

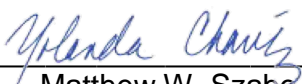
0150-12416-0000

TRANSMITTAL

TO Council	DATE 07-25-23	COUNCIL FILE NO.
FROM Municipal Facilities Committee		COUNCIL DISTRICT 15

At its meeting held on June 29, 2023, the Municipal Facilities Committee (MFC) approved the recommendation of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Subsequent to MFC approval, GSD submitted the attached report to reflect verbal updates that were discussed at the MFC meeting. Adoption of the report would authorize GSD to negotiate and execute an amendment to the license agreement between the City and T-Mobile West, LLC/Crown Castle for a revenue share coalition with DISH Network for the operation and maintenance of antennas and related equipment, located at 1400 ½ North Gaffey Street. The proposed license agreement term would be consistent with the existing license agreement term of five years, with one five-year extension option.

The General Fund will receive an additional \$400 per month or \$4,800 per year in revenue from this amendment, with annual five percent escalations throughout the lease term.


for Matthew W. Szabo
Chair, Municipal Facilities Committee

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

June 29, 2023

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, California 90012

Attention: Mandy Morales, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A
NEW LICENSE WITH T-MOBILE WEST, LLC / CROWN CASTLE AT
1400 1/2 N GAFFEY ST. SAN PEDRO CA 90731**

The Department of General Services (GSD) requests authority to negotiate and execute a new license with T-Mobile West, LLC / Crown Castle for a revenue share coalition for DISH Network with the operation, and maintenance of antennas and related equipment located at 1400 1/2 N. Gaffey St. San Pedro, CA 90731.

BACKGROUND

On August 27, 2020, GSD, under Ordinance 175602 executed a license agreement with T-Mobile West, LLC for an antenna license agreement at 1400 1/2 N. Gaffey Street San Pedro, CA 9073 - (C#136649). T-Mobile West has requested consent to sublicense to DISH Network. The proposed installation will provide coverage to the immediate property and surrounding area. The original agreement did not have a revenue split in the agreement. However, GSD has negotiated to amend the agreement to allow for a \$400 monthly fee to allow a sublicense on the site. ITA has reviewed the scope of work and approved to proceed.

TERMS AND CONDITIONS

The license with T-Mobile is currently generating \$2,521.05 a month. This amendment will allow for an additional \$400 monthly revenue from DISH. A complete set of terms and conditions are outlined on the attached term sheet.

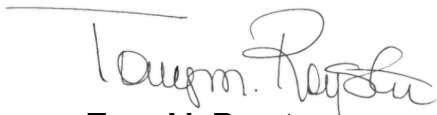


FISCAL IMPACT

The fee of this license will generate revenue of approximately \$4,800 annually to the General Fund along with escalations throughout the license term without affecting the site.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute an amended license agreement with T-Mobile West, LLC / Crown Castle to continue to maintain and operate antennas and its equipment at 1400 ½ N. Gaffey Street San Pedro, CA 90731 to enhance wireless coverage for employees, contractors, and guests under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: Term Sheet
Site Plan

LEASING TERM SHEET

MFC DATE 06/29/23

LANDLORD City of Los Angeles

ADDRESS 111 E. First St. Los Angeles, CA

TENANT T-Mobile West/Crown Castle

ADDRESS 2000 Corporate Drive Canonsburg, PA 15317 Site - LA617

LOCATION 1400 ½ N. Gaffey St. San Pedro, CA 90731

AGREEMENT TYPE License

USE Antenna

SQUARE FEET Approximately 400 SF

TERM Consistent with the original lease term - currently 5 years.

RENT START DATE Upon City Clerk's Attestation

LEASE START DATE Upon City Clerk's Attestation

OPTION TERM Consistent with the original lease

HOLDOVER 150%

SUBLET/
ASSIGNMENT Subject to Landlord's reasonable consent and approval

TERMINATION Per the original lease terms

RENTAL RATE \$400.00/mo.

