

RFP2019-35 LEGAL SERVICES- NEGATIVE TAX APPEAL FOR THE CITY OF TRENTON, DEPARTMENT OF LAW PROPOSAL
OPENING 6/26/19 AT 11:00AM

(1)



C) Facilities

GMA is a South Jersey firm with its main office located in historical Woodbury on "Lawyers' Row". GMA also has offices in Mount Holly, Vineland and Tinton Falls, New Jersey. GMA employs a total of 16 people, 8 of which are attorneys. GMA hours of operation are 8am – 6pm Monday through Friday and can easily service the City of Trenton with the time, participation and requirements presented in the Request for Proposals/Qualifications. However, to service your City's emergency needs, attorneys will be accessible 24 hours a day via emergency phone lines.

D) Conflicts of Interest

No foreseeable conflicts exist at this time. However, if a conflict arises GMA will alert the City of Trenton.

E) Fees

With the knowledge of the individuals named herein, along with the proper documents included from GMA, the firm's grasp of timelines, protocol, procedures and other issues, GMA will accomplish each task in a timely, skilled manner.

Proposed rate for service rendered by Grace, Marmero & Associates, LLP: **\$150.00 per hour**

F) Other Information

Services in the United States of America

All Services will be performed within the United States of America.

Terms and Conditions

GMA will comply with all the General Terms and Conditions required by the City of Trenton and enter into a Standard Professional Services Contract.

Insurance in Accordance

Grace, Marmero & Associates, LLP has both Professional Liability Insurance and Workers' Compensation in accordance with New Jersey law.

References

Due to the confidentiality of cases, references can be discussed with the attorneys from our firm. Please note the firm handles hundreds of cases per year.

Proof of Insurance

Attached

Affirmative Action Statement

Attached

Non-Collusion Affidavit

Attached

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Edward J. Florio, Senior Partner and Nita G. Raval, Managing Partner, oversee all cases handled by the firm with the assistance of one of our very capable Associates. Combined, Ms. Raval and I have over forty (40) years of experience representing municipalities / public entities. Any matter assigned to the firm will be directly handled by a Partner, either myself or Ms. Raval, and an Associate. The Owner, of course, will have the authority, as reasonably exercised, to include or exclude attorneys assigned to their matters.

FEE FOR SERVICES

We propose a rate of \$175.00 per hour, per partners, \$135.00 per hour, per attorneys, and \$85.00 per hour per paralegals for the term of the Contract.

ADOPTION OF TERMS & CONDITIONS

We agree to adopt all reasonable terms and conditions as may be set forth by the Owner.

AFFIRMATIVE ACTION

Pursuant to N.J.S.A. 10:5-31 *et seq.*, we agree to the terms of the Mandatory Affirmative Action Language as set forth in N.J.A.C. 17:27-1.1. *et seq.*

NON-DISCRIMINATION

We agree to be bound by the provisions of N.J.S.A. 10:2-1 through 10:2-4 dealing with discrimination in employment on public contracts and in the rules and regulations promulgated pursuant thereto.

ADA REQUIREMENTS

We agree to be bound by the provisions of Title II of the Americans With Disabilities Act of 1990 (42 U.S.C. 12132, *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 thereto.

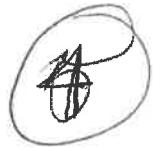
TECHNICAL PROPOSALS/ MANAGEMENT APPROACH

(3)

Stuart A. Platt, Esquire
Platt & Riso, P.C.
40 Berlin Avenue
Stratford, NJ 08084
Phone: (856) 784-8500, ext. 20
Fax: (856) 784-8050
E-Mail: platt@prlawoffice.com

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.



COMPENSATION PROPOSAL

With respect to hourly rates and scope of services, please be advised that this Firm will provide all services on a contingency of 25% of the amount of tax increase for each appeal. The contingency will be applied after expenses and all such out-of-pocket disbursements and costs incurred on behalf of the City, will be itemized billed at the actual cost incurred, in accordance with the City of Trenton outside counsel guidelines.

SHAIN SCHAFFER PC
A Professional Corporation Organized and
Existing Under the Laws of the State of
New Jersey



Marguerite M. Schaffer, Esq.

