

SUBJECT

BOARD RESOLUTION NO. 16-2020

Pertaining to a new Site Lease Agreement with T-Mobile Central LLC to provide for continued wireless operations at the Board's Highland Water Tower No. 2 site located at 750 South Snelling Avenue in Saint Paul.

BACKGROUND INFORMATION

The existing 1996 lease with T-Mobile will expire at the end of 2016. Staff has negotiated a new 20-year lease which 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 \$33,034.
2. Board operations to take priority over T-Mobile operations.
3. A five year term that automatically renews for up to three 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, Tower Elevation drawing and proposed Site Lease Agreement.

RECOMMENDATION

Approval is recommended.