

# Hightstown Housing Authority

## DISPOSITION POLICY

---

Personal property belonging to the Hightstown Housing Authority shall not be sold or exchanged for less than fair value. Any personal property belonging to the Housing Authority that is no longer needed for Housing Authority operations shall be declared excess. Any such excess property valued at Five Thousand Dollars (\$5,000.00) or more, which is not being sold to a public body for a public use or to a non-profit organization for low-income housing related purposes (e.g. a resident organization), shall be sold at a public sale.

Sales of excess personal property shall be conducted in the following manner:

- A. The Executive Director shall declare personal property that is worn out, obsolete or surplus to the needs of the Housing Authority excess. All such declarations shall be documented in writing. A survey to identify such property shall be conducted at least once a year.
- B. If the estimated sales value (after reasonable research) of the personal property offered for sale is less than \$500.00, it may be retained, sold, or otherwise disposed of at a reasonable fair market value with no further obligation to the Hightstown Housing Authority.
- C. If the estimated market value of the personal property offered for sale is greater than Five Hundred Dollars (\$500.00), but less than One Thousand Dollars (\$1,000.00) the Executive Director may negotiate a sale in the open market after such informal inquiry as he or she considers necessary to ensure a fair return to the Housing Authority. The sale shall be documented by an appropriate bill of sale.
- D. For sales of excess property valued between One Thousand Dollars (\$1,000.00) and Five Thousand Dollars (\$5,000.00), the Executive Director shall research and determine a fair market value, then solicit bids orally, by telephone, or in writing from all known prospective purchasers and a tabulation of all such bids received shall be prepared and retained as part of the permanent record. The sale shall be documented by an appropriate bill of sale.
- E. For sales of excess property valued at more than Five Thousand Dollars (\$5,000.00), a contract of sale shall be awarded only after advertising for formal bids. The advertisement shall be posted at least fifteen (15) days prior to award of the sale contract and shall be published in newspapers or circular letters to all prospective purchasers. In addition, notices shall be posted in public places. Bids shall be opened publicly at the time and place specified in the advertisement. A

tabulation of all bids received shall be prepared and filed with the contract as part of the permanent record. The award shall be made to the highest bidder as to price value, subject to approval by the Board of Commissioners.

- F. Notwithstanding the above, the sale or donation of personal property, valued at more than One Thousand Dollars (\$1,000.00), to a public body for public use or a non-profit organization for low-income housing related purposes may be negotiated at its fair value subject to approval by the Board of Commissioners. For values less than \$1,000, the Executive Director shall negotiate a fair value with the public body or the non-profit organization for low-income housing related purposes. The transfer shall be documented by an appropriate bill of sale.

Personal property shall not be destroyed, abandoned, or donated without the prior approval of the Board of Commissioners. The Executive Director shall make every effort to dispose of excess personal property as outlined above. However, if the property has no scrap or salvage value and a purchaser cannot be found, the Executive Director shall prepare a statement stating that all efforts were futile, together with recommendations as to the manner of disposition. This statement together with the complete documentation in support of the destruction, abandonment, or donation, shall be retained as a part of the permanent records.

09-2015