

NOTICE TO BIDDERS

Notice is hereby given that sealed bids will be received by the Mayor and Council of the Borough of Totowa, County of Passaic, State of New Jersey for the lease of a portion of the Property identified as Block 175, Lot 2 on the official Tax Map of the Borough of Totowa and located at 160 Furler Street, Totowa, New Jersey 07512 (the "Property"). The lease rights include the right to construct and maintain a cell tower facility, to be owned by the successful bidder (the "Lead Bidder"), and ancillary support equipment with simultaneous leasing and co-location of all qualified successful bidders at the same site.

All visits to the Property must be coordinated with Totowa DPW Superintendent Jim Niland at 973-956-1000, ext. 1072.

All bids submitted shall be accompanied by a deposit in the form of a certified check or bank check in the amount of 10% of the bid. The check shall be made payable to the Borough of Totowa and will be held in escrow. The Borough shall make a decision as to whether to sell the Property to the highest bidder within ten (10) days of the date established for the receipt of all bids.

The sealed bids will be received and publicly opened at the Municipal Building, 537 Totowa Road at Cherba Place, Totowa, New Jersey on October 22, 2026, at 10:00 a.m., prevailing time or as soon thereafter as possible.

Any bid that is being submitted by mail shall be submitted in a sealed envelope with the bidder's name and address and the project ("BID for Lease for a Communications Facility ENCLOSED -- DO NOT OPEN") in the lower left-hand corner. The bid shall be addressed to "Municipal Clerk, Borough of Totowa, 537 Totowa Road at Cherba Place, Totowa, New Jersey 07512".

Specifications for the leasing of this Property and instructions to bidders are on file in the Office of the Municipal Clerk, 537 Totowa Road at Cherba Place, Totowa, New Jersey and may be obtained by prospective bidders during regular office hours between 9:00 a.m. to 4:15 p.m.

Bids shall be submitted based on a guaranteed minimum annual rent of not less than twenty-nine thousand, four-hundred dollars (\$29,400.00) for the Property, plus a minimum revenue share of thirty percent (30%) of all rent or other compensation received by the successful bidder from any subtenant or co-locator beyond the first such subtenant, as further described in the Bid Specifications.

The lease rights may be sold to the highest bidder in accordance with the provisions of N.J.S.A. 40A:12-13 et seq., with the reservation of the right to reject all bids where the highest bid is not accepted. The Borough also reserves the right to reject any and all bids received and accept any bid which in its judgment, best serves the interest of the Borough of Totowa.

The bid security deposited by the successful bidder shall constitute the security deposit required under the Contract of Sale. Failure to enter into a written Lease Agreement within ten (30) days of acceptance of the bid shall result in forfeiture of the deposit and bid.

Timetable:

RFP availability to vendors: Wednesday, August 19, 2026

RFP advertised on the Borough website at <https://www.totowanj.org/bids-proposals>:
Wednesday, August 19, 2026

Questions due from vendors: Wednesday, September 9, 2026

Borough publication of responses, posted to Borough website: Wednesday, September 16,
2026

Proposals due from vendors: Thursday, October 22, 2026 at 10:00 a.m.

Joseph Wassel, RMC
Municipal Clerk