

**GILLESPIE FIELD DEVELOPMENT COUNCIL**

Wednesday, January 15, 2020

AGENDA ITEM #6

**NEW COMMUNICATIONS SITE LEASE WITH  
NWPCS MPL 30-YEAR SITES TOWER HOLDINGS, LLC**



**BACKGROUND**

On March 24, 2010 (8), the Board of Supervisors approved a 10-year lease for a telecommunications site at Gillespie Field with NWPCS MPL 30-year Sites Tower Holdings, LLC (Tower Holdings) which commenced on April 1, 2010 and is scheduled to terminate on March 31, 2020. The Premises consists of approximately 550 square feet of land, which houses Tower Holdings' existing telecommunications antenna. Tower Holdings has requested a new 5-year lease, with three additional 5-year options, to commence on April 1, 2020, immediately following their existing lease term.

**PROPOSED LEASE**

The new lease is based on the most recent standard industrial lease format approved by County Counsel and modified to address communications specific issues. If the proposed action is approved, the new 5-year lease for the same 550 square feet of land would commence on April 1, 2020 and, if all options are exercised, the lease would terminate on March 31, 2040.

**RENT**

Tower Holdings has accepted the County’s proposal of a new base monthly rent of \$3,100, based on a recent market rate appraisal of the site. Rent will be subject to annual cost of living adjustments (based on changes in the relevant Consumer Price Index) and readjustment to market rate in year 10, if applicable.

This is a request for Gillespie Field Development Council to recommend the County Board of Supervisors approve the new communications site lease with Tower Holdings.

**RECOMMENDED MOTION**

*“Gillespie Field Development Council recommends the Board of Supervisors approve the proposed New Communications Site Lease with NWCPCS MPL 30-Year Sites Tower Holdings, LLC, as recommended by staff.”*