



Legislation Text

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City of Alexandria, Virginia

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MEMORANDUM

**DATE:** DECEMBER 16, 2017

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

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

**DOCKET TITLE:**

Public Hearing and Consideration of a Lease Amendment with Verizon Wireless to Upgrade Equipment at the Alexandria Courthouse Located at 520 King Street.

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**ISSUE:** Consideration of the installation of updated antenna and equipment on the roof of the Alexandria Courthouse, located at 520 King Street.

**RECOMMENDATION:** That City Council authorize the lease amendment between the City of Alexandria and Verizon Wireless to modify and install updated antennas and equipment located on the roof of 520 King Street.

**BACKGROUND:** The City currently has a lease agreement with Cellco Partnership, also doing business as Verizon Wireless to lease space on the roof of the Alexandria Courthouse, located at 520 King Street for cellular antennas and equipment. Cellco approached the City regarding their company's interest in modifying this cell site. Currently, the lease allows Verizon to change out equipment on a one-for-one basis. Verizon has requested the replacement of six existing antennas with a different model of antenna which requires an amendment to the existing lease.

**DISCUSSION:** The draft of the fifth lease amendment includes the initial lease terms and renewal for four (4) three-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 #ADM2017-00047).

**FISCAL IMPACT:** The City will receive \$56,665 annually in rent for this fifth amendment of the current

lease with Verizon Wireless, with a three percent escalation each year thereafter and an additional three percent rent increase if there are future changes to the cellular equipment outside of the original model as set forth in the existing lease that remains in effect.

**ATTACHMENT:** Lease amendment between Verizon Wireless and City of Alexandria

**STAFF:**

Laura Triggs, Deputy City Manager

Jeremy McPike, Director, General Services

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Donna Poillucci, Deputy Director, General Services