on the Employee Information Report (AA-302) form completed by a representative of your company or firm. Immediately upon receipt, this certificate should be forwarded to the person in your company or firm responsible for ensuring equal employment opportunity and/or overseeing the company or firm's contracts with public agencies. Typically, this person may be your company or firm's Human Resources Manager, Equal Employment Opportunity Officer or Contract Administrator. If you do not know to whom the certificate should be forward, kindly forward it to the head of your company or firm. Copies of the certificate should also be distributed to all facilities of your company or firm who engage in bidding on public contracts in New Jersey and who use the same federal identification number and company name. The certificate should be retained in your records until the date it expires. This is very important since a request for a duplicate replacement certificate will result in a \$75.00 fee.

On future successful bids on public contracts, your company or firm must present a photocopy of the certificate to the public agency awarding the contract after notification of the award but prior to execution of a goods and services or professional services contract. Failure to present the certificate within the time limits prescribed may result in the awarded contract being rescinded in accordance with N.J.A.C. 17:27-4.3b.

Please be advised that this certificate has been approved only for the time periods stated on the certificate. As early as ninety (90) days prior to its expiration, the Division will forward a renewal notification. To expedite the process, all vendors are encouraged to complete and file renewal documents electronically on our new online system at www.state.nj.us/treasury/contract_compliance. Upon the Division's receipt of a properly completed renewal application and \$150.00 application fee, it will issue a renewal certificate. In addition, representatives from the Division may conduct periodic visits and/or request additional information to monitor and evaluate the continued equal employment opportunity compliance of your company or firm. Moreover, the Division may provide your company or firm with technical assistance, as required. Please be sure to notify the Division immediately if your company's federal identification number, name or address changes.

If you have any questions, please call (609) 292-5473 and a representative will be available to assist you.

Rev. 3/22

Certification 21576

CERTIFICATE OF EMPLOYEE INFORMATION REPORT

RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-OCT-2024** to **15-OCT-2031**

INTEGRA REALTY RESOURCES-NORTHERN NJ, LLC
25A VREELAND ROAD, STE. 100
FLORHAM PARK NJ 07932


ELIZABETH MAHER MUOIO
State Treasurer

MORRIS COUNTY MUA

Americans with Disabilities Act of 1990

The CONTRACTOR and the OWNER do hereby agree that the provisions of Title 11 of the Americans With Disabilities Act of 1990 (the "ACT") (42 U.S.C. S12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereunto, are made a part of this contract. In providing any act benefit, or service on behalf of the OWNER pursuant to this contract, the CONTRACTOR agrees that the performance shall be in strict compliance with the Act. In the event that the Contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the CONTRACTOR shall defend the OWNER in any action or administrative proceeding commenced pursuant to this Act. The Contractor shall indemnify, protect, and save harmless the OWNER, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The CONTRACTOR shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the OWNER grievance procedure, the CONTRACTOR agrees to abide by any decision of the OWNER which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the OWNER or if the OWNER must any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the CONTRACTOR shall satisfy and discharge the same at its OWN expense.

The OWNER shall, as soon as practicable after a claim has been made against it, give written notice thereof to the CONTRACTOR along with full and complete particulars of the claim. if any action or administrative proceedings is brought against the OWNER or any of its agents, servants, and employees, the OWNER shall expeditiously forward or have forwarded to the CONTRACTOR every demand, complaint, notice, summons, pleading, or other process received by the OWNER or its representatives.

It is expressly agreed and understood that any approval by the OWNER of the services provided by the CONTRACTOR pursuant to this contract will not relieve the CONTRACTOR of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the OWNER pursuant to this paragraph.

It is further agreed and understood that the OWNER assumes no obligation to indemnify or save harmless the CONTRACTOR, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the CONTRACTOR expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the CONTRACTOR'S obligations assumed in this Agreement, nor shall they be construed to relieve the CONTRACTOR from any liability, nor preclude the OWNER from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

MORRIS COUNTY MUA

Americans with Disabilities Act of 1990

Furthermore, the contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the contractor from any liability, nor preclude the owner from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

Business Name (Print): Integra Realty Resources - Northern New Jersey, LLC

Representative's Name (Print): Arthur Linfante

Representative's Title: Managing Director

Representative's Signature:

Phone: 973.422.9606

Date:

1/6/26

MORRIS COUNTY MUA

New Jersey Anti-Discrimination

Pursuant to N.J.S.A. 10:2-1:

