

STAFF REPORT

City of Lancaster

CC 11
10/11/2022
JC

Date: October 11, 2022

To: Mayor Parris and City Council Members

From: Sonya Patterson, Director – Parks, Arts, Recreation & Community Services

Subject: **SBA Cell Tower Expansion at Tierra Bonita Park**

Recommendation:

1. Approve a 12-year lease extension and expansion of SBA Steel LLC, a Florida limited liability company, at Tierra Bonita Park, also known as cell tower #CA 45713-A, with the terms to run concurrently with the existing ground lease expiring 9/28/2034, and 100 square feet of additional space for the placement of a generator required for the second tower tenant, Dish Network.
2. Accept a 50% revenue share for the second tower tenant, approximately \$800, in additional monthly revenue above existing revenue to account 101-3402-100.
3. Authorize the City Manager or his designee to sign in substantially the form attached with non-substantive changes approved by the City Attorney.

Fiscal Impact:

Increase FY23 revenue by approximately \$9,600 over 12 months with the 2nd colocation on the tower. The current monthly revenue and an annual CPI escalation that shall not be less than 3% nor more than 5% of the current rent per year will remain in effect.

Background:

Founded in 1989, SBA Communications Corporation (SBA) is a leading independent owner and operator of wireless communications infrastructure, including a cell tower located at Tierra Bonita Park, 44910 27th Street East, Lancaster, CA 93535.

The amendment will approve an additional one hundred (100) square feet of ground space for a total of 706 square feet at the park to add a generator required for the colocation of the second tower tenant and revenue sharing to begin.

Except as specifically outlined in the second amendment, the agreement is otherwise unmodified and remains in full force.

SP:ac

Attachment:

Amendment to Communications Site Lease Agreement
Proposed Dish Location