TO: Mr. John Mahon, Executive Director & Secretary Bayonne Housing Authority 549 Avenue A Bayonne, New Jersey 07002

# BHA -HOUSING AUTHORITY OF THE CITY OF BAYONNE RFP RESPONSE

# GENERAL COUNSEL PROPOSAL July 1, 2024- June 30, 2025

RAFF, MASONE & WEEKS, P.A.

Paul N. Weeks Andrew Tadrous Michael Masone Timothy J. Hawkes

> RAFF, MASONE & WEEKS, P.A. Attorneys-at-Law 1083 Avenue C Bayonne, NJ 07002 T: (201) 339-0924 F: (201) 339-0250

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Timothy J. Hawkes (201) 339-1300

# RAFF, MASONE & WEEKS, P.A. RESPONSE TO BHA RFP: "GENERAL COUNSEL SERVICES"

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# **SECTION ONE**

# LETTER OF INTRODUCTION TO RAFF & MASONE AND OUR ATTORNEYS

Attorneys-at-Law
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June 5, 2024

Timothy J. Hawkes (201) 339-1300

Mr. John Mahon, Executive Director & Secretary Bayonne Housing Authority 549 Avenue A Bayonne, NJ 07002

Re: Raff, Masone and Weeks, P.A.'s reply to BHA's General Counsel Services RFP

Dear Mr. Mahon:

We respectfully ask that this law firm, Raff, Masone & Weeks, P.A. please be selected to serve as General Legal Counsel for the Bayonne Housing.

Our attorneys are each are individually well qualified and skilled, and work together as a team to ensure that our clients' rights are well-represented and that their legal needs are satisfied.

Three of us reside in Bayonne. Michael Masone, Andrew Tadrous and I have lived in Bayonne our entire lives, and our firm, Raff, Masone & Weeks, P.A. has always been located in Bayonne and committed to serving the needs of our community in a far-ranging variety of legal matters since I co-founded the firm in February of 1980.

Paul Weeks maintains a real estate and business-focused practice, and has established himself as competent and highly regarded in zoning, planning and land use representation in Bayonne. Paul also handles commercial accounts for several large clients of Raff, Masone & Weeks, P.A. He has a wealth of experience in Landlord-Tenant matters representing both commercial and residential landlords.

Andrew Tadrous has focused his practice in Landlord Tenant law, Real Estate and Zoning and Planning.

Tim Hawkes is a civil litigator of tremendous experience and stellar reputation who currently defends the County of Hudson in workers' compensation matters (2004-present). Tim also has

earned invaluable experience relevant to the BHA's RFP through his service as former General Counsel to the Jersey City Incinerator Authority (JCIA) from 1985 to 2001 and again from 2003 to 2015.

If selected by the BHA, Raff, Masone & Weeks, P.A. is willing and able to continue working upon the request of the BHA. We most certainly are prepared to serve and capable of providing excellent, thorough, competent, quality General Legal Counsel Services to the BHA for the contract term

Please refer to my Certifications & Statements of Raff, Masone & Weeks, P.A., Section Three tab, for all additional statements required by the BHA RFP.

I again would like to emphasize that the attorneys at our firm, as well as our staff, are Bayonne people who love our community and are involved in it. You will see from the attorney resumes attached that we are committed to legal, charitable and social causes within our community. The firm of Raff, Masone & Weeks, P.A. and our attorneys would be proud to serve as General Legal Counsel to the BHA.

Thank you.

Respectfully submitted,

RAFF, MASONE & WEEKS, P.A.

PAUL N. WEEKS

Attorneys-at-Law A Professional Corporation 1083 Avenue C Bayonne, New Jersey 07002 Fax: (201) 339-0250

Email: firm@rmwlawfirm.com

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# **SECTION TWO**

# PROFESSIONAL EXPERIENCE & QUALIFICATIONS TO SERVE AS GENERAL COUNSEL TO THE BAYONNE HOUSING AUTHORITY

#### Paul N. Weeks

I am an Attorney At Law licensed since 2000 in the State of New Jersey and have been practicing law in Bayonne since 2002. My law office is located at 1083 Avenue C, Bayonne, New Jersey and the telephone number is (201) 339-1300.

I have been licensed to practice law in the State of New Jersey and the Federal District Court of New Jersey since 2000.

I have been general counsel to the BHA since September 2020. I concentrate my practice primarily in Real Estate matters including purchase and sale transactions in both residential and commercial real estate; representing Applicants before the Bayonne Zoning Board of Adjustment and Bayonne Planning Boards Zoning and Planning; Municipal Tax Appeals, and Commercial and Residential Lease Agreements.

