

**RESOLUTION #3076
DESIGNATE SPECIALIZED LEGAL COUNSEL**

WHEREAS, the Housing Authority of the Township of Woodbridge (Authority) is desirous of purchasing private property for the purpose of constructing a 75 unit subsidized senior/disabled building; and

WHEREAS, the current building, Olsen Towers, is located at 555 New Brunswick Avenue, Fords, NJ 08863, and has been deemed unsuitable and unfit for rehabilitation to meet the needs of its aging population; and

WHEREAS, the Authority anticipates constructing a new 75 one-bedroom accessible building within the Fords community and has located a suitable site; and

WHEREAS, the Authority is seeking legal counsel that specializes in land acquisition and is experienced in the land condemnation/eminent domain process according to the New Jersey Statutes Title 20; and

WHEREAS, the Authority published a notice in the Home News Tribune on 7/30/20 soliciting proposals for said services through a fair and open process pursuant to N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the following proposals were received in the Office of the Executive Director until 2:00 PM, Tuesday, August 26, 2020, at which time the proposals were considered in accordance with the Selection Process defined in the Specifications by an evaluation team, with evaluation factors averaged as follows:

- Evaluation Factor 1: Legal experience, Expertise of each team member, 10 Points
- Evaluation Factor 2: Level of experience in land acquisition negotiations, 20 Points
- Evaluation Factor 3: Experience with Eminent Domain, 40 Points
- Evaluation Factor 4: Experience in advising Housing Authorities or similar entities, 10 Points
- Evaluation Factor 5: Fee, 20 Points

Firm	1	2	3	4	5	Total 100 max
Eric M. Bernstein & Assoc., LLC Warren, NJ	7	10	20	8	20	65
Grace Marmero & Assoc., LLC Woodbry, NJ	7	10	20	7	18	62
McManimon, Scotland & Baumann. LLC Roseland, NJ	10	18	40	10	0	78
John J. Curley LLC Jersey City, NJ	10	19	40	10	2	81

WHEREAS, upon review of all proposals submitted, it was determined by the evaluation committee that John J. Curley, LLC, in citing the Firm's extensive experience and expertise in those areas of the law specified by the Authority in its request for proposals, submitted the most advantageous proposal to the Authority and is recommended for retention.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the Township of Woodbridge, New Jersey, that a contract for professional services be awarded to John J. Curley, LLC, to provide services as Specialized Legal Counsel at the hourly

rate of \$250.00, for an amount not to exceed \$20,000.00 for the entire transaction. All such Legal Services to be provided in accordance with the specifications incorporated herein as fully as though set forth at length.

Motion to adopt Resolution #3076 moved by Commissioner Pires and seconded by Commissioner Rosado and upon roll call, the vote was as follows:

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Pires Walker Ficarra

AYES: Kenny Michelson Perez-Rosado Pires Ficarra

NAYS: None

Abstain: None

Absent: Agarwal Walker

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Township of Woodbridge at their Regular Meeting of September 3, 2020.

Approved as to legal form:

Terrence Corrison, Esq.

Donna F. Brightman, Secretary