- a. In the hiring of persons for the performance of work under this contract or any subcontract hereunder, or for the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under this contract, no contractor, nor any person acting on behalf of such contractor or subcontractor, shall, by reason of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex, discriminate against any person who is qualified and available to perform the work to which the employment relates;
- b. No contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee engaged in the performance of work under this contract or any subcontract hereunder, or engaged in the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under such contract, on account of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex;
- c. There may be deducted from the amount payable to the contractor by the contracting public agency, under this contract, a penalty of \$ 50.00 for each person for each calendar day during which such person is discriminated against or intimidated in violation of the provisions of the contract; and
- d. This contract may be canceled or terminated by the contracting public agency, and all money due or to become due hereunder may be forfeited, for any violation of this section of the contract occurring after notice to the contractor from the contracting public agency of any prior violation of this section of the contract.

Business Name (Print): Integra Realty Resources - Northern New Jersey, LLC

Representative's Name (Print): Arthur Linfante

Representative's Title: Managing Director

Representative's Signature:

Phone: 973.422.9606

Date:

11/6/20

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: Integra Realty Resources - Northern New Jersey, LLC

Organization Address: 25A Vreeland Rd. #100, Florham Park, NJ 07932

Part I Check the box that represents the type of business organization:

- ☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- ☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- ☐ For-Profit Corporation (any type) ☒ Limited Liability Company (LLC)
- ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)
- ☐ Other (be specific): _____

Part II

- ☒ The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

OR

- ☐ No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Address
Arthur Linfante	34 Windmill Pond, Morristown, NJ 07960
Paul Beisser	24 Braemar Court, New Providence, NJ 07974

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

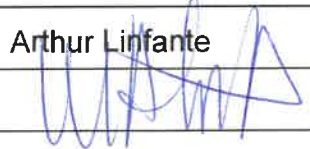
Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above**. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Address

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the **Morris County Municipal Utilities Authority** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with **Morris County Municipal Utilities Authority** to notify the **Morris County Municipal Utilities Authority** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the **Morris County Municipal Utilities Authority** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Arthur Linfante	Title:	Managing Director
Signature:		Date:	1/6/26

MORRIS COUNTY MUA

New Jersey Business Registration Certification

Pursuant to N.J.S.A. 52:32-44, the Morris County Municipal Utilities Authority is prohibited from entering into a contract with an entity unless the bidder/proposer/contractor, and each subcontractor that is required by law to be named in a bid/proposal/contract has a valid Business Registration Certificate on file with the Division of Revenue and Enterprise Services within the Department of the Treasury.

Prior to contract award or authorization, the contractor shall provide the Morris County Municipal Utilities Authority with its proof of business registration and that of any named subcontractor(s).

Subcontractors named in a bid or other proposal shall provide proof of business registration to the bidder, who in turn, shall provide it to the Morris County Municipal Utilities Authority prior to the time a contract, purchase order, or other contracting document is awarded or authorized.

During the course of contract performance:

- (1) the contractor shall not enter into a contract with a subcontractor unless the subcontractor first provides the contractor with a valid proof of business registration.
- (2) the contractor shall maintain and submit to the Morris County Municipal Utilities Authority a list of subcontractors and their addresses that may be updated from time to time.
- (3) the contractor and any subcontractor providing goods or performing services under the contract, and each of their affiliates, shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into the State. Any questions in this regard can be directed to the Division of Taxation at (609)292-6400. Form NJ-REG can be filed online at <http://www.state.nj.us/treasury/revenue/busregcert.shtml>.

Before final payment is made under the contract, the contractor shall submit to the Morris County Municipal Utilities Authority a complete and accurate list of all subcontractors used and their addresses.

Pursuant to N.J.S.A. 54:49-4.1, a business organization that fails to provide a copy of a business registration as required, or that provides false business registration information, shall be liable for a penalty of \$25 for each day of violation, not to exceed \$50,000, for each proof of business registration not properly provided under a contract with a contracting agency.



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	INTEGRA REALTY RESOURCES-NORTHERN NEW JERSEY LLC
Trade Name:	
Address:	25A VREELAND ROAD, SUITE 100 FLORHAM PARK, NJ 07932
Certificate Number:	0107292
Effective Date:	February 03, 1998
Date of Issuance:	January 25, 2022

For Office Use Only:
20220125163051335

MORRIS COUNTY MUA

Pay to Play Advisory

PAY TO PLAY ADVISORY

Disclosure Requirement

(N.J.S.A. 19:44A – 20.27)

Any business entity that has received \$50,000 or more in contracts from government entities in a calendar year will be required to file an annual disclosure report with ELEC.