I have appeared on behalf of the B.F.C.C. (previously known as the Y.M.C.A.) since 2010, in hundreds of Complaints in Landlord Tenant Court on their behalf.

I have been a Trustee on the Bayonne Education Foundation since 2005.

I am also a Past President of the Bayonne Chapter of UNICO National.

#### Resume/Summary of Qualifications to Serve as BHA General Counsel

#### Michael Masone

I am an Attorney At Law licensed since 1978 in the State of New Jersey and have been practicing law in Bayonne since that time. My law office is located at 1083 Avenue C, Bayonne, New Jersey and the telephone number is (201) 339-1300.

I have been licensed to practice law in the State of New Jersey and the Federal District Court of New Jersey since 1978.

I was general counsel for the Bayonne Municipal Utilities Authority in 1994.

I also served for many years as the attorney for the Bayonne Rent Control Board. My services included all aspects of the Bayonne Rent Control Ordinance.

I am also Secretary and counsel to Bayonne Family Community Center representing them in their Landlord Tenant Actions. I have represented the B.F.C.C. (previously known as the Y.M.C.A.) since approximately 2005, and have filed hundreds of Complaints in Landlord Tenant Court on their behalf.

I was a Trustee on the Bayonne Board of Education from 2008 to 2014.

There have been no judgments against me with respect to professional malpractice, nor has Raff, Masone & Weeks been involved in any bankruptcy or reorganization proceedings in the last twelve (12) years.

#### **Andrew Tadrous**

I am an Attorney At Law licensed since 2019 in the State of New Jersey and have been practicing law in Bayonne since 2020. .

I I concentrate my practice primarily in Real Estate and Landlord Tenant matters including purchase and sale transactions in both residential and commercial real estate; and Commercial and Residential Lease Agreements.

#### Timothy Hawkes

I am an Attorney At Law licensed since November, 1972 in the State of New Jersey and have been practicing law in New Jersey since that time. My law office is located at 1083 Avenue C, Bayonne, Jersey City, New Jersey and the telephone number is (201) 339-1300.

I have been licensed to practice law in the State of New Jersey and the Federal District Court of New Jersey since November, 1972. In the beginning I had a general practice concentrating on many aspects of the law including negligence and workers' compensation matters. About 1985 I began concentrated almost exclusively on representing plaintiffs in negligence actions and workers' compensation petitioners in workers' compensation court.

In addition, I have represented the Jersey City Incinerator Authority as its general counsel from 1985 to 2001, and again in 2003 to 2015. Moreover, since working for the JCIA in 2003, part of my duties was handling all workers' compensation claims. I have handled hundreds of workers' compensation claims on behalf of both petitioners and respondents since the year 2000.

I also have represented the County of Hudson defending workers' compensation petitions for the last fifteen (15) years. My office is located at 1083 Avenue C, Bayonne, New Jersey. As I have for the past several years with respect to Hudson County, I would be the individual performing all workers' compensation related cases. I do not intend to subcontract any of my services to any other individual.

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## **SECTION THREE**

STATEMENTS/CERTIFICATIONS OF RAFF, MASONE & WEEKS, P.A.

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#### CERTIFICATIONS & STATEMENTS OF RAFF & MASONE. P.A.

- I, Paul N. Weeks, Esq., a licensed Attorney-at-Law of the State of New Jersey since 2000 and a principal of the law firm of Raff, Masone & Weeks, P.A., hereby certify under oath to the following statements in support of the firm's Reply to the Bayonne Housing Authority's (BHA) Request for Proposals for General Legal Counsel Services:
- 1. The firm of Raff, Masone & Weeks, P.A. is in compliance with the business registration provisions of P.L. 2004, c. 57, as subsequently amended by P.L. 2009, c. 315. Attached to our Reply, is a copy of our firm's Business Registration Certificate.
- 2. The firm of Raff, Masone & Weeks, P.A. is in compliance with the campaign contribution limitation provisions of N.J.S.A. 19:44A-20.5 and 19:44A-20.26.
- 3. The firm of Raff, Masone & Weeks, P.A. maintains and will continue to maintain appropriate Professional Responsibility/Legal Malpractice Insurance as required by the BHA's RFP for General Legal Counsel Services. Attached to our Reply is a copy of the Certificate for our legal malpractice insurance coverage.
- 4. The firm of Raff, Masone & Weeks, P.A., if selected by the BHA, will continue to work as General Counsel to the BHA and has the ability to start work as of August 1, 2023.
- 5. The firm of Raff & Masone, P.A. has performed a <u>Conflict Check</u> and reviewed its client list to confirm that the firm has no clients, past or present, who potentially or perceptually might pose a conflict of interest with the work that we may perform for the BHA if awarded the contract <u>with the exception of</u>:

JKL Rentals 13, LLC. Our office represented JKL Rentals 13, LLC in 2019, concerning the denial of participation in the Housing Choice Voucher Program ("HCVP") by the Bayonne Housing Authority.

