

# Table of Contents

## CHAPTER 28. CORPORATE PROPERTY

### I. CONTROL OVER, TITLE TO, AND POWER TO ACQUIRE

- § 28:1 Scope of chapter
- § 28:2 Power to acquire property in general
- § 28:3 —Property mortgaged
- § 28:4 —Purchase at tax and judicial sales
- § 28:5 —Real property beyond corporate limits
- § 28:6 —Consideration and conditions
- § 28:7 —Unincorporated bodies; quasi-municipal corporations
- § 28:8 Title to land under water; riparian rights
- § 28:9 Power to become lessee
- § 28:10 Purposes for which property may be acquired
- § 28:11 —Applications of “corporate purpose”
- § 28:12 —Applications of “municipal purpose” rule
- § 28:13 —Auditoriums, assembly halls, sports stadiums
- § 28:14 How property may be acquired
- § 28:15 —Gifts and bequests
- § 28:16 —Statutory and charter restrictions; appraisal or vote
- § 28:17 —Who may act in behalf of municipality
- § 28:18 Character of title acquired by municipality
- § 28:19 Joint tenancy or tenancy in common
- § 28:20 Who may question purchase by municipality
- § 28:21 Buildings subject to police power
- § 28:22 Power to insure
- § 28:23 Change of use of public property
- § 28:24 Constitutional rights and government-owned property
- § 28:25 —Limited public forum
- § 28:26 Government speech
- § 28:27 —Flags on public property
- § 28:28 —Monuments on public property

## **II. HOLDING PROPERTY AS TRUSTEE**

- § 28:29 In general
- § 28:30 Trust purpose—Municipal purpose
- § 28:31 —Benefit of the poor
- § 28:32 —Hospitals
- § 28:33 —Library
- § 28:34 —Educational purposes
- § 28:35 —Religious purposes
- § 28:36 —Burial grounds
- § 28:37 Certainty of beneficiaries
- § 28:38 Protection and preservation of charitable trusts

## **III. PLEDGE, MORTGAGE, SALE, LEASE OR OTHER DISPOSITION OF PROPERTY**

- § 28:39 Right to dispose of property in general
- § 28:40 —Property devoted to public use
- § 28:41 — —Navigable water
- § 28:42 — —Streets
- § 28:43 — —Public parks and squares
- § 28:44 —Property not devoted to public use
- § 28:45 —Property acquired for specific uses
- § 28:46 —Statutory power to dispose of property
- § 28:47 Power to mortgage or pledge property
- § 28:48 Power to lease or permit use of corporate property
- § 28:49 —Discretion to lease or permit use
- § 28:50 —Lease or use of wharves, lands under navigable water
- § 28:51 —Lease or use of airports
- § 28:52 —Leasing to private lessees
- § 28:53 —Partial leasing or use of corporate property
- § 28:54 —Contract requirements
- § 28:55 —Future leases
- § 28:56 Power to transfer, donate, or dedicate property for particular uses
- § 28:57 Methods and procedures for transfer of title
- § 28:58 —Preliminary steps; elections
- § 28:59 —Authorizations of officers; ordinances and resolutions
- § 28:60 —Instruments of transfer; form, content, and effect

## TABLE OF CONTENTS

- § 28:61 —Advertising sale; public auctions; competitive bidding
- § 28:62 Delegation of power; employment of broker
- § 28:63 Presumptions in favor of conveyance
- § 28:64 Ratification of invalid or unauthorized sales, leases
- § 28:65 Effect of want of power to transfer municipal property

## IV. PUBLIC PARKS AND SQUARES

- § 28:66 Definitions; state and municipal powers
- § 28:67 Commissions and boards
- § 28:68 Power to acquire and establish parks
- § 28:69 Titles and rights in park property
- § 28:70 —Restrictions in grants
- § 28:71 —Illustrations of municipal uses
- § 28:72 —Leases, licenses, and permits
- § 28:73 Regulation of use by public
- § 28:74 —Constitutional law considerations

## V. ADVERSE RIGHTS AGAINST MUNICIPAL PROPERTY

- § 28:75 Adverse possession and prescription
- § 28:76 Estoppel
- § 28:77 Attachment and execution
- § 28:78 Mechanics' liens
- § 28:79 Taxation

## CHAPTER 29. CONTRACTS IN GENERAL

### I. INTRODUCTION

- § 29:1 Scope of chapter
- § 29:2 Essentials in considering validity
- § 29:3 Ordinance, resolution, or motion as contract
- § 29:4 Notice imputed to one contracting with municipality
- § 29:5 Retaliation against contractor for exercise of constitutional rights
- § 29:6 —Employees of independent contractor

