REQUEST FOR PROPOSAL FOR PROFESSIONAL SERVICES 2025



SUBMISSION DEADLINE: November 13, 2024

ADDRESS ALL QUALIFIED STATEMENTS TO:

Jenna Jankowski, RMC, CMR Municipal Clerk Borough Hall 1701 N. Ocean Avenue Seaside Park, NJ 08752

BOROUGH OF SEASIDE PARK

REQUEST FOR PROPOSAL FOR PROFESSIONAL SERVICES 2025

CONTRACT NO. 2025-08

CONTRACT NAME: BOROUGH APPRAISER FOR REAL ESTATE TAX APPEALS

THE HONORABLE John A. Peterson Jr., Mayor

SEASIDE PARK BOROUGH COUNCIL

Martin Wilk Jr., Council President Ray Amabile

Joseph Connor Gina Condos

Jerry Rotonda William Kraft

GENERAL INFORMATION & SUMMARY

ORGANIZATION REQUESTING PROPOSALS

Borough of Seaside Park 1701 N. Ocean Avenue Seaside Park, NJ 08752

CONTACT PERSON

Jenna Jankowski Municipal Clerk

PURPOSE OF REQUEST

The Borough of Seaside Park is soliciting proposals from interested persons and/or firms for the provision of professional services for the calendar year 2025, as more particularly described herein. Proposals are being solicited through a Fair and Open Process in accordance with N.J.S.A 19:44A-20. l et.seq. The Borough of Seaside Park will review proposals only from those persons and/or firms that submit a proposal which includes all the information required to be included as described herein, as determined in the sole and absolute discretion of the Borough of Seaside Park. The Borough of Seaside Park intends to qualify persons and/or firms that (a) possess the professional, financial and administrative capabilities to provide the proposed services, and (b) will agree to work under the compensation terms and conditions determined by the Borough of Seaside Park to provide the greatest benefit to the taxpayers of the Borough of Seaside Park. The services of successful respondents may be procured as soon as January 1, 2025.

CONTRACT FORM

If selected, a respondent shall be required to submit a formal contract to the Borough of Seaside Park for execution and will include, among other things, indemnification, insurance, termination, and licensing provisions.

REQUIREMENTS FOR ALL PROFESSIONAL SERVICES

- 1. Proposals will be accepted for the specific professional services set forth in the Public Notice, a copy of which is attached hereto.
- 2. All proposals shall be submitted to Jenna Jankowski, RMC, CMR, 1701 N. Ocean Avenue, Seaside Park, New Jersey 08752 no later than November 13, 2024, at 10:00 am. A total of THREE (3) proposals -2 Hard Copies and 1 on digital media of each proposal must be submitted.
- 3. All proposals shall include, at a minimum: the name, address, email address, telephone number, and all the contact information of the person or firm making the proposal; a current resume or curriculum vitae; a statement of qualifications, including all applicable professional licenses held and current professional affiliations; a statement of experience in rendering such professional services to public entities; and a proposal for compensation or a schedule of fees to be charged for such professional services.
- 4. All proposals will be evaluated by the Borough of Seaside Park Mayor & Council, except for proposals for professional services to be rendered to the Seaside Park Planning Board. Such proposals will be forwarded to the body for evaluation and determination.
- 5. Proposals will be evaluated by the Borough of Seaside Park Mayor & Council and its agencies on the basis of the proposals deemed to be most advantageous, price and other factors considered. The evaluation will consider:
 - a. Experience and reputation in the field;
 - b. Knowledge of municipal government;
 - c. Availability to accommodate any required meetings;
 - d. Support staff availability, where applicable; and
 - e. Compensation proposal;
 - f. Other factors, is determined to be in the best interest of the Borough of Seaside Park.

6. GENERAL TERMS AND CONDITIONS

- a. The Borough of Seaside Park reserves the right to reject any Proposal in whole or in part or to waive any informality, unless otherwise specified by the respondent, to accept any item, items or services in the proposals should it be deemed in the best interest of the Borough of Seaside Park to do so.
- b. The respondent shall maintain sufficient insurance to protect against All claims under Workmen's Compensation, General, Professional, and Automobile Liability.
- c. Each Proposal must be signed by the person authorized to do so.
- d. The checklist, affidavits, notices and the like presented at the end of this RFP are a part of this RFP and shall be completed and submitted as a part of the Proposal.

