

RFP2026-11 LEGAL SERVICES FOR REDEVELOPMENT FOR THE CITY OF TRENTON, DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT FOR A PERIOD OF ONE (1) YEAR
 VIRTUAL RFP OPENING ON JANUARY 27, 2026, AT 11:00AM

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NUMBER OF BIDS SUBMITTED	4			
NAME OF PROPOSER	PARKER MCCAY	MALEY GIVENS, P.C.	RAINONE COUGHLIN MINCHELLO LLC	WILENTZ, GOLDMAN & SPITZER, P.A
ADDRESS	9000 MIDLANTIC DRIVE	1150 HADDON AVENUE-SUITE 210	555 US HIGHWAY ONE SOUTH, SUITE 440	90 WOODBRIDGE CENTER DRIVE
CITY, STATE, ZIP	MOUNT LAUREL, NJ 08054	COLLINGSWORD, NJ 08108	ISELIN, NJ 08830	WOODBRIDGE, NJ 07095
CONTACT NAME	CAROLYN J. RUTSKY	M. JAMES MALEY	DAVID L. MINCHELLO	EVERETT M. JOHNSON
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E-MAIL	INFO@PARKERMCCAY.COM	JMALEY@MALEYGIVENS.COM	DMINCHELLO@NJRCMLAW.COM	EJOHNSON@WILENTZ.COM
CITY OF TRENTON ACKNOWLEDGMENT OF RECEIPT OF ADDENDUM	N/A	N/A	N/A	N/A
STATEMENT OF OWNERSHIP DISCLOSURE	INCLUDED	INCLUDED	INCLUDED	INCLUDED
NON-COLLUSION AFFIDAVIT	INCLUDED	INCLUDED	INCLUDED	INCLUDED
EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE (EXHIBIT A)	INCLUDED	INCLUDED	INCLUDED	INCLUDED
REQUIRED EVIDENCE AFFIRMATIVE ACTION REGULATIONS	INCLUDED	INCLUDED	INCLUDED	INCLUDED
AMERICANS WITH DISABILITIES ACT OF 1990	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CERTIFICATION OF NON-DEBARMENT FOR FEDERAL GOVERNMENT CONTRACTS	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS	INCLUDED	INCLUDED	INCLUDED	INCLUDED
DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CERTIFICATION OF NON-INVOLVEMENT IN PROHIBITED ACTIVITIES IN RUSSIA OR BELARUS	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CITY OF TRENTON RESIDENT EMPLOYMENT POLICY	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CITY OF TRENTON ETHICS COMPLAINT DISCLOSURE	INCLUDED	INCLUDED	INCLUDED	INCLUDED
NJ BUSINESS REGISTRATION CERTIFICATE (PRIOR TO AWARD)	INCLUDED	INCLUDED	INCLUDED	INCLUDED
EIC (EMPLOYEE INFORMATION CERTIFICATE)	CERT#4740 EXP 04/15/2026	CERT#36560 EXP 04/15/2027	CERT#57133 EXP 02/15/2031	CERT#5743 EXP 09/15/2027
LICENSES AND CERTIFICATIONS	INCLUDED	INCLUDED	INCLUDED	INCLUDED
HOURLY RATE	SEE ATTACHED	SEE ATTACHED	SEE ATTACHED	SEE ATTACHED
60-DAY EXTENSION COMPLIANCE	YES	YES	YES	YES
EXCEPTIONS	NONE	NONE	NONE	NONE
THREE (3) REFERENCES	INCLUDED	INCLUDED	INCLUDED	INCLUDED
FATAL FLAW	NONE	NONE	NONE	NONE



FEE SCHEDULE

The hourly rate for professional and paraprofessional legal services for City of Trenton depending on the nature of the matter will be:

Shareholders	\$280
Counsel/Of Counsel and Associates	\$280
Paralegal	\$95

All non-paralegal work will be performed by a shareholder.

In addition to legal services, our invoices will include any out-of-pocket expenses attributable to a specific client matter. Out-of-pocket expenses generally include, but are not limited to postage, photocopying and complex document production, fax transmissions, courier services, online research, travel expenses, filing, recording, certification and registration fees charged by governmental bodies.

Itemized statements showing services rendered and disbursements made by the firm on behalf of the client will be submitted on a monthly basis, together with an appropriate voucher for payment.