Neither this law firm nor any of its attorneys has ever been determined by a judicial body or other local forum to have a conflict of interest with the BHA or any sub-entity thereof. We are in compliance with the requirements of Section I(c) of the BHA RFP.

- 6. The firm of Raff, Masone & Weeks, P.A. does not employ and never has employed any former BHA employees or Commissioners. We are in compliance with Section I(d) of the BHA RFP.
- 7. Michael Masone, Paul N. Weeks and Andrew Tadrous will be the principal attorneys providing General Legal Counsel Services to the BHA and serving the BHA's needs. Michael, Paul and Andrew are competent, professional attorneys who will handle 98% of the General Legal Counsel Services to the BHA with Timothy handling 2% of the remaining responsibility of the General Legal Counsel Services that Raff, Masone & Weeks, P.A. will provide.
- 8. Michael Masone, Paul N. Weeks, Andrew Tadrous and Timothy J. Hawkes, are attorneys in good-standing with our law licenses and the registrations required to practice law in the State of New Jersey and the U.S. District Court for the State. None of us are debarred, suspended or otherwise prohibited from professional legal practice by any Federal, State or local oversight, regulatory or law enforcement authority.
- 9. There are no existing conflicts pursuant to Section I(c) of the RFP with the exception noted as to JKL Rentals 13, LLC.
- 10. The firm of Raff, Masone & Weeks, P.A. is financially sound and has financial resources sufficient to successfully execute the prospective BHA agreement for General Legal Counsel Services.
- 11. The firm of Raff, Masone & Weeks, P.A. operates in full compliance with all applicable civil rights and non-discrimination statutes, executive orders, rules and regulations.

I hereby certify that the foregoing statements made be me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

DATE: June 5, 2024

PAUL N. WEEKS, ESQ.

PRINCIPAL, RAFF, MASONE & WEEKS, P.A.

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Timothy J. Hawkes

# **SECTION FOUR**

## PROPOSED BUDGET

#### **BUDGET**

#### BHA GENERAL COUNSEL SERVICES

General Legal Services #1-#38

\$160.00/Hour (Anticipated 2,500 hours)

Maximum Lump Sum Retainer For General Counsel – \$400,000.00 (\$33,333.00 per month)

Percentage of Work Performed by Principals:

Paul Weeks, Michael Masone, Andrew Tadrous and Timothy Hawkes will be the principals providing general legal counsel services to the Bayonne Housing Authority and it is anticipated that Paul Weeks, Michael Masone and Andrew Tadrous will perform 100% of all work performed by Raff, Masone & Weeks, PA required by the Bayonne Housing Authority. Timothy Hawkes will participate as necessary, primarily with respect to providing the benefit of his legal acumen and regulatory and business knowledge as advisor and counsel to Michael, Paul and Timothy.

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# **SECTION FIVE**

# **REQUIRED DOCUMENTS**

#### **SECTION IV: DOCUMENT REQUIREMENTS**

#### All proposals must include:



1. A copy of the organization's/firm's "Business Registration Certificate" issued by the Division of Revenue.



2. Incorporation certification or affidavit stating the date partnership was established, including the names and addresses of corporate ownership/partners.



3. Professional licenses, certifications relevant to the scope of services.



4. If the firm or individual intends to subcontract any portion of this commission, a statement regarding to whom, with attendant corporate identification and certifications. Subcontractors will be evaluated as part of the proposer's team.



5. If not included in the PROFESSIONAL EXPERIENCE sections of the proposal, summary resume of the principal to be assigned to prospective BHA work.



6. Certified statement that neither the firm or nor members of the firm or individual are debarred, suspended or otherwise prohibited from professional Factice by any Federal, State or local oversight, regulatory or law enforcement authority.