## II. CREATION

- § 29:7 Power to make contracts
- § 29:8 —Express power
- § 29:9 —Implied power
- § 29:10 —Contracting with governments or agencies
- § 29:11 Contracts prohibited
- § 29:12 —Contracts limiting legislative power
- § 29:13 —Contract to perform public duty
- § 29:14 —Incurring indebtedness beyond debt limit
- § 29:15 —Ultra vires contracts
- § 29:16 Power to contract for legal services
- § 29:17 —Contracts for extra legal services
- § 29:18 —Compensation; contingent fee
- § 29:19 —Interest of the municipality
- § 29:20 Who may act in behalf of municipality
- § 29:21 —Who authorized to employ attorney
- § 29:22 —Contract made by wrong officer or board
- § 29:22.50 Binding successors
- § 29:23 Conditions precedent or subsequent to making contract
- § 29:24 —Ordinance or resolution
- § 29:25 —Appropriation
- § 29:26 Mode of executing, form, and contents
- § 29:27 —Writing
- § 29:28 —Signature
- § 29:28.50 —Approval; countersignature
- § 29:29 —Seal
- § 29:29.50 —Irregularities; effect of performance
- § 29:30 Compelling municipality to enter into contract

## III. COMPETITIVE BIDS

- § 29:30.50 General considerations
- § 29:31 Bids contrasted with request for proposals “RFP”s
- § 29:31.50 Purpose of requiring bids
- § 29:32 Mandatory requirements
- § 29:33 Absence of requirements; permissive laws
- § 29:34 Ordinances requiring bids
- § 29:35 Exceptions to bidding requirements
- § 29:35.50 Applicability to particular contracts
- § 29:36 —Dependent on amount involved

## TABLE OF CONTENTS

|            |  |
|------------|--|
| § 29:37    | —“Sole source” bids  |
| § 29:38    | —Personal services   |
| § 29:39    | Statutory authority to dispense with bid requirements                  |
| § 29:40    | Work abandoned by contractor   |
| § 29:40.50 | Extra work; repairs  |
| § 29:41    | Effect of not following competitive bidding requirements               |
| § 29:42    | Patented articles or materials required                                |
| § 29:43    | Advertisements for bids and restrictions on competition                |
| § 29:44    | —Restricting hours of labor; labor requirements                        |
| § 29:44.50 | —Fixing wages  |
| § 29:45    | —Preference to minorities and women-owned businesses                   |
| § 29:46    | —Preferences to local work, materials, etc.                            |
| § 29:47    | —Requiring employment of union labor                                   |
| § 29:48    | —Restricting bids those from particular locality or company            |
| § 29:49    | Void, ambiguous, or defective specifications                           |
| § 29:50    | Form and contents of advertisement                                     |
| § 29:51    | —Detailed plans and specifications                                     |
| § 29:51.50 | —Indefinite or uncertain elements of contract                          |
| § 29:52    | —Alternative materials or work   |
| § 29:53    | —Requiring bidder to specify specifications                            |
| § 29:54    | —Reference to plans and specifications                                 |
| § 29:55    | Publication and posting of the advertisement; mode and sufficiency     |
| § 29:56    | —Posting notices   |
| § 29:56.50 | Publication of the advertisement; mode and sufficiency—Length and time |
| § 29:57    | —Presumptions and proof of publication                                 |
| § 29:58    | —Republication   |
| § 29:59    | —Board or officer required to publish                                  |
| § 29:60    | Change of specifications   |
| § 29:61    | Disqualification of contractors from bidding                           |
| § 29:62    | —Suppliers   |
| § 29:62.50 | Bid conformity to advertisement  |
| § 29:63    | —Slight or substantial noncompliance                                   |
| § 29:64    | —Form and construction   |
| § 29:65    | Deposit or other security  |
| § 29:66    | Withdrawal of bid  |

## MUNICIPAL CORPORATIONS

- § 29:66.50 Modification of bids
- § 29:67 Collusion, fraud, among bidders or municipal agents
- § 29:68 Opening and considering bids
- § 29:69 Acceptance of bids and notice
- § 29:70 Reconsideration of bids
- § 29:71 Awarding contracts
- § 29:72 —To “lowest,” or “lowest responsible” bidder
- § 29:72.50 —Determining “responsible” bidder
- § 29:73 —To other than lowest bidder
- § 29:74 — —Minorities and women-owned businesses
- § 29:75 — —Residents
- § 29:76 —Where there is only one bid
- § 29:77 —Quality, utility, suitability of work or material
- § 29:77.50 —Division of contract between bidders
- § 29:78 —Award of contract for political reasons
- § 29:79 Right to reject any or all bids
- § 29:80 —Discretion in rejecting bids when insufficient
- § 29:81 Rejection of bid as releasing bidder
- § 29:82 Creation of contract
- § 29:82.50 Refusal of award; reaward; readvertisement
- § 29:83 Mistake as affecting obligation of bidder
- § 29:84 Review of award by courts
- § 29:85 —Rights of unsuccessful bidder
- § 29:85.50 —Standing
- § 29:86 —Mandamus
- § 29:87 —Injunction
- § 29:88 —Action for damages by bidder
- § 29:89 —Certiorari
- § 29:90 —Taxpayer’s suit
- § 29:90.50 Fraud as precluding recovery