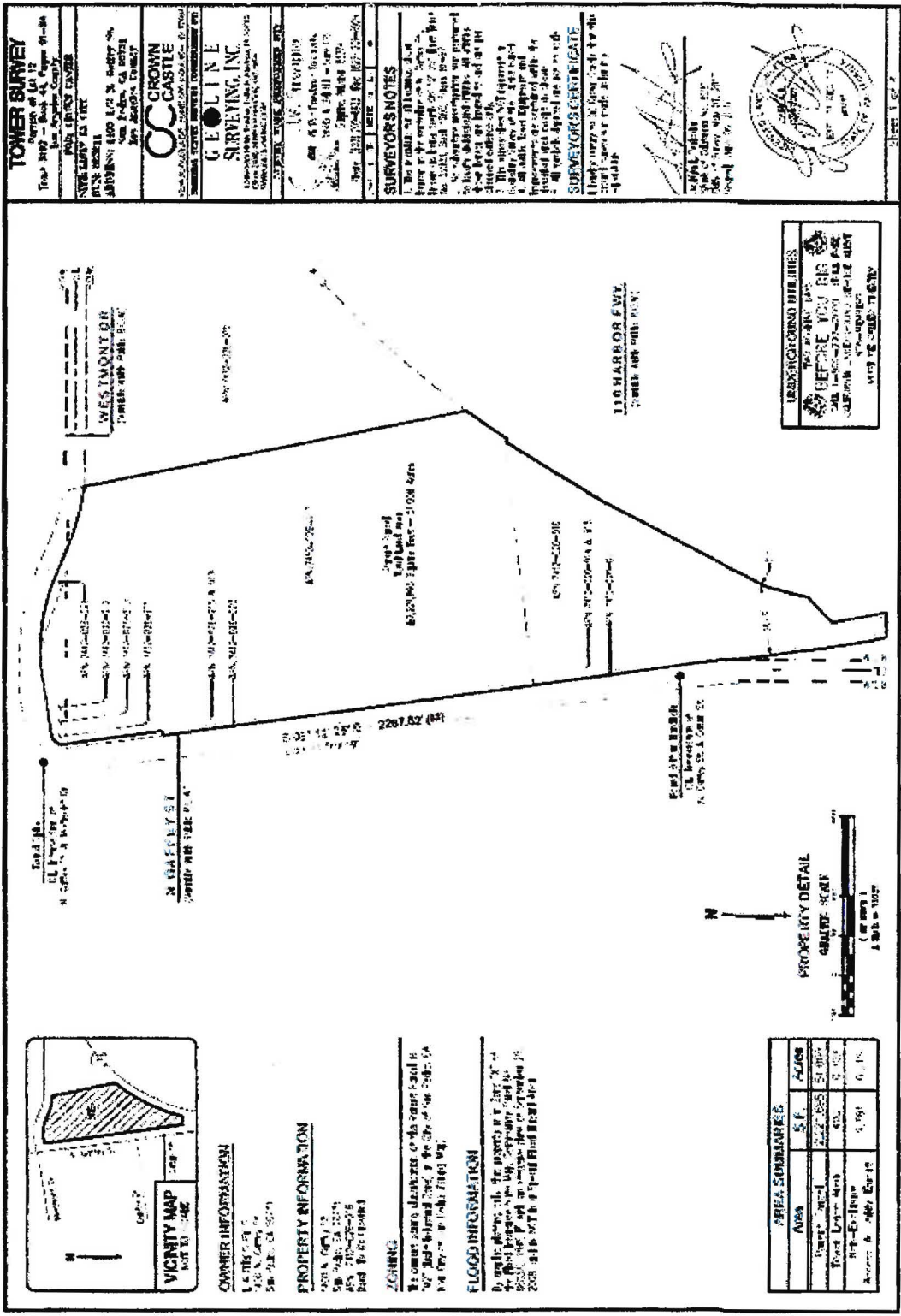
ESCALATION Per the original lease terms - 5%

RENTAL ABATEMENT None

ADDITIONAL RENT None

PROPERTY TAX None

OPEX	None
CAM	None
OTHER	All costs are paid by Licensee
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Consistent with original lease
MAINTENANCE/ REPAIR DETAILS	Per the original lease terms
TENANT IMPROVEMENTS	Per the original lease terms
PARKING	N/A
UTILITIES	Licensee
CUSTODIAL	Per the original lease terms
SECURITY	None
PROP 13 PROTECTION	N/A
INSURANCE (City)	Per the original lease terms
OTHER:	
PRINT:	CCTM1, LLC
SIGNATURE:	



TOWER SURVEY
 Section of Lot 12
 Tract 1000 - Block 45, Page 81-84
 San Pedro, California
 Los Angeles County

WES MONTY DR
 ADDRESS: 1000 1/2 W. Monty Dr.
 San Pedro, CA 90731
 SAN PEDRO, CALIFORNIA

CROWN CASTLE SURVEYING, INC.
 15000 W. Imperial Hwy., Suite 100
 Torrance, CA 90504
 (310) 571-1111

GEO LINE SURVEYING, INC.
 15000 W. Imperial Hwy., Suite 100
 Torrance, CA 90504
 (310) 571-1111

SURVEYOR'S NOTES
 1. The point of beginning is the intersection of the centerline of the proposed road and the centerline of the existing road.
 2. The proposed road is 40 feet wide.
 3. The existing road is 40 feet wide.
 4. The proposed road is 40 feet wide.
 5. The existing road is 40 feet wide.
 6. The proposed road is 40 feet wide.
 7. The existing road is 40 feet wide.
 8. The proposed road is 40 feet wide.
 9. The existing road is 40 feet wide.
 10. The proposed road is 40 feet wide.

SURVEYOR'S CERTIFICATE
 I hereby certify that the above is a true and correct copy of the original survey as shown to me by the owner of the property.

WES MONTY DR
 1000 1/2 W. Monty Dr.
 San Pedro, CA 90731