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COST PROPOSAL

The undersigned individual, firm, or corporation, hereby proposes to serve as Legal Services - Negative Tax Appeals based upon the following compensation:

On a reduced "government rate" hourly basis as follows:

M. James Maley, Jr.	\$210.00
Emily K. Givens	\$205.00
Erin Simone	\$200.00
Michael Maley	\$195.00
Kevin Diduch	\$195.00
Navin H. Advani	\$195.00
Paralegal/Law Clerk	\$ 95.00

In addition to the hourly rate for services, reasonable expenses will be billed for photocopies, long distance telephone charges, automated legal research, experts, court costs and other expenses reasonably incurred in representing the City's interests.

In the event funds for services are paid through an escrow from a private party or redevelopment project, then, with the City's approval, the firm will charge its usual billing rates.

**Maley Givens, P.C.
1150 Haddon Avenue, Suite 210
Collingswood, N.J 08108-2003**

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Blau & Blau will be responsible for ***all costs*** associated with filing the appeals including but not limited to:

A) Filing fees; B) Expert fees; C) Copying, postage, delivery services, preparation of trial exhibits, transcripts.

We assume we would submit a list of recommended appeals to the City Attorney for review and that the City could "veto" any recommended appeals at their discretion. We assume we will not be obligated to file an appeal unless it believes the property is substantially under assessed. We assume we will recommend settlement of the Negative Tax Appeals. If the City refuses to accept counsel's recommendation to settle a matter, the City shall be responsible for payment of the contingent fee based upon the recommendation and reimbursement of counsel's actual out of pocket expenses related to that Negative Appeal.

If there any counterclaims filed because of the complaints we file, we will defend those counterclaims.

We are knowledgeable about of the real estate in the City of Trenton both as tax appeal attorneys' and through our sister company, Blau Appraisal Company which has appraised properties in Trenton including many on behalf of the New Jersey Department of Health. Within the last year we have reviewed the assessment records of over 100 properties in the City of Trenton.

I trust that our response to your request for qualifications for tax appeal counsel services is satisfactory. Please contact me with any questions.

Very truly yours,



Charles E. Blau

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PROPOSAL COSTS

Event/Activity	Rate per Hour
The Law Firm of Eric M. Bernstein & Associates, L.L.C. will accept all rates and compensation as set forth in the Request for Proposal in accordance with such rates as may be determined by the City of Trenton by Resolution or Ordinance.	
Hourly Rate – All services, before Tax Courts or other courts, agency, City of Trenton Tax Board, Tax Court of New Jersey, as well as negotiations, including client meetings, depositions, motion or conference hearings, and trial time. Hourly Rate-All Attorneys	25% of recovery plus fees
Hourly Rate - Paralegals (when requested and authorized)	\$60.00 per hour
Postage (includes Federal Express and USPS Priority)	Market Rate
Copying (in house, legal or letter sized)	\$0.20 per page
Copying/Printing (outside supplier, briefs and volume)	Market Rate
Facsimile transmittal (sending only) (where applicable)	\$0.20 per page
Electronic transmission (email or other)	None

CITY OF TRENTON LEGAL SERVICES – NEGATIVE TAX APPEALS RFP2019-35

**Eric M. Bernstein & Associates, L.L.C.
34 Mountain Boulevard
Building A
P.O. Box 4922
Warren, New Jersey 07059-4922
Phone: (732) 805-3360
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www.embalaw.com**

ORIGINAL



**WISNIEWSKI & ASSOCIATES, LLC'S PRICE PROPOSAL FOR
CITY OF TRENTON RFP FOR LEGAL SERVICES-NEGATIVE TAX APPEALS**

With regard to our contingency fee, our proposal is as follows:

- One third (1/3) of the increase in the assessed value of the property in question for the first three (3) years of the increased assessment. The payment for each property shall be due in one lump sum at the conclusion of each tax appeal.

Miscellaneous expenses:

- black and white photocopies at \$0.15 per page
- color photocopies at \$0.30 per page
- overnight delivery by New Jersey Lawyer's Service, Federal Express or US Mail at prevailing prices and
- facsimiles at \$1.00 per page with a maximum of \$10.00 per fax.