

CODE: 22-323 City Collector/Tax Sale	\$100,000.00
80-323 Sewer Department/Tax Sale	\$100,000.00
84-323 Water Department/Tax Sale	\$ 50,000.00

SECTION 6-12

Request permission to increase PCR-2-19 (Sub A) from \$900,000.00 to \$1,150,000.00. Extend contract period from January 29, 2021 to January 28, 2023.

Bid 2019-195 Specialist in Real Estate to Prepare & Conduct Tax Sale

RI Tax Title, LLC
628 George Washington Hwy.
Lincoln, RI 02865

LAST ACTION TAKEN

Award (Bid): PCR-2-19 (Sub A) approved January 14, 2019 in the amount of \$900,000.00. Contract period January 29, 2019 through January 28, 2021.

Contract Increase Requested: \$250,000.00
Current Contract Award: \$900,000.00

Contract Period Requested: January 29, 2021 – January 28, 2023
Current Contract Period: January 29, 2019 – January 28, 2021



Kyla A. Jones
Tax Collector

Joseph J. Solomon
Mayor

CITY OF WARWICK
TAX COLLECTOR'S OFFICE
3027 WEST SHORE RD
WARWICK, RHODE ISLAND 02886
(401) 738-2002

October 1, 2020

Ms. Patricia Peshka
3275 Post Road
Warwick, RI 02886

Re: 6-12 Alteration for Specialist in Real Estate to Prepare and Conduct Tax Sale
Bid # 2019-195

Dear Ms. Peshka:

The City of Warwick's Tax Collectors Office is recommending a 6-12 Alteration of Contract for the Specialist in Real Estate to Prepare and Conduct Tax Sale Bid# 2019-195 to extend the contract from January 29, 2021 through January 28, 2023 and increase the spending not to exceed \$250,000. The accounts that will be effected are 22-232 for an additional \$100,000, 84-323 an additional \$100,000 and 80-323 for an additional \$50,000.

The current contract is awarded from January 29, 2019 through January 28, 2021 in an amount not to exceed \$900,000. At the time of the award the lowest qualified bidder was RI Tax Titles. Please see the attached letter from RI Tax Tiles stating that they are willing to extend their current contract.

RI Tax Titles have been used by the city in prior years with great success. RI Tax Titles also makes themselves available throughout the year for any questions the city may have in regards to Tax Sale issues past and present. RI Tax Tiles currently provides legal services for 13 city/towns and 8 fire districts. Attorney Andreoni has been doing real estate closings/titles for more than 20 years.

Respectfully Submitted,

Kyla A Jones
Tax Collector

RI Tax Titles, LLC
Law Offices of Glenn J. Andreoni, Inc.

Glenn J. Andreoni, Esq.
Kerry Hubert
628 George Washington Hwy
Lincoln, RI 02865
(401) 766-2100
(401) 334-0696 (fax)

October 2, 2020

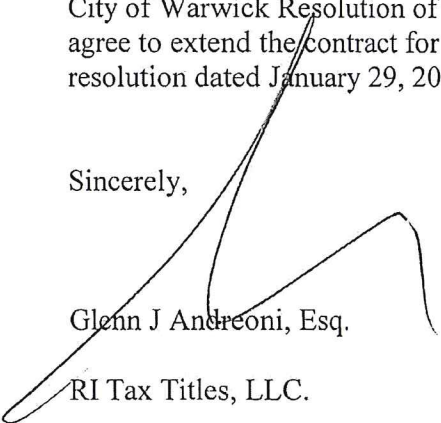
City of Warwick
Attn: Kyla Jones
Collectors Office
3027 West Shore Road
Warwick, RI 02886

Re: Tax Sale Contract

Dear Ms Jones:

Please consider this letter an acceptance of a 2 year contract extension with regards to the City of Warwick Resolution of the City Council for bid 2019-195 dated January 29, 2019. We agree to extend the contract for a 2-year period in accordance with the terms set forth in said resolution dated January 29, 2019.

Sincerely,



Glenn J Andreoni, Esq.

RI Tax Titles, LLC.

