



Legislation Text

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City of Alexandria, Virginia

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MEMORANDUM

**DATE:** NOVEMBER 22, 2017

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

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

**DOCKET TITLE:**

Consideration of a Lease Amendment with Verizon Wireless to Upgrade Equipment on the Torpedo Factory, the City Owned Building Located at 105 N. Union Street.

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**ISSUE:** Modification and installation of updated antenna and equipment on the roof of the Torpedo Factory.

**RECOMMENDATION:** Staff recommends that City Council authorize the lease amendment between the City of Alexandria and Verizon Wireless.

**BACKGROUND:** The City currently has a lease agreement with Cellco Partnership, also doing business as Verizon Wireless. Cellco approached the City regarding their company's interest to upgrade the cell site on the roof of 105 N. Union Street. Currently, the lease allows Verizon to change out equipment on a one for one basis. Verizon has requested the replacement of two existing antennas with a different model of antenna which requires an amendment to the existing lease.

**DISCUSSION:** The draft lease amendment between the City and Verizon includes the initial lease terms and a renewal for four (4) 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 one year's notice is given. This lease is beneficial to the City and the public, as wireless coverage for users in the area will improve while the City increases its lease revenue. Verizon Wireless has completed the City's approval process for Radio and Television Reception or Transmission Structures (Planning and Zoning case #ADM2017-00046).

**FISCAL IMPACT:** The City will receive \$26,226 annually in rent with a three percent escalation for each year thereafter and an additional three percent rent increase if there are continued changes to equipment outside of the original model as set forth in the existing lease that remains in effect.

**ATTACHMENTS:**

1. First Lease Amendment between Verizon Wireless and City of Alexandria
2. Original Lease

**STAFF:**

Laura Triggs, Deputy City Manager

Jeremy McPike, Director, General Services

Alfred Coleman, Deputy Director, General Services

Donna Poillucci, Deputy Director, General Services