APPOINTMENT OF BOROUGH APPRAISER FOR REAL ESTATE TAX APPEALS

Appointed by the Mayor with the advice and consent of Council to serve as the official Borough Appraiser for Real Estate Tax Appeals for the Borough of Seaside Park. Other appraisers or firms may be appointed by the Mayor with the advice and consent of Council, for a term of one (1) year, to perform legal services for the Borough of Seaside Park including but not limited to those services as described in this document.

PERIOD OF CONTRACT

It is anticipated this contract may commence on or around January 1, 2025 and conclude on December 31, 2025.

PAYMENT

The Borough shall not make any payments in advance for the services required by the RFP.

INSURANCE/BACKGROUND CHECKS

The Consultant is responsible to conduct adequate background checks on all employees and/or sub Contractors working at Borough facilities. Consultants and/or subcontractors must be bonded, show proof of insurance coverage naming the Borough as an additional insured, and workers' compensation insurance.

INSURANCE

The Consultant shall maintain during the life of the contract, insurance policies of the type and with the minimum limits indicated below and in a form satisfactory to the municipality. The Consultant shall provide a certified copy of the policies and/or certificates of insurance satisfactory to the municipality prior to the commencement of work. The consultant must maintain Workers' Compensation insurance in accordance with laws of the State of New Jersey. The Consultant shall also have and maintain Employers Liability Insurance. Commercial General Liability insurance coverage, written on an occurrence basis must not be altered by any endorsements limiting coverage. Limits of liability shall not be less than \$1,000,000. Municipality must be named as an additional insured.

DESCRIPTION OF REQUIRED SERVICES

The Borough Appraiser for Real Estate Tax Appeals shall perform the following minimum duties, as well as those prescribed by applicable law, subject to the review and approval of the Mayor and Council. Responsibilities shall include to work with the attorney representing the Borough on tax appeals, appear at conferences, settlements, and in court as needed, prepare reports and provide advice to the Mayor and Council regarding issues that arise, that include, but are not limited to: ratios, tax regulations, fair market values and other analysis as required, interact with the Borough's Administration on related tax issues, interact with the Borough's insurance carrier, regarding liability issues, when requested by the Mayor and Council, reply to inquiries from residents and/or commercial enterprises, and attend meetings as requested by the Mayor and Council.

In order to have a proposal considered by the Mayor and Council, an interested party must provide evidence that he/she satisfies the minimum requirements for this position, as set forth in this document and that he/she otherwise complies with the proposal requirements set forth.

MINIMUM QUALIFICATIONS AND RESPONSE REQUIREMENTS

The minimum threshold criteria that will be utilized for evaluation of the responses shall be as follows:

- 1. The appraiser or firm has provided appraisal/tax advice services to a municipal entity in the State of New Jersey for a period of at least ten (10) years prior to the submission of this proposal;
- 2. That the appraiser or firm has sufficient staff to satisfy the scope of services described in this document;
- 3. That the appraiser who is submitting the response to this proposal, is a certified real estate appraiser and has an MAI designation;
- 4. That the appraiser has at least ten (10) years experience in the litigation of municipal tax matters.
- 5. That the appraiser submitting this proposal has not represented within the past three (3) years and does not represent any adverse parties and claims whether administrative, civil, criminal, or otherwise, against the Borough of Seaside Park.
- 6. A statement that applicant complies with the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1, et. seq., and the Affirmative Action Law of the State of New Jersey, P.L. 1975 C. 127; N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 and of P.L. 1963, c. 150 (Prevailing Wage) and Americans with Disabilities Act of 1990 (42 U.S.C. 12101, et seq.); and N.J.S.A. 19:44A-20.4 et. seq. of the New Jersey Local Unit Pay to Play Law.

EXPERIENCE SHEET

The Consultant is required to submit below detailed evidence that he/she is a competent organization which has constructed work similar in amount, value, cost character and proportions, and the necessary financial resources to perform the work in a satisfactory manner. Specifically, identify client size and specific examples of similarities with the scope of services required under the technical specification.

Year	Type of Work	Contract Amount	Name & Address of Borough (other organization)
			CONSULTANT
			TITLE

CONSULTANTS RESPONSE SECTION

In its proposal, the vendor must include responses to all of the following:

Failure to submit the following documents is a mandatory cause for the proposal to be rejected.