7. Certified statement as to the existence or non-existence of any conflicts pursuant to Section I(c) of the RFP.



8. Statement that the firm or individual is financially sound and has financial resources sufficient to successfully execute this prospective BHA agreement.



9. Evidence of all appropriate and applicable insurance coverage carried by the firm or individual, including policy coverage periods BHA must be named as additionally insured. All submissions must include proof that the all members of the firm and any individuals intended to perform work under the contract are covered under a Professional Liability Insurance policy.

Statement that the firm operates in full compliance with all applicable civil rights and nondiscrimination statutes, executive orders, rules and regulations

#### **NON-COLLUSION AFFIDAVIT**

State of New Jersey County of Hudson

SS:

I, Paul N. Weeks residing in Bayonne, in the County of Hudson and State of New Jersey of full age, being duly sworn according to law on my oath depose and say that:

I am Partner of the firm of Raff, Masone & Weeks, the bidder making this Proposal for the bid entitled BHA – General Counsel Services, and that I executed the said proposal with full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the <a href="Housing Authority of the City of Bayonne">Housing Authority of the City of Bayonne</a> relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by the Housing Authority of the City of Bayonne.

Subscribed and sworn to

before me this day

Signature

Paul N. Weeks, Esq.

31.6, Mas

rotary public of

My Commission expires

(Seal)

Helene Galgano
Notary Public
State of New Jersey
My Commission Expires on May 2, 2026



# STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:

RAFF, MASONE & WEEKS PA

Trade Name:

Address:

1081 AVENUE C

BAYONNE, NJ 07002-3345

Certificate Number:

0451498

Effective Date:

February 05, 1980

Date of Issuance:

July 27, 2020

For Office Use Only:

20300727123312439

New Jersey Division of Revenue & Enterprise Services Certificate of Amendment for Domestic Corporations NJSA 14A:9-2

New Jersey Profit Corporation Act

State of New Jersey
Department of the Tressury
Division of Revenue & Enterprise Services
Business Amendments
Filed

Validation Number: 4076201546 04/16/19 10:54:06

Vacify this certificate enline as https://wwwt.state.nj.us/IFFE\_StandingCert/JSF/Verify\_Cert.jsp

This Domestic Corporation filed with the Division of Revenue and Enterprise Services to amend its Certificate of Formation. The filer is responsible for ensuring strict compliance with NJSA 14A:9-2.

- 1. Name of Domestic Corporation: RAFF & MASONE, P.A.
- 2. Business ID Number: 0100106464
- 3. Date of the Filing of the Original Certificate: 02/05/1980
- 4. Amendments:

Article 1, Business Name is amended as follows:

Previous Name: RAPF & MASONE, P.A. Amended Name: RAFF, MASONE & WEEKS PA

Article 4, the Business Address is amended to the following:

Main Business Address

1083 AVENUE C SAYONNE, NJ 07002

Principal Business Address

1083 AVENUE C BAYONNE, NJ 07002

Article 5, the Registered Agent is amended to the following:

MICHAEL HASONE

Article 5, the Registered Office is amended to the following:

1083 AVENUE C BAYONNE, NJ 07002

Article 6, the Officers and Directors are amended to the following:

MICHAEL MASONE, PRESIDENT 1081 AVENUE C BAYONNE, NJ 07002

PAUL N WEEKS, DIRECTORS 1003 AVENUE C BAYONNE, NJ 07002

6. Adoption Proceedings:

Shares Outstanding at Time of Adoption: 100 Voting For: 100

Voting Against: 0

Date of Adoption: 04/16/2019

II. CERTIFICATION OF BENEFICIAL OWNER(S)		
Persons opening an account on behalf of a legal entity must avoid a standard	41	

Persons opening  a. Name and Title	g an account on behalf of a lo of Natural Person Opening Acco	egal entity must provid	de the following information:
	WEEKS		
Print Name	WEE VI	SMIREHOLDER	
h Nama and 4.14		Print Occupation Ti	tle
	is of Legal Entity for Which the Acco	ount is Being Opened:	
Entity Name:	RAFF MASONE + U	Pekr PA	
Street Address:	1083 AVENUE C		
City, State and Zip:	BAYONNE NO OF	7007	
	□ Not-For-Profit		
Type of Business: Business Tax ID Nun	LAW OFFICE		
POSITION 1 SKIT MAN	nber:   23 3288035		
An executive     Officer, Mana     Any other ind	officer or senior manager (e.g., Chic	of Executive Officer, Chief F	naging the legal entity listed above, inancial Officer, Chief Operating isurer); or e, an individual listed under section
@ MICHAE	7 04 0016		
Name	MASONG	SHARENOLDOR	owner.
		Occupation Title	
Physical Address of Co			137 - 48 - 0413 8 - 19 - 1453 Social Security # Date of Birth
NJ. DRIVES LIG	Identification Number	8532 A	Capy of ID Received
US Citizen	Permanent Resident	☐ Non Resident Alle	n OPEP
	ation for each individual, if any, wh ship or otherwise, owns 25 percent neets this definition, please write		
And OwnErzigh Ma	ame (or Not Applicable)		Occupation Title
(the order of the later)			
Physical Address of Own	er		Social Security # Date of Birth
			(Samuel 12)
Identification Type	Identification Number		Copy of ID Received
OUS Citizen	Permanent Resident	□Non Resident Ailen	łь£ь

