



Legislation Text

File #: 16-6476, Version: 1

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 3, 2017

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: MARK B. JINKS, CITY MANAGER /s/

DOCKET TITLE:

Consideration of a Five (5) Year Lease With Verizon Wireless for Antenna on the City-Owned Building Located at 4480 King Street.

ISSUE: Consideration of a lease agreement allowing Verizon Wireless to install a small cell site including antenna and equipment on the roof of 4480 King Street.

RECOMMENDATION: That City Council set this lease agreement for public hearing and consideration on Saturday, May 13, 2017.

BACKGROUND: Cellco Partnership, also doing business as Verizon Wireless, approached City staff regarding their company's interest to install a small cell site on the roof of 4480 King Street. The City currently allows Verizon Wireless to use cell sites on the roofs of the Courthouse and Torpedo Factory. Pursuant to Section 2.03 of the City Charter and Virginia Code Section 15.2-1800, leases of City property for a term of five years or less must be approved by City Council.

DISCUSSION: The draft lease includes an initial lease term of five years and will renew for three additional five-year terms unless terminated by either party. Both parties have the right to terminate the lease upon the annual anniversary of the commencement date of the lease provided that three months prior notice is given. This lease is beneficial to the City and citizens, as wireless coverage for users in the area improve while the City increases revenue. Verizon Wireless has completed the City's approval process for Radio and Television Reception or Transmission Structures (Planning and Zoning case #ADM2016-00759).

FISCAL IMPACT: The City will receive \$21,000 in rent for the first lease year, with a two percent escalation for each year thereafter that the lease remains in effect. This represents the market value for such a lease.

ATTACHMENT: Lease agreement between Verizon Wireless and City of Alexandria

STAFF:

Laura Triggs, Deputy City Manager

Jeremy McPike, Director, General Services

Alfred Coleman, Deputy Director, General Services

Donna Poillucci, Deputy Director, General Services