

2025 Legal Counsel Services
For The City of Camden Redevelopment Agency

Request
For
QUALIFICATIONS

FOR 2025 LEGAL COUNSEL SERVICES
FOR THE CITY OF CAMDEN REDEVELOPMENT AGENCY

City of Camden Redevelopment Agency
Issued: January 27, 2025
Due: February 14, 2025, at 2:00 PM eastern prevailing time

An Equal Opportunity Employer

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1.0 ADVERTISEMENT

NOTICE - The City of Camden Redevelopment Agency (“CRA”) is soliciting proposals from qualified firms to provide legal counsel services to the CRA for 2025. The Request for Qualifications (“RFQ”) package will be available beginning Monday, January 27, 2025. Proposals will be received at 2:00 P.M eastern prevailing time on Friday, February 14, 2025, by Olivette Simpson, Executive Director, City of Camden Redevelopment Agency, 520 Market Street, 13th Floor, Camden City Hall, Camden, NJ 08101 for the following: **RFQ – City of Camden Redevelopment Agency Request for Qualifications: Legal Counsel Services - 2025.**

The Request for Qualifications (“RFQ”) package may be accessed on the City of Camden Redevelopment Agency (“CRA”) website <http://camdenredevelopment.org/> in the section entitled “Open RFQ/RFQs” beginning January 27, 2025. Written, faxed or emailed requests to have the RFQ mailed will also be honored. The CRA fax number is 856-964-2262. It is the responsibility of prospective Respondents to check the CRA website for any addenda to the RFQ that may be issued prior to the submittal due date.

All questions and/or inquiries regarding the RFQ shall be sent by fax or email no later than February 3, 2025 no later than 2:00 P.M. to Olivette Simpson, Email: Olsimpso@camdennj.gov and a copy to Deirdra Williams, Email: Dewillia@camdennj.gov. All responses to the RFQ shall be prepared with full consideration of the addenda issued prior to the Submission Date. Addenda shall be issued no later than February 7, 2025.

Sealed proposals shall be submitted to the CRA in the manner described in the RFQ. Sealed proposals must be mailed, presented or delivered to the offices of the CRA at the below address. Respondents are solely responsible for the timely delivery of the proposals and no proposal shall be considered which is presented after the dates and time established for receiving proposals. The CRA does not accept any responsibility for the timeliness of any mail, delivery, or courier service.

CRA will accept sealed proposals by courier service, hand delivery, or by mail. If you plan on hand delivering the sealed proposal package, proposal packages may only be dropped off. A monitored drop-box will be located at the front door of City Hall. Please place your sealed proposal package inside the drop-box.

Sealed envelopes containing the proposal documents shall be submitted and clearly labeled on the outside of the envelope with the following words: “**RFQ – City of Camden Redevelopment Agency Request for Qualifications: Legal Counsel Services - 2025**”. The Respondent's name, address and telephone number must also be clearly marked on the envelope. The sealed envelopes containing the qualification documents must be mailed, presented, or delivered to the following address:

City of Camden Redevelopment Agency
City Hall, 13th Floor
520 Market Street
Camden, NJ 08101
Attn: Olivette Simpson
Executive Director

The above deadline is firm as to the date and hour. CRA will treat as ineligible for consideration any submission that is received after that deadline. All submissions become the property of CRA and will not be returned.

2.0 INTRODUCTION

The City of Camden Redevelopment Agency (CRA) is seeking qualified law firms to become part of a pre-qualified list of law firms that will provide legal services to the CRA on an as-needed basis for the term of one year involving various types of law.

Through this process the CRA will establish a pre-qualified list of several law firms to work on an as-needed basis. The process of selecting a specific firm will consist of soliciting quotes from those on the pre-qualified list, and then seeking board approval to contract with the firm that replied with the best price and ability to get the assigned task orders completed in a timely manner as specified in the engagement. The CRA will however retain throughout the year the ability to use other factors in the selection, if necessary, due to a specialized aspect of a task order.

3.0 SCOPE OF SERVICES

The CRA is seeking responses from Law Firms with experience in the following areas:

- A. General Counsel and Employment/Labor Law
- B. Real Estate Particularly Redevelopment Law
- C. Condemnation and Eminent Domain
- D. Litigation
- E. State and Federal Land Use Law
- F. U.S. Department of Housing and Urban Development Rules and Regulations
- G. General Practice Real Estate law
- H. Environmental Law
- I. Bond Counsel
- J. Governmental and Public Entity Rules and Regulations

4.0 ACCEPTANCE OF RFQ

Respondent shall include exceptions to any of the conditions outlined in this RFQ. It is assumed that the Respondent has accepted the condition of this RFQ, unless the exceptions are specified in the Respondent's proposal.