Administrative Fees

Photocopying	\$.20 per copy
Courier Service	At cost
Telephone calls	Included in hourly rate
Faxes	no charge
Postage	At cost
Travel/mileage	\$0.725 cost per mile

COST PROPOSAL

The undersigned individual, firm, or corporation, hereby proposes to serve as Legal Services –
Redevelopment Counsel RFP2026-11 based upon the following compensation:

For services paid for by the City, at a reduced “government rate” hourly basis as follows:

M. James Maley, Jr.	\$175.00
Emily K. Givens	\$175.00
Erin Simone	\$135.00
Michael Maley	\$135.00
Nicholas M. Ranieri	\$135.00
Nathan L. Milholin	\$135.00
Paralegal/Law Clerk	\$ 85.00

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 the firm will charge as follows:

M. James Maley, Jr.	\$290.00
Emily K. Givens	\$290.00
Erin Simone	\$265.00
Michael Maley	\$265.00
Nicholas M. Ranieri	\$265.00
Nathan L. Milholin	\$265.00
Paralegal/Law Clerk	\$110.00

ABILITY TO PROVIDE SERVICES IN A TIMELY MANNER

Rainone Coughlin Minchello LLC's office is based in Iselin, New Jersey, providing our attorneys with convenient access to the City of Trenton-Department of Housing and Economic Development. The Firm's close locale gives the attorneys the ability to attend the regular public meetings and any other meetings requested by the City.

Rainone Coughlin and Minchello LLC are equipped with the latest equipment and software to facilitate the performance of tasks undertaken on behalf of the City.

This office is staffed by several skilled and experienced staff members, which include administrative assistants and paralegals with several years of experience with regard specifically to the issues involving higher education and public entities.

PAYMENT CONDITIONS AND RATE SCHEDULES

During the calendar year 2026 Rainone Coughlin Minchello proposes to provide legal services at an hourly rate of One Hundred-Five Dollars (\$175.00) for Shareholders (David L. Minchello and Louis Rainone), One Hundred Thirty-Five Dollars (\$135.00) per hour for all other attorneys and Eighty-Five Dollars (\$85.00) for paralegals per hour for all services required.

While this rate represents a significant discount on our standard rates, at Rainone Coughlin Minchello we are cognizant of the financial constraints placed upon public entities, and we are amenable to negotiating our fee, if requested.

If the fees billed are to be paid by Developers Escrow, the Firm proposes to provide services at a rate of Three Hundred Fifty Dollars (\$350.00) per hour for all attorneys. These services include, but are not limited to, any and all activities performed on litigated matters (i.e. cases filed in State, Federal or Administrative Law Courts); any and all activities performed with regard to duties as Redevelopment Counsel and any and all activities performed in at the request of the Mayor and Council.

We further propose the following fees for expenses:

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.



WILENTZ, GOLDMAN & SPITZER, P.A.

- Resumes of our Redevelopment Team and Public Finance attorneys (**Exhibit B**).
- Summary of our relevant experience on redevelopment projects (**Exhibit C**).
- General summary describing the Firm (**Exhibit A**).

I. COMPLIANCE WITH REQUEST FOR PROPOSALS

To comply with the Criteria of the Request for Proposals, WG&S provides the following information:

A. Qualifications and Experience – Please see attached **Exhibit B** for the qualifications and experience of the attorneys that will handle the matters identified in the Scope of Services. The attorneys and staff are available to adequately and effectively handle such matters. Please see attached **Exhibit C** for a list of relevant qualifications and experience as it pertains to redevelopment.

B. Price Proposal - Any legal fees paid for by the City out of its budget will be billed at a blended rate of \$175 per hour for all shareholders, \$135 per hour for all other attorneys, and \$85 per hour for paralegals. Our legal fees for redevelopment services paid out of escrow funds funded by developers and redevelopers will be billed at a blended rate of \$350 per hour for all attorneys, and \$175 per hour for paralegals.

C. History and Experience – Specific examples of cases and matters handled by the firm related to the provision of legal services for redevelopment are listed and described in **Exhibit A** and **Exhibit C**, attached hereto.

D. Familiarity with the City - We have previously served as redevelopment counsel to the City, so we are very familiar with the City's procedures, personnel and preferences. We have also served as Bond Counsel for the City for over ten (10) years.

E. Availability – Throughout the course of these services, WG&S will be available for meetings and conversations with City officials and professionals, its attorney, financial advisor, if any, and its other representatives, officials or professionals, and WG&S will be available to meet with developers and redevelopers along with attorneys, planners, engineers and other professionals.

F. Services – WG&S will provide direct advice to the Mayor, the City Council and the City's administration, including the Director of the Department of Housing and Economic Development on redevelopment matters, including negotiation of redevelopment agreements, advise on the granting of pilot programs and the use of other state approved tax incentives.

Other Factors - We currently represent many municipalities with similar demographics to the City, and we have significant experience with representing public and private entities in redevelopment projects. We also have experience with the City as we had served as redevelopment counsel and bond counsel to the City.

Required Documents – In compliance with the Request for Proposals, attached hereto as **Exhibit D** is the Checklist and all required documents as required by the City.