



Request for City Council Committee Action From the Department of Public Works

Date: September 25, 2007
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Referral to: Honorable Paul Ostrow, Chair Ways and Means Committee
Subject: Communications Site Lease Agreement- Minneapolis Public Housing Authority (MPHA) at 3110 Blaisdell Ave. S.

Recommendation:

That the proper City officials be authorized to negotiate and execute a site access lease agreement with the MPHA at 3110 Blaisdell Ave. S. to house the City's radio communications equipment.

Previous Directives:

- December 16, 1994, City Council authorized a new lease for the same site.
- On February 1, 1980, City Council authorized a site access lease at 3110 Blaisdell Ave. S

Prepared by: Dave Sabie, Property Services, 673-2816

Approved by:

Steven A. Kotke, P.E., City Engineer, Director of Public Works

Presenters: Rod Olson, Supervisor – Radio Services
Greg Goeke, Director of Property Services

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|----------------------------------|----------------|----------------|--------------|
| Permanent Review Committee (PRC) | Approval _____ | Not applicable | <u> X </u> |
| Policy review Group (PRG) | Approval _____ | Not applicable | <u> X </u> |

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget (If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue
- Action requires use of contingency or reserves
- Business Plan: Action is within the plan. Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

Community Impact

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| Neighborhood Notification: | Not Applicable |
| City Goals: | A Safe Place to Live |
| Comprehensive Plan: | Not Applicable |
| Zoning Code: | Not Applicable |

Background/Supporting Information

Since 1980, the City has leased rooftop space at 3110 Blaisdell Avenue South, commonly referred to as “the Horn Towers” for its radio communications equipment. This equipment serves public safety needs for police, fire, public works and emergency communications. The existing lease is expiring and a new one is needed. The site serves the City’s needs for the foreseeable future.

The MPHA has requested an increase in the lease rental fee from previous lease terms. Two of the three building rooftops at “Horn Towers” are used for radio communications, each has its own lease with this site’s lease established first. The current lease is \$50 per month changing to \$496.30 per month with a 4% yearly increase; this will bring the cost in line with other sites costs. We are seeking a two-year lease with option to extend term for 3 consecutive 5 year periods which will bring this lease in line with the other rooftop leases that the City has with MPHA.

Funds for this lease have been appropriated and are payable from Fund 6200 Agency 680 Organization 6803.