

## Legislation Details (With Text)

<b>File #:</b>	15-5855	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Approved	
<b>File created:</b>	6/16/2017	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	7/24/2017	<b>Final action:</b>		7/24/2017	
<b>Title:</b>	Telecommunications Ground Lease				
<b>Attachments:</b>	1. Location Map - Telecommunications Ground Lease, 2. Communications Tower Group Lease Res McDowell WWTP				

Date	Ver.	Action By	Action	Result
7/24/2017	1	City Council Business Meeting	Approve	Pass

## Telecommunications Ground Lease

### Action:

- A. Adopt a Resolution approving a 25-year ground lease with Communications Tower Group, LLC, at 5824 Jim Kidd Road at a base rent rate of \$1,500 per month with 15 percent escalation every five years, and**
- B. Authorize the City Manager to negotiate and execute the ground lease.**

### **Staff Resource(s):**

Mike Davis, Engineering and Property Management  
Tony Korolos, Engineering and Property Management  
Barry Gullet, Charlotte Water

### **Explanation**

- The City owns an approximately 194-acre property at 5824 Jim Kidd Road as part of the McDowell Wastewater Treatment Plant facility.
- Staff determined space was available for a ground lease of a 10,000 square foot area with Communications Tower Group, LLC for construction and operation of a telecommunications tower.
- The terms of the lease are:
  - Lessee: Communications Tower Group, LLC
  - Term: 25 years
  - Base rent rate: \$1,500/month
  - Escalation: 15% every five years
  - Revenue share: \$500/month paid by lessee for each sublessee added to the telecommunications tower, in addition to base rent
- The rent rate was negotiated based on other City telecommunications ground lease rates and available market information.
- This lease is consistent with the recently approved City-owned Real Estate and Facilities Policy.

### **Fiscal Note**

Funding: Charlotte Water Operating Budget

### **Attachment(s)**

Map

Resolution