



Telecommunications Lease Agreement with DISH Wireless for Commons Park Tower #1

Resolution No. 2022-148



Telecommunications Lease w/DISH Wireless

- Working with DISH Wireless for about a year
- Requesting equipment on City of Fridley Tower #1 at Commons Park
- Part of their system buildout may include additional lease requests

Telecommunications Lease w/DISH Wireless

- City's Telecommunications Ordinance (Section 205) designates fifteen approved sites for towers in Fridley.
- Commons Park is one approved site, colocation req'd.

The following locations are zoned to and have been determined to be Approved Sites for the installation of Towers or Wireless Telecommunications

Site	Description	Address	
1	Municipal Garage	400 71st Ave. NE	1130243
2	Community Park	7000 University Ave	1130243
3	Edgewater Gardens Park	6700 Ashton Ave. NE	1530241
4	Fridley Reservoir	5298 Johnson St. NE	2530241
5	Fridley Water Tower 2	6960 Highway 65	1230243
6	Fridley Commons Water Tower	601 61st Ave.	1430244
7	Well #13	5105 E. River Rd.	2730241
8	Commons Park	601 61st Ave.	1430244
9	Cummins Corporation	1400 73rd Ave.	1230244
10	AllTemp Storage	5400 Main St.	2230241
11	Argo-K	8030 Main St.	0330241
12	Private Water Tower	4800 East River Rd.	2730241
13	Vacated Right of Way	5451 5th St. NE	233024340009
14	Minneapolis Water Works	4300 Marshall St.	343024120001
15	Minneapolis Water Works Pump Station	4300 Marshall St.	343024430013



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- Ensuing detailed plan review, which carrier pays for, found it feasible to co-locate on tower
- Ongoing lease negotiation, starting with City standard lease
- Relatively minor changes, a few final clarifications to be made re. insurance



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- 3 antennas, expandable to 6 antennas
- 100 sf +/- ground lease
- Underground cabling to tower and up leg
- 5 x 5-year renewable terms
- Annual rent of \$24,000 at start
- 5% annual escalator applied at each term start
- Modifications/Expansions - rent or other terms can be amended

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Staff recommends approval of Resolution No. 2022-148, which approves the attached lease agreement subject to any final modifications by the City Attorney.

Thank You!
