

RFP2019-19 LEGAL SERVICES- REDEVELOPMENT FOR THE CITY OF TRENTON, DEPARTMENT OF LAW PROPOSALS OPENED 4/4/19 AT 11:00AM

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Stuart A. Platt, Esquire

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COMPENSATION PROPOSAL

This law firm will bill the City at an hourly rate of no less than \$175.00 per hour for shareholders; \$135.00 per hour for all other attorneys and \$85.00 per hour for paralegals. This law firm would also be reimbursed for any out-of-pocket expenses.



Lester E. Taylor | Partner

201-843-5858
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April 2, 2019

Via Federal Express

Isabel C. Garcia, QPA, Purchasing Agent
City of Trenton
Division of Purchasing, 1st Floor
319 East State Street
Trenton, NJ 08608

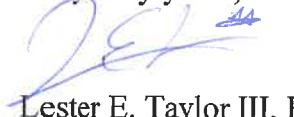
RE: FPSC Proposal to City of Trenton for RFP2019-19 Legal Services-Redevelopment

Dear Ms. Garcia:

The firm proposes an hourly rate of \$175.00 for Shareholders/Partners, \$135.00 for other attorneys/Associates and \$85.00 for paralegals to provide legal counsel to the City of Trenton in the area of Redevelopment.

The firm will seek reimbursement for mileage at the applicable IRS rate, and reimbursement for all disbursements such as filing fees, postage, and overnight mailings. All rates are negotiable based on the needs of the City and scope of work.

Very truly yours,



Lester E. Taylor III, Esq.

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FEE PROPOSAL

Brown & Connery is committed to the delivery of the finest quality legal services to our clients. Our law firm is also committed to improving the quality of life in the community in which we live and work -- including improving the level of government services. Brown & Connery would like to assist in the efficient and economic delivery of services. We recognize that local governments and institutions have limited resources and are faced with increasing demand for services. Brown & Connery has, in its prior representation of similar entities, provided its legal services at fee levels that are far less than those usually charged to private and corporate clients. The firm proposes to provide services at an hourly rate of **\$175.00 for all partners, \$135 for all other attorneys, \$85.00 for law clerks/paralegals**. These rates are substantially discounted from the firm's usual rates as a courtesy for governmental and public entities.

Billable time would include reasonable time spent in all aspects of client representation, including, but not limited to, telephone conversations, drafting and review of correspondence and other documents, conferences, preparation for and attendance at grievances, mediations, arbitrations, depositions and court hearings, legal research, client meetings, site visits, and travel. Secretaries' time and word processors' time would not be billed. Costs for postage would be billed at the prevailing postage rate.

The firm would charge reasonable costs incurred such as mileage, tolls, copying, facsimile, scanning, long distance telephone calls, postage, electronic research, etc. The firm would abide by all contractual requirements and expense requirements and/or restrictions or limits in such regard.

Our invoices are itemized by date, name of professional, description of service and number of hours, and type and amount of disbursement. Invoices are issued monthly and payment is due within thirty days.

Respectfully submitted,

BROWN & CONNERY, LLP


Christine P. O'Hearn

NEW JERSEY
NEW YORK



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FEE PROPOSAL

Legal Services – Redevelopment

DeCotiis, FitzPatrick, Cole & Giblin, LLP proposes the following fee structure for Redevelopment Legal Services; we will, however, be more than willing to tailor a fee structure that meets the City's needs:

Hourly Rate: We propose a blended hourly rate of One Hundred and Seventy-Five Dollars (\$175.00) per hour for services performed by attorneys, including attendance at required meetings. Legal services provided by law clerks will be billed at a rate of One Hundred and Twenty-Five Dollars (\$125.00) and paralegals and legal assistants will be billed at a rate of Eighty-Five Dollars (\$85.00) per hour.

Travel Time: Travel time during which legal work is being undertaken on behalf of the client will be billed at our normal hourly rate(s). Other travel time will be billed at One Hundred Dollars (\$100.00) per hour.

Mileage, Tolls and Parking: We propose that mileage will be reimbursed at the prevailing IRS reimbursement rate, and the cost of tolls and parking shall be reimbursed at cost.

Reimbursable Expenses:

Photocopies	\$.30 per page;	Faxes	\$.25 per page
Printing	\$.10 per page;	Color Copies	\$.65 per page
CD Copy	\$ 5.00;	DVD Copy	\$ 10.00

Any additional reimbursable expenses will be subject to the approval of the City.

Invoices and Payment: Invoices are sent on a monthly basis and payment is due within 30 days thereafter.



MICHAEL A. ARMSTRONG & ASSOCIATES, LLC

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+ MEMBER NJ NY & GA BARS



+ MEMBER NJ & PA BARS

RESPONSE TO REQUEST FOR PROPOSAL CITY OF TRENTON LEGAL SERVICES – REDEVELOPMENT RFP 2019-19

Michael A. Armstrong & Associates, LLC is interested in performing the work described in the Request for Proposal for Legal Services- Redevelopment for the City of Trenton.

A. Qualifications, experience and reputation of staff

Michael A. Armstrong and Cristal Holmes-Bowie have been licensed to practice law in the State of New Jersey and appear before all state and federal courts and administrative offices in the State of New Jersey for over 25 years.