REQUIRED ITEMS INITIAL

An executive summary of not more than two pages identifying and substantiating why the vendor is best qualified to provide the requested services.	
A staffing plan listing those persons who will be assigned to the engagement if the vendor is selected, including the designation of the person who would be the vendor's officer responsible for all services required under the engagement. This portion of the proposal should include the relevant resume information for the individuals who will be assigned. This information should include, at a minimum, a description of the person's relevant professional experience, years and type of experience, and a number of years with the vendor.	
A description of the vendor's experience in performing services of the type described in the technical specification. Specifically, identify client size and specific examples of similarities with the scope of services required under technical specification.	
The location of the office, if other than the vendor's main office, at which the vendor proposes to perform services required under technical specification. Describe your presence in New Jersey.	
Provide references including the contact names, titles, address, and phone numbers.	
In its proposal, the vendor must identify any existing or potential conflicts of interest, and disclose any representation of parties or other relationships that might be considered a conflict of interest with regard to this engagement, or the BOROUGH.	
Documentation that the vendor meets the minimum qualifications for the position as outlined.	

PROPOSAL DOCUMENT SUBMISSION CHECKLIST

Failure to submit the following documents may be a cause for the proposal to be rejected. (N.J.S.A. 40A:11-23.1b.)

	REQUIRED WITH THE SUBMISSION OF PROPOSAL	INITIAL
	Non-Collusion Affidavit (properly notarized)	
	Disclosure of Ownership	
	Disclosure Statement	
	Affirmative Action Statement	
	Business Registration Certificate (N.J.S.A. 52:32- 44/P.L. 2009 c.315)	
	Debarred, Suspended & Disqualification	
	Fee Proposal	
oll ica	**************************************	* * * * * * * * *
a (Contracts	

Name of CONSULTANT: _____Signature: _____

NON-COLLUSION AFFIDAVIT

STATE OF NEW JER			
COUNTY OF)ss:)		
I	of the and the State of	in the County of	
	e law on my oath depose and say		ii age, being duly
Respondent submitting Statement with full au entered into any agreer of free, competitive bid contained in said Qual full knowledge that the said Qualification State contract for the named. I further warrant that in such contract upon an contingent fee, except.	of the engine of the engine of the engine of the Qualification Statement, thority so to do; and that said rement, participated in any collusion ding in connection with the Qualification Statement and in this Ale State of New Jersey relies uptement and in the statements conservices.	and that I executed the espondent has not, directly on, or otherwise taken any alification Statement; and affidavit are true and correspondent the truth of the statement in this Affidavit een employed or retained for a commission, percent	said Qualification ly or indirectly, action in restraint that all statements ect, and made with ments contained in t in awarding any to solicit or secure tage, brokerage or
maintained by			S.A. 52:34-15)
Subscribed and sworn day of	to before methis	S ,	
A Notary Public of			
My Commission Expi	res:		

OWNER DISCLOSURE INFORMATION

Set forth below are the names and addresses of all owners of 10% or more of the proposing

business entity. Name: ______ Name: ______ Address:_____ Address:____ Name: ______ Name:_____ Address:______ Address: _______ Name: ______ Name: _ _ _ _ _ _ _ _ Address: _ _ _ _ _ _ _ _ _ _ _ Address:. Name: _ _ _ _ _ _ _ _ _ _ _ _ Name: _____ Address:._ Address: _ _ _ _ _ _ _ _ _ _ _ _ _ _ NAME OF BUSINESS ENTITY **SIGNATURE** TITLE Notary Public of My Commission Expires: ,20 .

DISCLOSURE STATEMENT

(To be submitted with Qualification Statement)

	Yes	No	
	Name	Position	Relationship
		rofyourfirmbeen convicted of an indict nation and copies of any relative do	
	Yes	No ,	
	Name	Position	Relationship
	Has any individual who w appropriate licensing	ould provide service under this contract board?	ever been sanctioned by the
	Yes	No	
	Name	Position	Term
d)	Has the firm been four	nd liable for professional malpractio	ce in the last 5 years?
	Yes	No	
	Reason for Action:		
e)	Has any member ofyour f	irm ever been barred from doing busines	ss with any state, Seaside Park or
	. •	f yes, then please provide further writte	n explanation including date and
	copies ofrelevant doc		
	Yes	No	
	Name	State, County or Municipality	Date
		ide Park in the past five (5) years? Ify rther written explanation including date	
•	Yes	No	
	Name		Date
			à)
Ву		Title	

