



Legislation Details (With Text)

File #: 18-1435 **Version:** 1 **Name:** Two Rivers Title Company, LLC Real Estate Title Search Agreement
Type: Resolution **Status:** Adopted
File created: 9/12/2018 **In control:** Economic and Housing Development
On agenda: 11/27/2018 **Final action:** 11/27/2018

Title: Dept/ Agency: Economic and Housing Development
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Professional Services Contract
Purpose: To provide real estate title search services
Entity Name: Two Rivers Title Company, LLC
Entity Address: 26 Ayers Lane, Suite 202, Little Silver, New Jersey 07739
Contract Amount: Not to exceed \$75,000.00
Funding Source: 2018 Budget/Department of Economic and Housing Development
Contract Period: One (1) year from a Notice to Proceed
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
(X) Fair & Open (X) No Reportable Contributions () RFP (X) RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Two (2) proposals received

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
11/27/2018	1	Municipal Council	Adopt	Pass

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WHEREAS, the City of Newark, Department of Economic and Housing Development ("City") has determined that there is a need for professional services contracts for the Real Estate Title Search Services; and

WHEREAS, Real Estate Title Search Services are professional services, exempt from the

requirement for public bidding, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a) (i); and

WHEREAS, the City caused to be published a Notice of Request for Qualifications (“RFQ”) for Real Estate Title Search Services on or about March 7, 2018; and

WHEREAS, three (3) proposals were picked up and the City received a total of two (2) proposals in response to its RFQ for Real Estate Title Search Services; and

WHEREAS, Two Rivers Title Company, LLC, 26 Ayers Lane, Suite 202, Little Silver, New Jersey 07739 (“Two Rivers”), submitted a proposal in response to the RFQ and it was found, based upon price and other factors, to be in the best interest of the City to accept the proposal for the purpose of providing Real Estate Title Search Services; and

WHEREAS, the City wishes to enter into a new contract with Two Rivers, to provide Real Estate Title Search Services in an amount not to exceed Seventy-Five Thousand Dollars and Zero Cents (\$75,000.00) for the period of one (1) year from a Notice to Proceed which shall cover all matters handled by Two Rivers Title Search Company, LLC that may arise during the contract term; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that notice of the award of contracts for “Professional Services” without competitive bidding must be published in a local newspaper; and

WHEREAS, this contract is being awarded as a fair and open contract pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, the Municipal Council adopted the Contractor Pay-to-Play Reform Ordinance, R.O. 2:4-22C, which forbids the award of a contract to a Business Entity, as defined therein, which has made or solicited political contributions to Newark Municipal Candidates, office holders having ultimate responsibility for the award of a contract; candidate committees of the aforementioned candidates; and political or political party committees of the City of Newark or County of Essex; and continuing political committees or political action committees regularly engaged in the support of the City of Newark municipal or County of Essex elections; and certain other political party or candidate committees, in excess of certain thresholds.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Mayor and/or his designee, the Director of the Department of Economic and Housing Development, are hereby authorized to enter into a contract with Two Rivers Title Company, LLC, 26 Ayers Lane, Suite 202, Little Silver, New Jersey 07739, to provide Real Estate Title Search Services in an amount not to exceed Seventy-Five Thousand Dollars and Zero Cents (\$75,000.00), for the period of one year from the Notice to Proceed, which shall cover all projects that may arise during the contract term.
2. The term of this contract shall be one (1) year from the Notice to Proceed, for such projects that may arise during the contract term.

3. This contract is being awarded pursuant to the fair and open procedures of the State Pay-to-Play Law (N.J.S.A. 19:44A-20.5) and pursuant to the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i)) and is in compliance with the Contractor Pay-to-Play reform Ordinance, R.O. 2:4-22C.
4. Attached is a Certification of Funds from the Director of Finance which states (1) that there are sufficient and appropriated funds, in the amount of Seventy-Five Thousand Dollars and Zero Cents (\$75,000.00), for the purposes stated herein and (2) that the line appropriation of the official budget which shall be charged is: Business Unit: NW026; Dept.: BS; Account #: 32100; Budget Ref.: B2018.
5. There shall be no advance payment pursuant to N.J.S.A. 40A:5-16.
6. There shall be no amendments or changes to this contract without approval of the Municipal Council.
7. A copy of the executed agreement authorized shall be filed by the Director of the Department of Economic and Housing Development in the Office of the City Clerk and shall be made available for public inspection.
8. A notice of this action shall be published in the newspaper authorized by law to publish a legal advertisement and as required by law within ten (10) days of the adoption of this Resolution.

STATEMENT

This resolution authorizes and directs the Mayor and/or his designee, the Director of the Department of Economic and Housing Development to enter into a contract for Real Estate Title Search Services with Two Rivers Title Company, LLC, 26 Ayers Lane, Suite 202, Little Silver, New Jersey 07739, in an amount not to exceed Seventy-Five Thousand Dollars and Zero Cents (\$75,000.00) for the period of one (1) year from the Notice to Proceed.