



RESOLUTION 20-268

Resolution Authorizing the Award of a Contract with Cellco Partnership Doing Business As Verizon Wireless for Wireless Telecommunications Facility Installation on the Roof and in the Penthouse of Witherspoon Municipal Hall at 400 Witherspoon Street

WHEREAS, pursuant to Resolution No. 20-193 adopted on June 8, 2020 and in accordance with the Local Lands and Buildings Law, N.J.S.A. 40A:12-14 (“LLBL”), Princeton Council authorized the lease of portions of the rooftop and Penthouse at the Princeton Municipal Building located at 400 Witherspoon Street (within Block 6902, Lot 1 on the Princeton Tax Maps (October 2012, Updated October 2013)) (“Premises”), for the use, operation and maintenance of wireless telecommunications antennas and associated cabinets and equipment (“Facility”); and

WHEREAS, pursuant to a duly advertised Notice to Bidders, on August 18, 2020, one (1) bid was submitted by Cellco Partnership d/b/a Verizon Wireless to lease the Premises for \$35,400.00 annually, subject to the annual increases and terms set forth in Resolution No. 20-193; and

WHEREAS, the LLBL requires that Council award a lease for the Premises to the highest responsible and responsive bidder or reject all bids should the highest bid be rejected.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Princeton, County of Mercer, State of New Jersey, as follows:

1. Princeton hereby accepts the highest bid as submitted by Cellco Partnership d/b/a Verizon Wireless to lease the Premises, as described in the “Whereas” clauses, for purposes of the uninterrupted use of its existing wireless telecommunications antennas, cabinets and equipment, and authority to expand its use, under the terms of a new lease, and for:

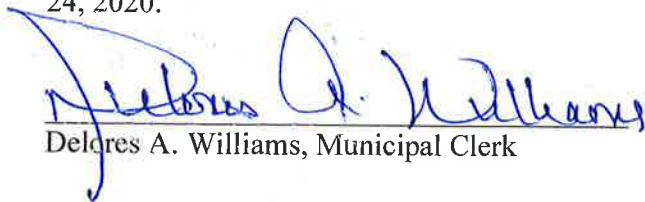
- a. Rental sum of \$35,400.00 annually, along with an annual percentage increase of 3% each year of the lease term commencing in year two (2) of the lease, during the initial term of ten (10) years; and
- b. Renewal of up to two successive periods of five (5) years, for a total term of up to twenty (20) years, each upon the same terms and conditions that were in effect before the end of the lease term, with the exception of the rental amount, which shall increase at the rate of 5% annually (beginning in year eleven (11) of the term).

2. The Mayor and Clerk are hereby authorized and directed to execute a Lease Agreement with Cellco Partnership d/b/a Verizon Wireless in accordance with this Resolution and the “Contract Documents” as defined in the Bidding Documents for “Lease of Public Property for Wireless Telecommunications Facility,” copies of which are on file in the Clerk’s office.

3. The Mayor, Administrator, Clerk and other appropriate municipal staff and officials are hereby authorized to undertake any and all acts and execute any and all documents as may be necessary and proper to effectuate the terms hereof.

Councilperson	Absent	Present	1 st	2 nd	Yea	Nay	Abstain	Disqualified
Mr. Cohen		X			X			
Ms. Fraga		X			X			
Ms. Niedergang		X		X	X			
Ms. Pirone Lambros		X	X		X			
Ms. Sacks		X			X			
Mr. Williamson		X			X			
Mayor Lempert		X						

I, Delores A. Williams, Municipal Clerk of Princeton, do hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council of Princeton at a meeting held August 24, 2020.



Delores A. Williams, Municipal Clerk

ATTACHMENTS:

- Memo to Council Award Lease Wireless 8 24 2020 (PDF)