

*City of*  
**SHELBYVILLE**  
*Tennessee*

May 29, 2020

REQUEST FOR PROPOSALS

The City of Shelbyville is accepting proposals, on behalf of the 231 North Business Park Oversight Committee, for **LEASE OF PASTURE AT 231 NORTH BUSINESS PARK, FRANK MARTIN ROAD, SHELBYVILLE, TN - 2020**.

Proposals will be accepted until 1:30 p.m., June 15, 2020 at the Purchasing Department, City Hall, 201 N. Spring St., Shelbyville, TN 37160. Proposals may be mailed to P.O. Box 185, Shelbyville, TN 37162 if desired, but the responsibility of meeting the 1:30 p.m., June 15, 2020 deadline is the obligation of the sender. Proposals should be submitted in sealed envelopes marked "**LEASE OF PASTURE AT 231 NORTH BUSINESS PARK, FRANK MARTIN ROAD, SHELBYVILLE, TN - 2020**". Any proposals received after the scheduled closing time for receipt of proposals will be returned to the bidder unopened.

Proposals will be opened at public meeting of council appointed bid committee on Monday, June 15, 2020 at 2:00 P.M. CST at Shelbyville Recreation Center Meeting Room, 220 Tulip Tree Road, Shelbyville, TN. Award of the lease will be made at the next 231 North Business Park Oversight Committee meeting. (scheduled for June 16, 2020)

**\*\*Due to the COVID-19 pandemic, social distancing practices will be exercised at the public meeting of the bid committee and the City Council business meeting.\*\***

## MINIMUM SPECIFICATIONS:

**Scope:** To enter into a lease agreement for use of approximately 86.5 acres of pasture located at 231 North Business Park on Frank Martin Road for one year beginning **June 17, 2020**. An aerial map of the property is attached and outlined in blue. (Map 50, Parcel 26.00 SI-000, Map 50, Parcel 26.00 SI-001)

The purpose of the property, jointly owned by the City of Shelbyville and Bedford County, Tennessee is for the development of an industrial park. Therefore, lease details as determined by the 231 North Oversight Committee are as follows:

- Length of lease will be one year, beginning **June 17, 2020**.
- Anytime during the term of the lease, the 231 North Business Park Oversight Committee may give the tenant 30 days advanced written notice to terminate lease, and refund to tenant a pro-rata amount of rent with tenant vacating the premises.
- Anytime during the term of the lease, the tenant may terminate the lease giving the 231 North Business Park Oversight Committee 30 days advanced written notice, with no rent to be refunded.
- The tenant will pay the annual rental fee in advance on or before June 17, 2020.
- The tenant may utilize the acreage for cattle grazing and baling hay.
- The tenant will also be responsible for erecting and maintaining all necessary fences.
- The tenant will also bush hog the property as necessary.
- The tenant is responsible for repairing any damages to the property resulting from the tenant's use or benefit of.
- The tenant will be responsible for all claims, damages and liabilities arising from the tenant's use of the property,

holding harmless.

- The Committee maintains a right of entry to the property for inspection.
- The agreement between the tenant and the Committee cannot be transferred, assigned or sublet without the prior written permission of the Committee.
- A Lease Agreement will be signed by both parties - 1) tenant selected by the Committee and 2) Committee Chairman.
- **There is currently a potential interest in approximately 20 acres of this property that borders Frank Martin Road. A survey with boundary stakes is planned for the near future, and most likely within this new lease period. The stakes cannot be removed or moved in any way once in place.**

**Please return all pages of this proposal and fill in all blanks below:**

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone # \_\_\_\_\_

Email  
Address \_\_\_\_\_

Amount of offer for one-year lease of 231 North Business Park  
property as described in this document \$ \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

*All bid/proposal submissions to the City of Shelbyville are subject to inspection and reproduction pursuant to the Tennessee Public Records Act ("TPRA"), T.C.A. section 10-7-501, et seq. The City of Shelbyville provides access to public records upon request in full compliance with TPRA.*