2.	
% of Ownership Name (or Not Applicable)	
	Occupation Title
Physical Address of Owner	
	Social Security # Date of Birth
Identification Type Identification Number	☐ Capy of ID Received
OUS Citizen OPermanent Resident ONon Resi	ident Alien
3.	
% of Ownership Name (or Not Applicable)	
	Occupation Title
Physical Address of Owner	
	Social Security # Date of Birth
Identification Type Identification Number	☐ Copy of tO Received
and the state of t	
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4,	
% of Ownership Name (or Not Applicable)	
	Occupation Title
Physical Address of Owner	
	Social Security # Date of Birth
Identification Type Identification Number	☐ Copy of ID Received
□US Citizen □ Permanent Resident □ Non Resider	nt Allen □PEP
	Mod I bar
1, PAUL N WESTES	matural
certify to the best of my knowledge, that the information provided in section	natural person opening account), hereby
Signature	
/ !	
Date: 7/1/2.023	
For Internal Purposes Only:	
For Internal Purposes Only:  Received By:	Date Received:

# \* \* Notice \* \*

This policy is written by a domestic surplus lines insurer, an eligible unauthorized insurer pursuant to section 2 of P.L.2011, c.39 (C.17:22-6.69b), and is not subject to the rate or form filing or approval requirements of the New Jersey Department of Banking and Insurance. This policy may contain conditions, limitations, exclusions and different terms than a policy otherwise issued by a New Jersey authorized or admitted insurer. This policy is not covered by the New Jersey Property-Liability Guaranty Association. This policy may be covered by the New Jersey Surplus Lines Insurance Guaranty Fund, but only to the extent provided pursuant to section 2 of P.L.1984, c.101 (C.17:22-6.71).

#### THIS PAGE CANNOT BE REMOVED FROM THIS POLICY

Repeal and New Rule, R 2005 d.104, effective April 4, 2005 See: 36 N. J. R. 2144(a), 37 N. J. R. 1065(a)

New Jersey Surplus Lines # 02080-24-00027

#### KINSALE INSURANCE COMPANY

2035 Maywill Street, Suite 100 Richmond, VA 23230

#### LAWYERS' PROFESSIONAL LIABILITY DECLARATIONS

**Policy Number:** 

0100180286-2

**Producer Number:** 

27401

Name and Address:

D & O Partners, Inc.

1140 Bloomfield Avenue, Suite 219

West Caldwell, NJ 07006

NAMED INSURED:

Raff & Masone PA

dba Raff Masone & Weeks PA

MAILING ADDRESS:

1083 Avenue C

Bayonne, NJ 07002

POLICY PERIOD:

FROM 02/28/2024 TO 02/28/2025 at 12:01 AM at the address of the named insured as shown

aboye.

RETROACTIVE DATE		
Retroactive Date: Full Prior Acts at 12:01 AM at the address of the named insured as shown above.		

LIMITS OF INSURANCE		
Each Claim		\$1,000,000
Aggregate Limit	2	\$2,000,000

DEDUC	TIBLE(S)
Each Claim	\$10,000

PREMIUM AND COMPANY FEES		
Premium:	\$19,955	
Company Fee:	\$150	
Total (of Premium and Company Fee):	\$20,105	

OPTIONAL EXTENDED REPORTING PERIOD		
Period (in Months) Percentage of Policy Premium		
12	100%	
24	150%	
36	175%	

	FORMS AND ENDORSEMENTS	
Refer to ADF4001, SCHEDULE OF FORMS		

SLA #02080-24-00027

This Insurance Is Issued Pursuant To New Jersey Surplus Lines Law.

LAW1000 0110 Page 1 of 1