

1 Supervisor Patricia Jursik, Chairperson,
2 From the Committee on Economic and Community Development, reporting on:

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4 File No. 15-287

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6 (ITEM) From the Project Manager, Economic Development Division, Department
7 of Administrative Services, requesting authorization to execute Lease Amendment Nos.
8 4 and 5 for the AT&T cellular towers at the Marcia P. Coggs Center and the County
9 Grounds-East Watertower, by recommending adoption of the following:

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11 **A RESOLUTION**

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13 WHEREAS, Milwaukee County leases cellular towers to private cell phone
14 carriers at several locations throughout the County, including the Safety Building, the
15 Marcia P. Coggs Center (Coggs), McCarty Park, the Milwaukee County Zoo, and the
16 County Grounds; and

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18 WHEREAS, management of the current leases and marketing of other County-
19 owned locations for future cellular towers has been handled by SBA Site Management
20 (SBA) since 2002; and

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22 WHEREAS, SBA's contract, which is a revenue sharing agreement, runs through
23 November 2017; and

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25 WHEREAS, typically, the individual leases have five-year terms, with multiple
26 five-year extensions and rent escalator clauses built into the leases; and

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28 WHEREAS, periodically, the carriers need to upgrade their equipment to provide
29 higher quality service to their wireless customers; and

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31 WHEREAS, in such event, the leases require amendment to ensure County
32 infrastructure can support the additional equipment and compensation to the County is
33 adjusted appropriately; and

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35 WHEREAS, two amendments to existing leases have been requested by AT&T
36 doing business as New Cingular Wireless PCS, LLC, for their locations at the Marcia P.
37 Coggs Center, 1220 West Vliet Street, Milwaukee, Wisconsin, and the County
38 Grounds-East Watertower, 9250 Watertown Plank Road, Wauwatosa, Wisconsin; and

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40 WHEREAS, the Lease Amendment for the Coggs Center will result in additional
41 monthly revenues of \$600, in addition to a one-time lump sum fee of \$1,800; and

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43 WHEREAS, the Lease Amendment for the County Grounds-East Watertower will
44 result in additional monthly revenues of \$1,550; and

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46 WHEREAS, the structural analysis report and proposed construction plans for
47 both locations have been reviewed and approved by the Architecture, Engineering, and
48 Environmental Services Section, Facilities Management Division, Department of
49 Administrative Services; now, therefore,

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51 BE IT RESOLVED, the Director, Department of Administrative Services, is
52 hereby authorized to execute the two attached Lease Amendments for the AT&T
53 Cellular Towers at the Marcia P. Coggs Center and the County Grounds-East
54 Watertower.

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