

SUBJECT

BOARD RESOLUTION NO. 19-2158

Pertaining to a new Site Lease Agreement with T-Mobile Central LLC to provide for continued wireless operations at the Board's Ferndale Water Tower site located at 2575 Stillwater Road in Maplewood, MN.

BACKGROUND INFORMATION

The existing lease with T-Mobile at the Board's Ferndale Water Tower Site will expire at the end of 2019. Staff has negotiated a new 25-year lease which reflects current requirements and has the following primary terms and conditions:

1. An annual Rent of \$54,003.21 with a 5% annual escalator. This is the Board's highest rent and escalator for similar installations. 2019 rent was \$30,338.66.
2. Board operations to take priority over T-Mobile operations.
3. A five-year term that automatically renews for up to four additional 5-year terms, provided T-Mobile is not in default.
4. T-Mobile 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

Board approval is recommended.