

REQUEST FOR PROPOSALS COUNSEL – GARFIELD REDEVELOPMENT AGENCY

Services Overview

Proposals are solicited by the Garfield Redevelopment Agency for legal counsel related to the redevelopment activities for the City. These services include, but are not limited to, attendance at meetings as requested by the director, assisting in redeveloper negotiations, consultation and representation on legal matters relating to the project. These matters may include property acquisition (possibly through eminent domain), relocation, contract compliance and compliance with the Local Redevelopment and Housing Law.

Project Details

The Garfield Redevelopment Agency is an autonomous agency of the City of Garfield. The Agency is currently managing numerous projects in varying sizes and scopes, including, but not limited to: Vornado, Garden State Paper, C-Mor, Sketchley and The Kalama sites. All areas are designated as areas in need of redevelopment and have or are currently in the process of completing redevelopment plans. The status of each of the properties within the redevelopment area range from no formal action having been taken to developers designated with redevelopment agreements being executed. Construction has begun and/or has been completed on the Vornado and Garden State Paper properties. The remaining properties are under development.

The successful proposer will have extensive knowledge of the Local Redevelopment and Housing Law, brownfields redevelopment and substantial redevelopment experience within the State of New Jersey. This RFP covers the period January 1, 2017 through December 31, 2017.

Scope of Services

The following services are anticipated through this Request for Proposals:

- Meeting attendance. (Mandatory)
- Legal consultation and representation regarding any potential legal action initiated by other parties that would challenge the eminent domain action, area in need of redevelopment designation or other process related to the Redevelopment Area.
- Legal consultation and representation related to relocation, property acquisition, regulatory agency compliance and other project-specific issues.
- Assist with the legal aspects of redeveloper agreement negotiations.

Proposal Guidelines

Each interested firm shall submit the following information:

1. Name of firm, address, telephone numbers, e-mail address, fax numbers.
2. Bios/resumes for each person within the firm that would be assigned to this project with an indication of the primary contact person.
3. Experience. Provide three examples of projects that were worked on by the firm that most closely resemble the project that is the subject of this RFP. Include as a reference the contact person from the entity that the contract was with. Indicate the persons from your firm who worked on the project and the current status of the project.
4. The firm's ability to provide the services in a timely fashion (including staffing, familiarity and location of key staff).
5. Cost details, including the hourly rates of each of the individuals who will perform the services and all expenses.
6. Any other information which the interested firm deems relevant.

All respondents must comply with affirmative action laws, per the attached, and indicate same in the response.

All respondents must include a Business Certificate per N.J.S.A. 52:32-44.

Evaluation Factors

The selection criteria used in awarding a contract or agreement for professional services as described herein shall include:

1. Qualifications of the firm and individuals to provide the service.
2. Experience
3. Capacity to perform the task in a timely fashion.
4. Cost
5. Proven ability to aid a redevelopment entity in having redevelopment projects completed.
6. References

NOTICE TO PROPOSERS
CITY OF GARFIELD

Sealed Proposals will be received no later than January 9, 2017 at 4:00 p.m., prevailing time in the Council Chambers, 111 Outwater Lane, Garfield, New Jersey, and will be opened and read aloud.

COUNSEL -- GARFIELD REDEVELOPMENT AGENCY
AUDITOR -- GARFIELD REDEVELOPMENT AGENCY
PLANNER -- GARFIELD REDEVELOPMENT AGENCY
ENVIRONMENTAL ENGINEER -- GARFIELD REDEVELOPMENT AGENCY
CIVIL ENGINEER -- GARFIELD REDEVELOPMENT AGENCY

Copies of the RFP are on file and open to public inspection at City Hall, 111 Outwater Lane, Garfield, New Jersey.

Each proposal must be enclosed, with eleven (11) copies, in a sealed envelope, bearing the name and address of the Proposer on the face of the envelope and must be addressed and delivered to the City of Garfield, Purchasing Department, ATTN: Chairman Arthur Andreano c/o Agency Secretary. Proposal must be endorsed:

COUNSEL – GARFIELD REDEVELOPMENT AGENCY

These proposals for the Garfield Redevelopment Agency Counsel are being solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 *et seq.*

Business Registration Certificate must be supplied with the proposal.

Proposers are required to comply with the requirement of N.J.S.A. 10:5-31 *et seq.* and N.J.A.C. 17:27.

Arthur Andreano, Chairman
of the Garfield Redevelopment
Agency