

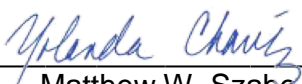
0150-12416-0000

**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 ½ 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 ½ 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 ½ 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.

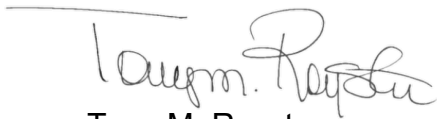


**FISCAL IMPACT**

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.

A handwritten signature in black ink, appearing to read "Tony M. Royster".

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 origiinal 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:	

T-Mobile West LLC  
1400 1/2 North Gaffey Street, San Pedro  
San Pedro, CA 90731  
Site Name: LA617 LA City BUN: 825241