The report will include certain contributions and contract information for the current calendar year.

At a minimum, a list of all business entities that file an annual disclosure report will be listed on ELEC's website at www.elec.state.nj.us.

If you have any questions please contact ELEC at:
1-888-313-ELEC (toll free in NJ) or
609-292-8700

An analyst from ELEC's Special Programs Section will assist you.

Initials



MORRIS COUNTY MUA

Certification of Non-Involvement in Prohibited Activities in Russia or Belarus

Pursuant to N.J.S.A. 52:32-60.1, et seq. and N.J.S.A.40A:11-2.2 (L. 2022, c. 3) any person or entity (hereinafter "Vendor") that seeks to enter into or renew a contract with a local contracting unit subject to the Local Public Contracts Law for the provision of goods or services, or the purchase of bonds or other obligations, must complete the certification below indicating whether or not the Vendor is identified on the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, available here: <https://sanctionssearch.ofac.treas.gov/>. If the Department of the Treasury finds that a Vendor has made a certification in violation of the law, it shall take any action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, certify that I have read the definition of "Vendor" below, and have reviewed the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, and having done so certify

(Check the Appropriate Box)



- A. That the Vendor is not identified on the [OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus](#).

OR



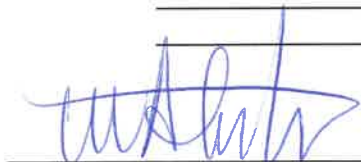
- B. That I am unable to certify as to "A" above, because the Vendor is identified on the [OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus](#).

OR



- C. That I am unable to certify as to "A" above, because the Vendor is identified on the [OFAC Specially Designated Nationals and Blocked Persons list](#). However, the Vendor is engaged in activity related to Russia and/or Belarus consistent with federal law, regulation, license or exemption. A detailed description of how the Vendor's activity related to Russia and/or Belarus is consistent with federal law is set forth below.

(Attach Additional Sheets If Necessary.)



Signature of Vendor's Authorized Representative

Arthur Linfante - Managing Director

Print Name and Title of Vendor's Authorized Representative

Integra Realty Resources - Northern New Jersey, LLC

Vendor's Name

25A Vreeland Rd. #100

Vendor's Address (Street Address)

Florham Park, NJ 07932

Vendor's Address (City/State/Zip Code)

Date

1/6/26
22-3430553

Vendor's FEIN

973.422.9606

Vendor's Phone Number

n/a

Vendor's Fax Number

alinfante@irr.com

Vendor's Email Address

ⁱ Vendor means: (1) A natural person, corporation, company, limited partnership, limited liability partnership, limited liability company, business association, sole proprietorship, joint venture, partnership, society, trust, or any other nongovernmental entity, organization, or group; (2) Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in Section 1701(c)(3) of the International Financial Institutions Act, 22 U.S.C. 262r(c)(3); or (3) Any parent, successor, subunit, direct or indirect subsidiary, or any entity under common ownership or control with, any entity described in paragraph (1) or (2).

MORRIS COUNTY MUA

Disclosure of Investment Activities in Iran

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that the person or entity, or one of the person or entity's parents, subsidiaries, or affiliates, is not identified on a list created and maintained by the Department of the Treasury as a person or entity engaging in investment activities in Iran. If the Director finds a person or entity to be in violation of the principles which are the subject of this law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the person or entity.

I certify, pursuant to Public Law 2012, c. 25, that the person or entity listed for which I am authorized to bid/renew:

Bidder/Officer: Integra Realty Resources - Northern New Jersey, LLC

- ☒ is not providing goods or services of \$20,000,000 or more in the energy sector of Iran, including a person or entity that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; is not a financial institution that extends \$20,000,000 or more in credit to another person or entity, for 45 days or more, if that person or entity will use the credit to provide goods or services in the energy sector in Iran.

In the event that a person or entity is unable to make the above certification because it or one of its parents, subsidiaries, or affiliates has engaged in the above-referenced activities, a detailed, accurate and precise description of the activities must be provided in part 2 below to the Division of Purchase under penalty of perjury. Failure to provide such will result in the proposal being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN

You must provide, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes below.