5.0 NO WARRANTY

Respondents are required to examine the RFQ, specifications, and instructions pertaining to the services requested. Failure to do so will be at the Respondent's own risk. It is assumed that the Respondent has made full investigation so as to be fully informed of the extent and character of the services requested and of the requirements of the specifications. No warranty is made or implied as to the information contained in the RFQ, specifications, or instructions.

Respondents are responsible for implementation of all health and safety measures taken to complete the required services. The CRA or the City of Camden assumes no responsibility for the health and safety of Respondent, Respondent employees, or other associated personnel.

6.0 METHOD OF SELECTION

All interested firms will provide the following:

1. Cover Letter:

Present a brief understanding of CRA needs based upon the information provided in the RFQ.

Outline qualifications most relevant to this RFQ. Identify team and clearly indicate the single contact and authorized representative (principal-in-charge) of the Applicant with mailing address, telephone and fax numbers and e-mail address. The representative certifies that the information provided in response to this Request for Qualifications is true and accurate.

Address the cover letter to:
Ms. Olivette Simpson
Executive Director
City of Camden Redevelopment Agency
Camden City Hall
520 Market Street, 13th Floor
Camden, NJ 08101-5120

2. Table of Contents

3. Documentation of Qualifications/Experience:

The Statement of Qualifications should include all relevant experience and ability taking into account the RFQ letter received by the firm; single Practitioners and small firms are encouraged to provide proposals but must demonstrate sufficient depth or ‘back-up’ so as to assure the Agency that qualified personnel will be available at all times to represent the Agency within the scope of the proposal.

4. References:

Three professional references shall be provided to the CRA. References should be able to comment on Respondent’s performance for similar work scopes. Reference information shall include name, affiliation, address, and telephone number. Proposals that do not provide a completed section for references will not be considered.

5. Key Personnel:

Respondent shall include a list of key personnel associated with the items to be provided in the scope of work. Information, such as a resume, should be included for key personnel which describes responsibilities and duties performed for similar scopes of work.

6. Professional Certificates and Licenses

Respondent shall include evidence of applicable professional certifications and licenses.

7. N.J. Business Registration

Respondent shall include proof of New Jersey Business Registration including if applicable those of any subcontractors.

8. Proof of Insurance:

Respondent shall include a copy of the current insurance certificate(s) held by firm/company.

9. Conflicts of Interest

Respondent shall include disclosure of any conflicts of interest, either actual or potential, or any other conditions that may influence the Respondent’s performance or judgment while undertaking the Scope of Services described in this RFQ.

10. COST PROPOSAL

The Respondent shall also include a schedule of hourly rates for services to be provided including any administrative costs.

Provide a list of billing rates for your personnel.

All business entities shall submit a completed Business Entity Disclosure Certification pursuant to N.J.S.A. 19:44A-20.4 et seq.- (**See Attachment #1**) Please be advised that failure to submit the disclosure form will result in the disqualification of your firm's proposal.

All business entities shall submit a completed Debarment Certification. (**See Attachment #2**).

The CRA reserves the right to reject any or all responses to this RFQ.

7.0 CONTRACT FORM AND TERM

This RFQ will lead to the establishment of a pre-qualified list of law firms to work on an as needed basis for the CRA. The required services are specified in this RFQ. Prices shall be guaranteed by the Respondents for a period of at least one (1) year from the date of submission. Pre-qualified law firms will be solicited for quotes and ability to perform tasks in a timely matter based upon specific needs.

8.0 FORMAT OF REPORTS/DELIVERABLES

To be determined with each assigned task.

9.0 OWNERSHIP OF WORK PRODUCT

All work products produced by the Respondent, the CRA or by any third party working for the Respondent or the CRA resulting from this RFQ are the sole property of the CRA.

The CRA shall be the sole owner of all digital data, graphics and documents, as well as all hardcopy and publishable documentation resulting from the design and reports.

CRA has the right to use, distribute or dispose of the work products without the consent of the Contractor.

10.0 SUBMISSIONS AND SELECTIONS

All proposals shall be submitted in sealed envelopes bearing the words "**RFQ- 2024 Legal Counsel Services for the City of Camden Redevelopment Agency.**"

A committee of CRA staff will select the pre-qualified firms and the list of pre-qualified firms will be submitted to the CRA board for approval.

11.0 SCHEDULE

Within thirty (30) days of receipt of proposals, the CRA will evaluate the proposals and select the pre-qualified law firms. The CRA will then seek board approval for the list at its next regularly scheduled Board Meeting.

All subsequent contractors will be paid upon the delivery and acceptance of the deliverables.

