



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM: 
Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: January 9, 2008

SUBJECT: **Agenda Item XII: Consideration of resolution authorizing sale of an easement for cell phone tower operations at Sage Ranch to Crown Castle International.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing sale of an easement for cell phone tower operations at Sage Ranch to Crown Castle International ("Crown Castle").

Background: The MRCA has previously leased out a small portion of Sage Ranch for the operation of a cell communications tower to Frontier Communications, formerly, Allnet Communications Services, Inc. Currently, the tower site is leased by Mountain Union Telecom, LLC, at a rate of nine thousand dollars (\$9,000) per year, paid in 12 monthly installments.

Crown Castle is a cell tower operator that has approached staff through an intermediary negotiator (The Lyle Company) to inquire about the possibility of buying an easement for cell tower operations on the lease site. This would effectively transfer all rights to lease revenue to Crown Castle in perpetuity.

From a financial standpoint, the sale of the easement would effectively deprive the agency of the monthly revenue from the lease in exchange for the lump sum offered by Crown Castle. On a larger scale, the effect to the agency would be minimal, as the easement would obligate Crown Castle to maintain the site and oversee its day-to-day operations.

Additional information regarding price and terms will be discussed in closed session.