



MEMO

To: Mark Noble, Chairman
From: Denise Barge, Acting Chair
Legal Subcommittee
Date: August 11, 2009
Re: Recommendations for Engagement of Legal Counsel

A. Background

In April 2009, Rhode Island Housing issued a Request for Proposals (RFP) inviting qualified and interested law firms to submit a proposal to serve as legal counsel for the following areas of representation:

1. General Counsel/Issuer's Counsel
2. Litigation Counsel
3. Multi Family Loan Closing Counsel
4. Foreclosure and Bankruptcy Counsel
5. Single Family Loan Closing Counsel
6. State Housing Appeals Board (SHAB) Counsel
7. NSP/Land Bank Counsel

Notice of the RFP was posted on the web site maintained by the Division of Purchasing of the Department of Administration. In addition, notice of the RFP was provided by regular mail or electronic mail to approximately 150 attorney and law firms that had previously expressed an interest in providing legal services to Rhode Island Housing, and a notice of the RFP was published in the Providence Journal. 51 firms submitted proposals in response to the RFP. Some of these firms sought to provide services in more than one area.

B. Selection of General and Issuer's Counsel

Five firms proposed to provide General/Issuer's Counsel services. Staff and the legal subcommittee reviewed the proposals and decided to interview the following firms: Brown Rudnick Berlack Israels; Nixon Peabody; and Roberts Carroll Feldstein & Peirce.

Interviews were held on August 5, 2009. In attendance were the other members of the legal subcommittee: Commissioner Clough and Xay K, designee for Commissioner Caprio. In

addition, Chairman Noble was present, along with Richard Godfrey, Executive Director, Thomas Hogg, Deputy Director and CFO and Michael Milito, Deputy Assistant Director for Law and Human Resources.

The subcommittee met with the following representatives of each firm: Brian Gallogly and Edward Pare of Brown Rudnick; Steve Richards, Andrew Prescott, Neil Pandozzi, Peter Johnson and Joseph White of Nixon Peabody; and Edward Avila of Roberts Carroll.

The legal subcommittee met separately with representatives of each firm for about 45 minutes. Each firm was given an opportunity to make a brief presentation to the group and thereafter responded to questions. Following these presentations, the subcommittee engaged in a vigorous discussion of the merits of each firm, and voted to recommend that the firm of Brown Rudnick Berlack Israels, LLP be engaged as General Counsel/Issuers Counsel.

C. Selection of Litigation, Multi Family, Foreclosure and Bankruptc, Single Family, SHAB and NSP/Land Bank Counsel

The legal subcommittee requested that staff present recommendations for engagement of counsel for Litigation Counsel, Multi Family Loan Closing Counsel, Foreclosure and Bankruptcy Counsel, Single Family Loan Closing Counsel, SHAB Counsel and NSP/Land Bank Counsel. Mike Milito presented the staff recommendations for each of these disciplines. Following the presentations, and after a period of discussion, the legal subcommittee voted to recommend the engagement of the following firms for the listed services:

Single Family Closings

- LaPlante Sowa Goldman, Providence and Warwick
- Law Offices of Glenn J. Andreoni, Woonsocket
- Law Offices of Nancy Davis, Cranston
- Law Offices of Madonna and Connors, Warwick
- Lenders Title Services, Inc., Johnston
- McGunagle & Reidy, Cranston
- Michael Fitzpatrick, Esq., Providence
- Miller, Scott & Holbrook, Newport
- Pilgrim Title Insurance Company, Providence
- Sleprow, Sleprow & Associates, East Providence
- Brien & Brien, LLP, Woonsocket
- George M. Landes, Esq., Warwick.
- Law Offices of Ronald Markoff, Providence

- Law Offices of Mary Ann Lubic Moran, Wakefield.
- Multi-State Title Company, LLC, Cranston, Bristol and Charleston
- Stephen Miller and Associates, Providence

Litigation:

- Winograd, Shine and Zachs
- Nixon Peabody
- Orson & Brusini
- Oliverio & Marcoccio

Multi Family Closings

- Brown Rudnick Berlack Israels

Foreclosure and Bankruptcy

- Schectman, Halperin & Savage
- Kiernan, Plunkett and Redihan
- Roberts, Carroll, Feldstein & Peirce
- Partridge, Snow and Hahn

State Housing Appeals Board

- Nixon Peabody

NSP/Land Bank

- McGunagle & Reidy
- Roberts, Carroll, Feldstein & Peirce

The legal subcommittee further voted to authorize staff to negotiate with each of these firms regarding the fees to be charged and the services to be provided in order to best serve the interests of Rhode Island Housing. The subcommittee further recommends that that these engagements be for a one-year period, renewable for a second year on staff's determination that renewal is in the best interests of Rhode Island Housing.