12.0 EQUAL EMPLOYMENT OPPORTUNITY PROVISIONS

Companies and their subcontractors will not discriminate on the basis of race, color, national origin, or sex in the award and performance of this contract.

All the potential companies must demonstrate a commitment to the effective implementation of an affirmative action plan or policy on equal employment opportunity. The potential company must ensure equal employment opportunity to all persons and not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, physical disability, mental disorder, ancestry, marital status, criminal record, or political beliefs. The company must uphold and operate in compliance with Executive Order I 1 246 and as amended in Executive Order I 1 375, Title VI and VII of Civil Rights Act of 1964, the Equal Employment Opportunity Act of 1972, the Fair Employment Practices Act, and the American with Disabilities Act of 1990.

In response to this RFQ, companies shall furnish detailed statement relative to their Equal Employment Opportunity practices and any statistical employment information that it deems appropriate, relative to the composition of its work force or its subcontractors.

13.0 INSURANCE REQUIREMENTS

1. The company shall carry and maintain in full force and effect for the duration of this contract, and any supplement thereto, appropriate insurance. The company agrees to protect and defend, indemnify, and hold the CRA and its employees free and harmless from and against any and all losses, claims, liens, demands and causes of action of every kind and character including the amount of judgments, penalties, interest, court costs, and legal fees incurred by the CRA in defense of same, arising in favor of taxes, claims, liens, debts, personal injuries including employees of the CRA, death or damages to property (including property of the CRA) and without limitations by enumeration, all other claims, or demands of every character occurring and caused in whole or in part by any negligent act or omission of the company, any one directly or indirectly employed by the company or anyone for whose acts company may be liable regardless of whether or not it is caused in part by the CRA. Company will designate and provide the CRA with the identity of a person or persons in company's employ who shall be responsible for handling claims from the public efficiently and expeditiously.

Policies shall be issued by an insurance company authorized to do business in the State of New Jersey.

2. Insurance similar to that required by the company shall be provided by or on behalf of all subcontractors to cover its operation(s) performed under this contract and included in all subcontracts.
3. Insurance certificates shall be presented at the time the proposal is submitted, documenting overage for the following:
 - A. Worker's Compensations and Employers Liability in accordance with State of New Jersey requirements, with a minimum limit of:
 - a. \$1,000,000 each accident for bodily injury by accident
 - b. \$1,000,000 each employee for bodily injury by disease
 - c. \$1,000,000 policy limit for bodily injury by disease
 - B. Public Liability Insurance: Comprehensive General Liability, (bodily injury, personal injury, and property damage liability) including company's contingent Completed operations and contractual liability with a minimum:
 - a. \$1,000,000 each occurrence
 - b. \$1,000,000 personal and advertising injury
 - c. \$2,000,000 general aggregate; and
 - d. \$1,000,000 products/completed operations aggregate

- C. Comprehensive Automobile Liability Insurance. Covering all owned, hired and rented vehicles and equipment, with limits of liability of not less than \$1,000,000 for injuries to, or death of one or more persons resulting from any one occurrence and property damage limit of liability of not less than \$500,000 per occurrence.

All insurance certificates must name the City of Camden Redevelopment Agency as an additional insured on the policy. Said Certificate must state that coverage cannot be cancelled or materially altered without thirty (30) days written notice to the CRA.

14.0 DEADLINE FOR SUBMISSION

Two original copies and one electronic (PDF) copy of the qualification's proposals/package must be submitted to the CRA as follows:

Respondents are required to submit their responses in a sealed envelope to the following address:

City of Camden Redevelopment Agency
Camden City Hall, 13th Floor
P.O. Box 95120
Camden, NJ 0810
Attn: Olivette Simpson, Executive Director

All qualification proposals/packages are to be sealed and clearly marked, **“Requests for Qualifications - 2025 Legal Counsel Services for the City Camden Redevelopment Agency.”**

Qualification proposals/packages are due and will be received no later than 2:00 p.m. eastern prevailing time on Friday, February 14, 2025, by mail or delivery. The proposals/packages must be sealed in an envelope with the title of this RFQ and the Respondent's name, address and telephone number clearly marked on the envelope.

The above deadline is firm as to the date and hour. CRA will treat as ineligible for consideration any submission that is received after that deadline. All submissions become the property of CRA and will not be returned.

15.0 INSTRUCTIONS FOR SUBMISSIONS OF INQUIRIES

All questions and/or inquiries regarding the RFQ shall be sent by fax or email not later than February 3, 2025 at 2:00 PM eastern prevailing time to Olivette Simpson, Email: Olsimpso@camdennj.gov and cc'd to Deirdra Williams, Email: Dewillia@camdennj.gov . All responses to the RFQ shall be prepared with full consideration of the addenda issued prior to the Submission Date. Addenda shall be issued not later than February 7, 2025.