PCR-2-19 (Sub A)

CITY OF WARWICK

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

R-19-2

NO: _____

APPROVED:  MAYOR

DATE: 1-14-2019

RESOLVED, That The City Council of the City of Warwick as required by the provisions of Sections 6-11 and 6-12 of the City Charter and the Ordinance relative to competitive bidding on purchase enacted there under hereby and herewith approves the acceptance of the following bid(s):



Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2019 - 195	Specialist in Real Estate to Prepare & Conduct Tax Sale	<i>RI Tax Titles, LLC</i> 628 George Washington Hwy. Lincoln, RI 02865	\$900,000.00	Two Years from Date of Award		
2019 - 202	Up-Fitting New Police Vehicles	<i>Patrol Data</i> 60 Alhambra Rd. Ste. 6 Warwick, RI 02886	\$13,056.00			
2019 - 213	Ammunition	<i>AAA Police Supply</i> 940 Providence Hwy. (Rte. 1) Dedham, MA 02026	\$35,000.00	3/21/19 - 3/20/20		

Continued next page

PCR-2-19(Sub A)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2019 - 224	Service Investigations	<i>TransUnion Risk & Alternative</i> Data Solutions 4530 Conference Way South Boca Raton, FL 33431	\$3,360.00	2/1/19 - 1/31/20		56 - 6
2019 - 228	Purchase Taser CEW & Associated Equipment	<i>Axon Enterprise Inc.</i> 17800 N 85 th St. Scottsdale, AZ 85255	\$15,150.00			56 - 6

AND BE IT FURTHER RESOLVED, That such purchase or contract be awarded to the lowest responsible bidder.

ACTIONS TAKEN

Bid2019-189 Athletic Field Marking Paint

**PCR-12-19
Hold until 3/4/19**

Bid2019-200 Radiator Manufacture and/or Repair

**PCR-13-19
Unfavorable Action**

Bid2019-212 Sale of Surplus Police Vehicles

**PCR-14-19 (Sub A)
Amend recommendation for
Items 1-7, revenue, in the amount
of \$1,786.70 to Items 6 and 7,
revenue, in the amount of \$561.20**

Bid2019-227 Fence Caps for Ballfields

**PCR-15-19
Hold until 1/23/19**

THIS RESOLUTION SHALL TAKE EFFECT UPON ITS PASSAGE

Bid2019-195 Specialist in Real Estate to Prepare & Conduct Tax Sale

- 4 bids submitted

CODE:	22-323 City Collector/Tax Sale	\$400,000.00
	80-323 Sewer Department/Tax Sale	\$250,000.00
	84-323 Water Department/Tax Sale	\$250,000.00

MANNER OF AWARD: \$900,000.00
Two Years from Date of Award

RECOMMEND: RI Tax Titles, LLC

Lepizzera & Laprocina Counsellors at Law, Ltd.
117 Metro Center Blvd., Ste. 2001
Warwick, RI 02886

Country Title, LLC
145 Phenix Ave., Ste. 1
Cranston, RI 02920

RI Tax Titles, LLC
628 George Washington Hwy.
Lincoln, RI 02865

Montalbano & Cloutier, LLC
959 Mineral Spring Ave., Ste. 1
N. Providence, RI 02904

Pricing as Follows

Continued next page

Item	Description	Lepizzera & Laprocina	Country Title	RI Tax Titles	Montalbano & Cloutier
	List of Fees per Parcel				
a.	Initial Set-Up Charge	\$ 10.00	\$ -	\$ 20.00	\$ -
b.	90-Day Notice Mailing Charge	\$ 0.94	\$ 4.00	\$ 0.50	\$ 1.00
c.	Title Search Charge	\$ 100.00	\$ 120.00	\$ 125.00	\$ 170.59
d.	40-Day Notice Registered Mail	\$ 20.00	\$ 21.00	\$ 10.00	\$ 7.15
e.	Third Party 40-Day Notice Mail	\$ 0.47	\$ 11.00	\$ 10.00	\$ 7.15
f.	Collector's Preparation Fee	\$ 75.00	\$ 45.00	\$ 75.00	\$ 125.00
	Total Fees per Parcel	\$ 206.41	\$ 201.00	\$ 240.50	\$ 310.89
	List of Fees per Tax Sale				
a.	Auctioneer's Fee	\$ 250.00	\$ 350.00	\$ 250.00	\$ 500.00
b.	Collector's Return Fee	\$ 75.00	\$ -	\$ 75.00	\$ 85.00

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Bid2019-195 Specialist In Real Estate To Prepare And Conduct Tax Sale					
The following vendors were sent specifications					
<u>VENDOR</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	
Cicione & Associates	282 County Rd., Ste. 2	Barrington	RI	02806	
Country Title, LLC	145 Phenix Ave., Ste. 1	Cranston	RI	02920	
Cyber Technical	117 Metro Center Blvd., Ste. 2002	Warwick	RI	02886	
Glenn A. Carlson, Esq.	1050 Main St., Ste. 25	E. Greenwich	RI	02818	
Gordon, Tobin & Read	300 Centerville Rd. Ste. 100E	Warwick	RI	02886	
Greenwich Bay Title & Abstract	31 Pierce St.	E. Greenwich	RI	02818	
John McClosky Attorney at Law	110 Main St.	Wakefield	RI	02879	
Law Offices of Glenn J. Andreoni, Inc.	1028 Park Ave.	Woonsocket	RI	02895	
Montalbano & Cloutier, LLC	959 Mineral Spring Ave.	N. Providence	RI	02904	
RI Tax Titles, LLC	628 George Washington Hwy.	Lincoln	RI	02865	
Tax Sales, LLC	1530 Atwood Ave., Ste. 19493	Johnston	RI	02919	