MANDATORYEQUALEMPLOYMENT OPPORTUNITY LANGUAGE N.J.S.A.10:5-31 et seq. N.J.A.C.17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to <u>N.J.S.A.10:5-31 et seq.</u> as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2, or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C.17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices. The

Contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approved Certificate of Employee Information Report Employee Information Report Form AA302

The contractor and its subcontractors shall furnish such reports or other documents to the Div. of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Div. of Contract Compliance & EEO for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.**

Ti	Title

DEBARRED, SUSPENDED AND DISQUALIFIED CONSULTANT AFFIDAVIT

STATE OF NEW JE	RSEY)			
)			
COUNTY OF)			
Ι,	of the	BOROUGH of	, in the County of	_
and the State of being	g of full age, being	duly sworn according	to law on my oath depose and say:	
I am, an officer of the	e firm(s) of		, the Consultant making the prop	osal
for the above-named	work; I executed the	he said proposal with f	full authority to do so; said Consultant at	the
			not"} included on the State of New Jerse	-
	-	-	ed Consultants; and all statements contai	ned
			nade with the full knowledge that the	
-		_	th of the statements contained in said	
			varding the contract for said work:	
	-	-	ded or determined ineligible by any Fede	ral,
	•	cy within the past 3 year	ars;	
		rment pending; and	ant mandamed against (it) by a count of	
Competent ju			nent rendered against (it) by a court of or official misconduct within the past 3	
years.		1 11.1 0.1		
			firm making this proposal appear on	1
			alified Consultants at any time prior to, a	
			d, that the Local Unit shall be immediate	зіу
so notified by the sig	natory of this Engl	ibility Affidavit.		
suspension and/or dis Environmental Prote	squalification in co	ontracting with the Stat	al as a Consultant is subject to debarmer te of New Jersey and the Department of a.C. 7:1-5.2, commits any of the acts liste gulation.	
(I	7	4 . 4 4 4		
			m it applies, initiating agency, and dates prosecution or administrative sanctions.	
exceptions, insert "N		nay result in erininar f	nosecution of administrative salictions.	11 110
Subscribed and Swor	'n			
Before me this				
Of	-			
			Name and address of Consu	14 4
		_	rame and address of Consu	11aIIl
		G: 1	Name and Title of A	ffiant
		_		
		ву:	(Signature of Officer or Individ	11
			INTERPOLATION OF LITTING OF LITTI	mar)

If Consultant is:	An Individual	
By_(SEAL)	(Individual's Name)	
Business Address:		
	A Partnership	_
By_(SEAL)	(Firm Name)	
	(General Partner)	<u> </u>
By_(SEAL)	A Corporation (Corporation Name)	
By	(State of Incorporation)	_
	(Name of Person Authorized to Sign)	_
(Corporate Seal) Attest	(Title)	
Business Address:	(Secretary)	<u> </u>
Ву	A Joint Venture (Name)	
	(Address)	
Ву	(Name)	

(Each joint venture must sign. The manner of signing for each individual, partnership, and corporation that is party to the joint venture should be in the manner indicated above)

(Address)

	STAN	IDARD	BID DOCUMEN	T REFERENCE	Ξ	
Name of Form	DISCLOSURE	OF IN	VESTMENT AC	TIVITIES IN IR	AN	
Statutory Reference	N.J.S.A. 40A:	N.J.S.A. 52:32-55 et seq. N.J.S.A. 40A:11-2.1 N.J.S.A. 18A-49.4				
		Y/N		Mandatory	Optional	N/A
Applicability	LPCL	Y	Goods and Services	X		
	PSCL	Υ	Construction			X
Instructions Reference						
Description	goods and ser activities in en contractors ma affiliate is liste	rvices watergy or ust cert on the	oits the awarding vith persons or e finance sectors ify that neither th e New Jersey De aged in prohibite	ntities engaging of Iran. Prior to ney nor any pare partment of the	g in certain inver contract award ent entity, subsi e Treasury's list	stment l, vendors and diary, or of entities

The Certification form requires the insertion of contracting unit identification information which should be filled in (in italics on the form) prior to its use.

