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LEGAL NOTICE

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY
NOTICE OF REQUEST FOR BIDS ON LEASE OF PUBLIC PROPERTY

PLEASE TAKE NOTICE that on Wednesday, November 16, 2016, at 11:00 a.m. in the Council Chambers at the Parsippany-Troy Hills Municipal Building, 1001 Parsippany Boulevard, Parsippany, New Jersey 07054, the Township of Parsippany-Troy Hills (hereinafter “the Township”) will accept sealed bids for lease rights on and about the premises hereinafter described on Exhibit 1 attached, pursuant to an ordinance authorizing same adopted on June 21, 2016, reciting the terms, conditions and reservations of such lease which are summarized as follows:

1. Said lease rights shall include the right to install and maintain cellular communication antenna and construct communication equipment enclosures on a portion of the property owned in fee simple by the Township of Parsippany-Troy Hills, Morris County, State of New Jersey, all as further described in, and subject to the terms and conditions of a lease form now on file in the office of the Director of Purchasing for public inspection. Bidders may submit a bid for a leasehold on the properties listed on Exhibit I and shall agree to pay the minimum rent required by this legal notice for the leasehold bid upon. All Bidders must as a part of their proposal provide to the Township all information requested including antennae and equipment description and location as noted in Township Ordinance No. 2016:13 (Section 3., Paragraph J., Item #'s 1-5). No bid shall be deemed complete without such information.

2. The term of the Lease shall be five (5) years, provided however, the Tenant shall have the option of extending the Lease for one additional renewal period of five (5) years.

3. Bids shall be submitted for the annual rent of not less than \$50,408.00 for each leasehold leased for the first year of the initial term of five (5) years, in equal monthly installments, and the rent shall automatically increase by two percent (2%) in each year of the initial term.

The lease shall provide for one 5-year renewal; the rent for the first year of the second term shall be determined by increasing the rent paid in the last year of the initial term by two percent (2%). The annual rent shall then continue to increase by two percent (2%) in each year in the second term. Tenant shall notify the Township at least 90 days prior to the expiration of the initial term as to whether or not the tenant seeks to renew.

4. Bids must be made on standard proposal forms in the manner designated therein and must be enclosed in sealed envelopes bearing the name and address of the bidder and the name of the property, “Antennae on Township Water Storage Facility Lease” on the outside and addressed to the “Director of Purchasing of the Township of Parsippany-Troy Hills, Morris County, New Jersey” and must be accompanied by a) a non-collusion affidavit, and (b) a copy of the bidder’s business registration certificate. The standard proposal form and the non-collusion affidavit are attached to the form of Lease Agreement.

5. Said Lease rights may be sold to the highest bidder per proposed location on each tank in accordance with the provisions of N.J.S.A. 40A:12-14 and 24, with reservation of the right to reject all bids in the sole discretion of the Mayor and Township Council.

6. No bids may be withdrawn for sixty (60) days after the opening of the bids.

EXHIBIT I

BLOCK 136	LOT 65	(Lackawanna Avenue)
	and/or	
BLOCK 736.01	LOT 3	(Pomeroy Road)
	and/or	
BLOCK 15.8	LOT 35.01	(Continental Road)
	and/or	
BLOCK 498	LOT 23	(Eileen Court)

Bidders may submit a bid to place equipment on one or more of the Township-owned properties listed above.

Michael Hardie
Director of Purchasing