

Resolution 2015-31

A Resolution to approve and execute a cell tower ground lease between Cellco Partnership, (Verizon), and the City of New Castle.

WHEREAS, the City of New Castle (the “City”) currently owns property located at 820 Wilmington Road (the “Property”); and

WHEREAS, Cellco Partnership, a Verizon company, (“Cellco”) has requested that the City grant it a ground lease over a 30’ by 35’ area on the Property to permit it to erect a single monopole cell phone tower with related facilities and apparatus; and

WHEREAS, the City Administrator has negotiated and presented to Council a proposed five (5) year ground lease with Cellco including four (4), five (5) year renewal options year with the initial ground rent set at \$23,700.00 per year paid in monthly installments and with annual rent increases of 3.0%; and

WHEREAS, City Council has heard a presentation by Cellco representatives in support of the proposed ground lease; and

WHEREAS, the City Administrator has caused the proposed ground lease to be independently reviewed by outside counsel specializing in cell tower leasing matters to confirm that the long term ground lease is in form and substance favorable to the City’s interests; and

NOW, THEREFORE, be it resolved by the Council of the City of New Castle, as follows:

RESOLVED, that the City Administrator is authorized to execute and deliver the above-described ground lease with Cellco.

PASSED this 14th day of July, 2015.

Linda Ratchford, City Council President

John A. Di Mondì, Councilperson

Teel Petty, Councilperson

Theodore H. Megginson, Councilperson

Albert J. Vannucci, Jr., Councilperson

Attest:

Janet E. Wurtzel, City Clerk