16.0 ATTACHMENTS:

1. Business Entity Disclosure Certification
2. Debarment Certification

ATTACHMENT # 1
BUSINESS ENTITY DISCLOSURE CERTIFICATION
FOR NON-FAIR AND OPEN CONTRACTS
 Required Pursuant to N.J.S.A. 19:44A-20.8
CITY OF CAMDEN REDEVELOPMENT AGENCY

Part I – Vendor Affirmation

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that the _____ has not made and will not make any reportable contributions pursuant to N.J.S.A. 19:44A-1 et seq. that, pursuant to P.L. 2004, c. 19 would bar the award of this contract in the one year period preceding *(date of award scheduled for approval of the contract by the governing body)* to any of the following named candidate committee, joint candidates committee; or political party committee representing the elected officials of the **City of Camden Redevelopment Agency** as defined pursuant to N.J.S.A. 19:44A-3(p), (q) and (r).

Part II – Ownership Disclosure Certification

I certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business entity:

- Partnership Corporation Sole Proprietorship Subchapter S Corporation
 Limited Partnership Limited Liability Corporation Limited Liability Partnership

Name of Stock or Shareholder	Home Address

Part 3 – Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: _____

Signed: _____ Title: _____

Print Name: _____ Date: _____

Subscribed and sworn before me this ____ day of _____,
 2 ____.

 (Affiant)

My Commission expires:

 (Print name & title of affiant) (Corporate Seal)

BUSINESS ENTITY DISCLOSURE CERTIFICATION
FOR NON-FAIR AND OPEN CONTRACTS
Required Pursuant to N.J.S.A. 19:44A-20.8
CITY OF CAMDEN REDEVELOPMENT AGENCY

The following is statutory text related to the terms and citations used in the Business Entity Disclosure Certification form.

“Local Unit Pay-To-Play Law” (P.L. 2004, c.19, as amended by P.L. 2005, c.51) 19:44A-20.6
Certain contributions deemed as contributions by business entity.

5. When a business entity is a natural person, a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity. When a business entity is other than a natural person, a contribution by any person or other business entity having an interest therein shall be deemed to be a contribution by the business entity.

19:44A-20.7 Definitions relative to certain campaign contributions.

6. As used in sections 2 through 12 of this act:

“business entity” means any natural or legal person, business corporation, professional services corporation, limited liability company, partnership, limited partnership, business trust, association or any other legal commercial entity organized under the laws of this State or of any other state or foreign jurisdiction; “interest” means the ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit, as appropriate;

Temporary and Executing

12. Nothing contained in this act shall be construed as affecting the eligibility of any business entity to perform a public contract because that entity made a contribution to any committee during the one-year period immediately preceding the effective date of this act.

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**The New Jersey Campaign Contributions and Expenditures Reporting Act (N.J.S.A. 19:44A-1 et seq.)**

**19:44A-3 Definitions.** In pertinent part...

p. The term "political party committee" means the State committee of a political party, as organized pursuant to R.S.19:5-4, any county committee of a political party, as organized pursuant to R.S.19:5-3, or any municipal committee of a political party, as organized pursuant to R.S.19:5-2.

q. The term "candidate committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) for the purpose of receiving contributions and making expenditures.

r. the term "joint candidates' committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) by at least two candidates for the same elective public offices in the same election in a legislative district, county, municipality or school district, but not more candidates than the total number of the same elective public offices to be filled in that election, for the purpose of receiving contributions and making expenditures. For the purpose of this subsection: ...; the offices of member of the board of chosen freeholders and county executive shall be deemed to be the same elective public offices in a county; and the offices of mayor and member of the municipal governing body shall be deemed to be the same elective public offices in a municipality.

**19:44A-8 and 16 Contributions, expenditures, reports, requirements.**

*While the provisions of this section are too extensive to reprint here, the following is deemed to be the pertinent part affecting amounts of contributions:* “The \$300 limit established in this subsection shall remain as stated in this subsection without further adjustment by the commission in the manner prescribed by section 22 of P.L.1993, c.65 (C.19:44A-7.2)

**ATTACHMENT #2**  
**DEBARMENT CERTIFICATION**  
**CITY OF CAMDEN REDEVELOPMENT AGENCY**

This statement must be reproduced on company letterhead and signed by an authorized representative of the firm.

I, \_\_\_\_\_ an authorized representative of \_\_\_\_\_ (company) certify  
that \_\_\_\_\_ (company) is not debarred from receiving Federal funds.

\_\_\_\_\_ (signature)

\_\_\_\_\_ (print name)

\_\_\_\_\_ (title)

\_\_\_\_\_ (date)