

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

**RESOLUTION APPROVING SECOND AMENDMENT TO
SUBLEASE AGREEMENT AND MEMORANDUM OF AMENDMENT FOR
ICE ARENA WIRELESS COMMUNICATIONS TOWER**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on May 6, 2024, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS, on May 9, 2001, the City entered into a Lease with Sprint Spectrum for construction of a wireless communications tower on the Ice Arena property. The Lease allowed for extensions of the term, with the final extension to expire on May 8, 2026;

WHEREAS, the Lease was amended to allow up to five collocations on the tower;

WHEREAS, STC Five LLC is the current tenant under the Lease as the successor of Sprint. STC Five LLC has requested an amendment to the Lease that will continue the term of the Lease until May 8, 2056;

WHEREAS, the proposed amendment will increase the annual rent from \$_____ to \$27,000.00 per year and will increase by \$3,000.00 every 5 years. The annual rent payable to the City for the collocators will be 50% of the rent paid by the collocators to STC Five or \$11,5000, whichever is greater. This is an increase from the current collocation rent of 50% or \$8,800.00, whichever is greater.

WHEREAS, the City will also receive a signing bonus of \$25,000.00 within 60 days of executing the proposed amendment;

WHEREAS, STC FIVE LLC has also asked the City to approve a Memorandum of the Lease amendment.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the City of Novi approves a Second Amendment to the Sublease Agreement and a Memorandum of Amendment to extend the term of the wireless communications tower use by STC FIVE LLC and up to five collocators on the tower subject to the terms and conditions of the Amendment.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 6th day of May, 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi