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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 Thursday, April 19, 2012, 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 May 25, 1999, 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 an antenna for use in connection with radio transmitting and receiving equipment and a freestanding equipment building of not more than 14’ by 28’ (or 392 square feet of gross floor area) 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 bid provide to the Township the information requested in Paragraphs 2(c) (items listed as 1. to and including 6. only), and 8, of the Lease and no bid shall be deemed complete without such information. The freestanding equipment room shall become the property of the Township upon the expiration or termination of the Lease.

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 \$46,570.00 for each leasehold leased for the first year of the initial term of 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 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 certified, bank or cashier's check payable to Township of Parsippany-Troy Hills, in the amount equal to the first month's rent, and (c) 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.

7. The bid security deposited by the successful bidder shall constitute the security deposit required under the Lease. Failure to enter into a written Lease within ten (10) days of the approval of the plans and specifications by the Township shall result in forfeiture of the deposit and the bid.

EXHIBIT I

BLOCK 136	LOT 65	(Lackawanna Avenue)
	and/or	
BLOCK 736.01	LOT 3	(Pomeroy Road)
	and/or	
BLOCK 25	LOT 31.01	(Route 10 near Manor Lane)
	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