

Greg Ulman

From: Peter Wegner
Sent: Tuesday, May 20, 2025 10:51 AM
To: David M. Baker; John Jacobs
Cc: Jennifer Poyer; Greg Ulman
Subject: Water Tower Lease Agreement
Attachments: 10124070 - Second Amendment to Water Tower Lease Agreement_DRAFT - REVISED 01.16.2025.docx; 10124070 - First Amendment to Water Tower Lease Agreement.pdf; 10124070 - Water Tower Lease Agreement.pdf; Letter of Authorization - 1688 Pine Road, Kronenwetter, WI 54455.pdf; 10124070 - Second Amendment to Water Tower Lease Agreement_DRAFT.docx; 10124070 - Second Amendment to Water Tower Lease Agreement_DRAFT - REVISED 01.16.2025.docx; RE: [External] Partnership - FA 10124070

Dave,

I have been working to resolve this issue since August 2024.

To summarize, an authorized agent for AT&T presented the attached draft "Second Amendment to the Water Tower Lease Agreement" for the Village's review (August 2024). Since then, I have had numerous correspondence with Gedi Stasiunas, MD7 Authorized Agent for AT&T Mobility. In addition, I sent numerous emails to Chris Voll and Lisa Kerstner with my thoughts, including a request to have the Village Attorney review. Attached are copies of the Original Lease Agreement, First Amendment, Proposed Second Amendment (2024 Draft) and Proposed Second Amendment (2025 Draft).

Here is a summary of my interpretation of the attached existing and proposed agreements.

Original Lease Agreement

2005 - \$21,600 annually

2010 - \$24,600 annually

2015 - \$28,600 annually

First Amendment Lease Agreement (2016) – automatic renewal for up to five separate additional periods of five years.

The Annual Rent will increase by twelve percent (12%) over the Annual Rent paid during the previous Term

2016-2021 - \$28,000 annually

2021-2026 – \$31,360 annually

2026-2031 – \$35,123 annually

2031-2036 – \$39,337 annually

2036-2041 - \$44,058 annually

Proposed Second Amendment Lease Agreement (draft)

Commencing on June 1, 2026 \$24,000 per year with a 2% increase for every year after.

2026 - \$24,000

2027 - \$24,480

2028 - \$24,969

2029 - \$25,468

2030 - \$25,978

2031 - \$26,497

Proposed Second Amendment Lease Agreement (revised draft 1/16/2025)

Commencing on June 1, 2026 \$27,000 per year with a 2% increase for every year after.

2026 - \$27,000

2027 - \$27,540

2028 - \$28,090

2029 - \$28,652

2030 - \$29,225

2031 - \$29,809

I also included email correspondence with Gedi where he responds to my question regarding the most recent proposal. Please review and let me know how you would like to proceed.

Respectfully,

PETE

Peter S. Wegner
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