Michael A. Armstrong and Cristal Holmes-Bowie have approximately 15 years experience in representing municipal entities in redevelopment law matters, including extensive experience in connection with the approval of redevelopment ordinances and plans, as well as drafting redevelopment agreements.

The firm has represented four municipal entities in redevelopment matters: Township of Willingboro (16 years), Willingboro Municipal Utilities Authority (WMUA) (12 years), Borough of Lawnside (2 years) and City of Newark (2 years) with respect to all areas of redevelopment, including interpreting the local redevelopment law, drafting and negotiating redevelopment agreements, escrow agreements, redevelopment ordinances, related resolutions, working with developers, planners, planning and zoning board attorneys to implement redevelopment zones, and advising municipal government officials in enforcing redevelopment zones. The firm has also represented the State of New Jersey and the WMUA in property acquisitions in non-litigated and Condemnation actions.

B. Compensation Proposal

Hourly Rates For Attorneys And Support Staff

	<u>Rate Per Hour</u>	<u>Services of</u>
\$	175.00	Michael A. Armstrong
\$	135.00	Associate Attorneys
\$	85.00	Paralegals



Price proposal must include separate rates for shareholders, all other attorneys and paralegals.

Malamut and Associates has a long-standing commitment to staffing client matters according to the task at hand, utilizing shareholders, associates, and paralegals where required in order to deliver the best product and service in an effective and cost-efficient manner.

It has been our practice to base all legal services on an hourly fee rather than a retainer. Our current hourly rate is \$175.00 per hour for shareholders. We would invoice you monthly for work performed during the preceding calendar month. Out-of-pocket expenses would be charged at our actual cost, without application of any mark up. Out-of-pocket expenses include, but are not limited to, records we pay for, transcripts we pay for, but not mileage to court or meetings.

Other associate attorneys at the firm may assist where necessary and appropriate. The maximum rate that the firm will charge for those attorneys' services will be \$135.00 per hour. Paralegal services will be charged at \$85.00 per hour.



PAYMENT CONDITIONS AND RATE SCHEDULES

During the calendar year 2019-2020 Rainone Coughlin Minchello proposed to provide legal services at an hourly rate of One Hundred Seventy-Five Dollars (\$175.00) per hour for shareholders, One Hundred Thirty-Five Dollars (\$135.00) per hour for all other attorneys and Eighty-Five (\$85.00) for paralegals for all services required.

We further propose the following fees for expenses:

Reimbursable Expenses:

Photocopies	\$.08 per page;	Faxes	\$.25 per page
Printing	\$.08 per page;	Color Copies	\$.65 per page
CD Copy	\$5.00;	DVD Copy	\$10.00

Any additional reimbursable expenses will be subject to the approval of the City.

Invoices and Payment: Invoices are sent on a monthly basis and payment is due within 30 days thereafter.

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A G R E E M E N T

THIS AGREEMENT ("Agreement"), made as of this _____ day of _____, 20____, by and between the CITY OF TRENTON, in the County of Mercer, a public body corporate and politic of the State of New Jersey, herein designated as the "Client" and McMANIMON, SCOTLAND & BAUMANN, LLC, Attorneys at Law with offices at 75 Livingston Avenue, Roseland, New Jersey 07068, hereinafter designated as "Special Counsel":

WITNESSETH:

A. GENERAL SERVICES

1. The Client desires to engage Special Counsel for general legal services in connection with its various redevelopment projects (the "Redevelopment Projects").
2. Services rendered to the Client shall be billed at the blended hourly rate of \$175 for attorneys and \$135 for legal assistants. In the event that Special Counsel is required to represent the Client in litigation/dispute resolution matters, the blended hourly rate shall be the same.
3. Services rendered to the Client the cost of which is reimbursed by a developer through a developer-funded escrow account pursuant to an escrow agreement between the developer and the Client shall be billed at the blended hourly rate of \$295 for attorneys and \$180 for legal assistants. In addition to the hourly time charges described above, Counsel will be reimbursed for out-of-pocket expenses as set forth in paragraph B(3)(g).

B. SERVICES RELATING TO FINANCINGS

1. The Client is authorized by law to undertake a variety of financings in connection with its Redevelopment Projects. In addition to the services to be provided in connection with paragraph A, the Client desires to engage Special Counsel for specialized legal services in connection with the negotiation and authorization of a financial agreement with respect to payments in lieu of tax, the authorization and issuance of bonds or other obligations for the various Redevelopment Projects it determines to undertake, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 et seq., the New Jersey Economic Stimulus Act of 2009, or other applicable law.

2. Special Counsel, in consideration of the making and the signing of this Agreement, agrees to render the following services:

a. Special Counsel will meet with the members of the Client and its representatives and advisors, including its planning consultants, engineers, financial advisors, underwriters or others, as often as necessary for the development of the financing plan. Special Counsel will review or draft all documents necessary to effectuate the financing plan, including the ordinance or the resolution establishing the Client, if applicable, the general bond resolution, any supplemental bond resolutions or trust indentures and other operative documents. In developing the financial plan, Special Counsel will give advice with respect to tax law, securities law and state law consequences and will review the proposed use of bond proceeds in light of the Internal Revenue Code and the Regulations promulgated by the Treasury with regard to "Arbitrage Bonds" in order to ensure the Client's ability to issue tax-exempt bonds, if applicable.