

SUBJECT

BOARD RESOLUTION NO. 23-87

Pertaining to a new Site Lease Agreement with DISH Wireless L.L.C. to provide for wireless telecommunications operations at the Board's Ferndale Water Tower site located at 2575 Stillwater Road in Maplewood, MN.

STRATEGIC PLAN GOALS: Financial Stability

DISH Wireless L.L.C. wishes to locate wireless telecommunications antennas and appurtenances for cell phone services at the Board's Ferndale Water Tower. Staff has negotiated a 20-year lease which reflects the Board's current requirements and has the following primary terms and conditions:

1. An annual Rent of \$59,539.00 with a 5% annual escalator. This is the Board's highest rent and escalator for similar installations.
2. Board operations to take priority over DISH Wireless operations.
3. A five-year term that automatically renews for up to three additional 5-year terms, provided DISH Wireless is not in default.
4. DISH Wireless 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