

RESOLUTION AUTHORIZING THE LEASE OF VACANT PROPERTY AT  
5824 JIM KIDD ROAD IN HUNTERSVILLE TO COMMUNICATIONS  
TOWER GROUP, LLC

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WHEREAS, the City of Charlotte owns vacant property more particularly identified as tax parcel number 013-051-02 at 5824 Jim Kidd Road in Huntersville, which is being held for future expansion of the McDowell Waste Water Treatment Plant (the "Site"); and

WHEREAS, the Site contains approximately 194 acres, a portion of which, consisting of approximately 10,000 square feet (the "Property"), is surplus to the City's anticipated needs and suitable for use for a telecommunications tower; and

WHEREAS, North Carolina General Statute §160A-272 and Charlotte City Charter §8.131 give the City the right and option to lease the Property for its own benefit upon such market terms and conditions as it determines; and

WHEREAS, Communications Tower Group, LLC ("CTG"), desires to lease the Property for a five year term, followed by four successive optional 5-year extensions (25-years total), for the construction and operation of a wireless telecommunications tower; and

WHEREAS, in consideration of the lease, CTG has agreed to pay monthly rent for the first 5-year term of \$1,500 with 15 percent rental rate increases thereafter at the beginning of each additional 5-year term during the lease; and

WHEREAS, the required notice has been published and Council is convened in a regular meeting;

NOW THEREFORE, BE IT RESOLVED by the City Council for the City of Charlotte, pursuant to §8.131 of the City of Charlotte Charter, that it hereby authorizes the lease of the above referenced Property as follows:

The City Council hereby approves the lease of the city property described above to CTG upon the terms and conditions set forth herein, and authorizes the City Manager or his Designee to execute all instruments necessary to the lease.

THIS THE 24<sup>TH</sup> DAY OF JULY, 2017