

SUBJECT

BOARD RESOLUTION NO. 17-413

Pertaining to a new Site Lease Agreement with Sprint Spectrum L.P. to provide for continued wireless operations at the Board's Cottage Avenue Standpipe site located at 2095 Clear Avenue in the city of Saint Paul.

BACKGROUND INFORMATION

The previous lease with Sprint had expired September 25, 2016. The terms of that lease had been extended until March 31, 2017 by amendment to allow time for staff to negotiate a new 20-year lease. Staff has since completed those negotiations. The proposed 20-year lease reflects current requirements and has the following primary terms and conditions:

1. An annual Rent of \$46,650 with a 5% annual escalator. This is the Board's highest rent and escalator for similar installations. 2016 rent was \$39,799.39.
2. Board operations to take priority over Sprint operations.
3. A five year term that automatically renews for up to three additional 5-year terms, provided Sprint is not in default.
4. Sprint to reimburse the Board for costs of third-party engineering services, including review of construction plans and structural analysis, inspection and RF testing.

See attached Location Map and proposed Site Lease Agreement.

RECOMMENDATION

Approval is recommended.