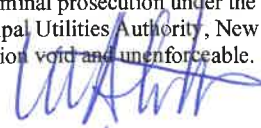
Name: _____ Relationship to Bidder/Officer: _____

Description of Activities: _____

Duration of Engagement: _____ Anticipated Cessation Date: _____

Bidder/Officer Contact Name: _____ Contact Phone Number: _____

Certification: I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I attest that I am authorized to execute this certification on behalf of the above-referenced person or entity. I acknowledge that Town/ Township/ Borough/Government Agency is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the MCMUA to notify the MCMUA in writing of any changes to the answers of information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement(s) with Morris County Municipal Utilities Authority, New Jersey and that the MCMUA at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print): Arthur Linfante Signature: 

Title: Managing Director Date: 1/6/26

MORRIS COUNTY MUA

Non-Collusion Affidavit

STATE OF NEW JERSEY

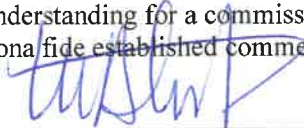
MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY ss:

I certify that I am Managing Director

of the firm of Integra Realty Resources - Northern New Jersey, LLC

the Respondent making this Proposal for the bid or proposal for the above named project, that I executed the said proposal with full authority to do so; that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and this affidavit are true, correct, and made with full knowledge that the Morris County Municipal Utilities Authority relies upon the truth of the statements contained in said Proposals and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies.

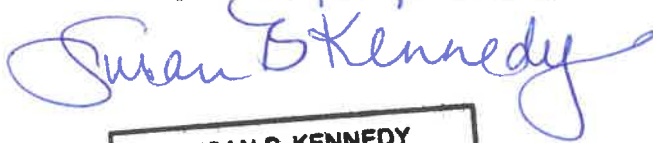
Signature of Representative: 

Subscribed and sworn to before me this 16th day of January, 2026

Print Name of Affiant: Arthur Linfante

Notary Public of State of New Jersey

My commission expires 2/23/27





MORRIS COUNTY MUA

Affidavit of Non-Debarred Status

STATE OF NEW JERSEY)
COUNTY OF Morris) SS:

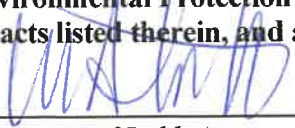
I, Arthur Linfante of the City/Town of
Morristown, in the County of Morris
and the State of New Jersey, of full age, being duly sworn according to law on my
oath depose and say that:

I am Arthur Linfante, a Managing Director
(Name) (Title, Position, etc.)
of Integra Realty Resources - Northern New Jersey, LLC, the Bidder
(Name of Firm, Company or Corporation)

making the Bid for the Morris County Municipal Utilities Authority (MCMUA) and that I executed the said Bid with full authority so to do; that said Bidder at the time of making this Bid is not included on the State of New Jersey, State Treasurer's List of Debarred, Suspended and Disqualified Bidders and Department of Labor's Workplace Accountability in Labor List; and all statements contained in said Bid and in this affidavit are true and correct and made with the full knowledge that the Morris County Municipal Utilities Authority relies upon the truth of the statements contained in said Bid and in the Statements contained in this affidavit in awarding Contract for said project.

The undersigned further warrants that should the name of the firm, company or corporation making this Bid appear on the State Treasurer's List of Debarred, Suspended and Disqualified Bidders and Department of Labor's Workplace Accountability in Labor List at any time prior to, and during the life of the Contract, including the Guarantee Period, that the Morris County Municipal Utilities Authority (MCMUA) shall be immediately so notified by the signatory to this Eligibility Affidavit.

The undersigned understands that the firm, company or corporation making the Bid as a CONTRACTOR is subject to debarment, suspension and/or disqualification in contracting with the State of New Jersey and the Department of Environmental Protection if the CONTRACTOR, pursuant to NJAC 7:1-5.2, commits any of the acts listed therein, and as determined according to applicable law and regulation.


(Signature of Bidder)

Arthur Linfante - Managing Director

(Printed or Typed Name & Title of Bidder)

25A Vreeland Rd. #100, Florham Park, NJ 07932

(Address of Bidder)

(Seal if Corporation)

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Integra Realty Resources - Northern New Jersey LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) **P**

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

25A Vreeland Road, Suite 100

6 City, state, and ZIP code

Florham Park, NJ 07932

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

- - - - -

OR

Employer identification number

2 2 - 3 4 3 0 5 5 3

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person

Paul J. Buzza

Date

10/16/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they