	Disclosure of Investment Activities in Iran
Person or Entity	
	Part 1: Certification
proposes to enter into perjury, that neither the State Department of The list is found on The Chapter 25 list mis found to be in violate contract, including be	complete Part 1 By Checking <u>Either Box.</u> w 2012, c. 25, any person or entity that is a successful bidder or proposer, or otherwise or renew a contract, must complete the certification below to attest, under penalty of the person or entity, nor any parent entity, subsidiary, or affiliate is identified on the reasury's Chapter 25 list as a person or entity engaging in investment activities in Iran. reasury's website at www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf . The vertical provided prior to completing the below certification. If a vendor or contractor attion of law, action may be taken as appropriate and as may provided by law, rule or ut not limited to imposing sanctions, seeking compliance, recovering damages, default and seeking debarment or suspension of the party.
	I certify, pursuant to Public Law 2012, c. 25, that neither the person or entity listed above, nor any parent entity, subsidiary, or affiliate thereof is listed on the N.J. Department of the Treasury's list of entities determined to be engaged in prohibited activities in Iran pursuant to P.L. 2012, c. 25 ("Chapter 25 List"). I further certify that I am the person listed above, or I am an officer or representative of the entity listed above and am authorized to make this certification on its behalf. I will skip Part 2 and sign and complete the Certification below.
	OR
	I am unable to certify as above because the person or entity and/or a parent entity, subsidiary, or affiliate thereof is listed on the N.J. Department of the Treasury's Chapter 25 list. I will provide a detailed, accurate and precise description of the activities in Part 2 below sign and complete the Certification below.

Part 2: Additional Infor	nation		
PLEASE PROVIDE FURTHER INFORMATION RELATED TO) INVES	ГМЕПТ	ACTIVITIES IN IRAN.
You must provide a detailed, accurate and precise description of parent entity, subsidiary, or affiliate thereof engaging in investi space is needed, on additional sheets provided by you.			-
Part 3: Certification of True and Co	nplete	Inforn	nation
I, being duly sworn upon my oath, hereby represent and sta attachments there to the best of my knowledge are true and c execute this certification on behalf of the above-referenced per	omplete.	I attest ti	•
I acknowledge that the Name of Contracting Unit is rely and thereby acknowledge that I am under a continuing oblig through the completion of any contracts with the Reference to to Contracting Unit in writing of any changes to the answers of	ation froi C ontracti informat	m the daing Unit is ton conti	te of this certification to notify the Reference ained herein.
I acknowledge that I am aware that it is a criminal misrepresentation in this certification, and if I do so, I recognize under the law and that it will also constitute a material bread Contracting Unit and that the Reference to Contracting Unit resulting from this certification void and unenforceable.	that I am h of my o	subject i igreemer	to criminal prosecution at(s) with the Name of
Full Name (Print)	Title		
Signature		Date	



OR

CERTIFICATION OF NON-INVOLVEMENT IN PROHIBITED ACTIVITIES IN RUSSIA OR BELARUS

Pursuant to N.J.S.A. 52:32-60.1, et seq. (<u>L. 2022, c. 3</u>) any person or entity (hereinafter "Vendori") that seeks to enter into or renew a contract with a State agency for the provision of goods or services, or the purchase of bonds or other obligations, must complete the certification below indicating whether or not the Vendor is identified on the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, available here: https://sanctionssearch.ofac.treas.gov/. If the Department of the Treasury finds that a Vendor has made a certification in violation of the law, it shall take any action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, certify that I have read the definition of "Vendor" below, and have reviewed the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, and having done so certify:

(Check the Appropriate Box)

A.	account of activity related to Russia and/or Belarus.
	OR
B.	That I am unable to certify as to "A" above, because the Vendor is identified on the OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus.

That I am unable to certify as to "A" above, because the Vendor is identified on the OFAC Specially Designated Nationals and Blocked Persons list. However, the Vendor is engaged in activity related to Russia and/or Belarus consistent with federal law, regulation, license or exemption. A detailed description of how the Vendor's activity related to Russia and/or Belarus is consistent with federal law is set forth below.

(Attach Additional Sheets If Necessary.)

Signature of Vendor's Authorized Representative Date

Print Name and Title of Vendor's Authorized Representative Vendor's FEIN

Vendor's Name Vendor's Fex Number

Vendor's Address (Street Address) Vendor's Email Address

¹ Vendor means: (1) A natural person, corporation, company, limited partnership, limited liability partnership, limited liability company, business association, sole proprietorship, joint venture, partnership, society, trust, or any other nongovernmental entity, organization, or group; (2) Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in Section 1701(c)(3) of the International Financial Institutions Act, 22 U.S.C. 262r(c)(3); or (3) Any parent, successor, subunit, direct or indirect subsidiary, or any entity under common ownership or control with, any entity described in paragraph (1) or (2).