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Kyla A. Jones
Tax Collector

Joseph J Solomon
Mayor

CITY OF WARWICK
TAX COLLECTOR'S OFFICE
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
(401) 738-2002

December 26, 2018
Mrs. Patricia Peshka
3275 Post Road
Warwick, RI 02886

Re: Bid - #2019-195 Specialist in Real Estate to Prepare & Conduct Tax Sale

The City of Warwick is seeking a Specialist to prepare, conduct and execute the City's Tax Sale for a period of two years from the date of award. The City's previous contract was awarded under bid# 2017-207 with a term of January 17, 2017 through January 16, 2019. Bid 2019-195 was opened on December 14, 2018, with four vendors submitting bids. The vendors are Lepizzera & Laprocina Counsellors at Law, Ltd of Warwick, RI, Country Title, LLC of Cranston, RI, RI Tax Title, LLC of Lincoln, RI and Montalbano & Cloutier, LLC of North Providence, RI.

RI Tax Titles, LLC, is the overall lowest qualified bidder and is recommended for award based on an evaluation of all the bids as was detailed and provided within the RFP. The completed bid evaluation form is attached, for your review and consideration.

The fees charged by the recommended vendor to perform this service will be charged directly to the parcels and paid by either the buyer at the Tax Sale or the taxpayer. The revenue received from the fees collected associated with the tax sale is accounted for in the following revenue accounts; 100-03642 Tax Penalties / Misc. Fees-GF, 200-03642 Tax Penalties / Misc. Fees-Sewer, and 205-03642 Tax Penalties / Misc. Fees-Water. The funding source for the expenses related to this contract are to be funded by the General Fund under account 22-323 (\$400,000), the Water Department under account 84-323 (\$250,000) and the Sewer Department under account 80-323 (\$250,000). The total contract award is an amount not to exceed \$900,000, to be funded over three (3) fiscal years or two years from the date of award.

Sincerely,

Kyla Jones
Tax Collector

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**CITY OF WARWICK, RI
2019-195 FEE ANALYSIS
SPECIALIST IN REAL ESTATE TO PREPARE & CONDUCT TAX SALE**

Per Parcel Costs	Lepizzera & Laprocina, LLC	Country Title, LLC	RI Tax Title, LLC	Montalbano & Cloutier, LLC
Initial Set-up	10.00	0.00	20.00	0.00
90 Day Mailing	0.94	4.00	0.50	1.00
Title Search	100.00	120.00	125.00	170.59
Subtotal	110.94	124.00	145.50	171.59
40 Day Cert. Mailing	20.00	21.00	10.00	7.15
3rd Party Cert. Mailing	0.47	11.00	10.00	7.15
Subtotal	20.47	32.00	20.00	14.30
Collector's Preparation Fee	75.00	45.00	75.00	125.00
Total Per Parcel Costs	206.41	201.00	240.50	310.89

1-time tax sale fees	Lepizzera & Laprocina, LLC	Country Title, LLC	RI Tax Title, LLC	Montalbano & Cloutier, LLC
Collector's Return Fee	75.00	0.00	75.00	85.00
Auctioneer's Fee	250.00	350.00	250.00	500.00
Total 1-Time Fees, per Tax Sale	325.00	350.00	325.00	585.00

* Please note that the Collector's Preparation Fee on the bid form was listed as a fee per tax sale. This fee should be listed as part of the per parcel fees, as illustrated above.

Ranking Form for Evaluation of Proposals

RFP-#2019-195

Specialist in Real Estate to Prepare & Conduct Tax Sale

Evaluation Criteria	Ranking Value	Law Firm			
		RI Tax Titles LLC	Country Title LLC	Lepizzera	Montalbano
LEGAL EXPERIENCE (25 possible points)					
Experience executing Municipal Tax Sales	0-15	15	5	0	10
Experience with Rhode Island General and Public Laws, applicable to Tax Sales	0-10	10	10	10	10
PERSONNEL ASSIGNED (60 possible points)					
The bidder must be licensed to practice law in RI	0-30	30	30	30	30
The bidder must be the lead person on the account	0-30	30	30	30	30
CONTRACT COST (15 possible points)					
Fees charged for services	0-15	5	10	15	0
	TOTAL:	<u>90</u>	<u>85</u>	<u>85</u>	<u>80</u>

(MAXIMUM SCORE = 100)