

No: 26-
Date: October 21, 2026

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: REPLACEMENT GROUND LEASE AGREEMENT WITH SBA 2012 TC ASSETS, LLC, FOR THE WIRELESS CELL TOWER AT WAR MEMORIAL FIELD PARK (CITY AGREEMENT A26-1600-11)

WHEREAS: The City of Sandpoint owns the property located at 801 Ontario Street, known as War Memorial Field Park;

WHEREAS: The City entered into a ground lease with TowerCo Assets LLC on July 17, 2009, for operation of a wireless communications tower, and TowerCo Assets LLC subsequently changed its name to SBA 2012 TC Assets, LLC;

WHEREAS: SBA 2012 TC Assets, LLC has proposed a replacement ground lease for the continued operation of the existing wireless communications facility on approximately 2,500 square feet of City property, including access and utility easements;

WHEREAS: The proposed Lease provides for an initial term through September 30, 2036, with two additional ten-year renewal terms, and initial annual base rent of \$23,623.66, increasing by two percent (2%) annually; and

WHEREAS: The City desires to approve the replacement Lease subject to final reconciliation of the Lease and Memorandum of Lease and review by the City Attorney.

NOW, THEREFORE, BE IT RESOLVED THAT: The City Council hereby approves The Replacement Ground Lease Agreement for Wireless Cell Tower between the City of Sandpoint and SBA 2012 TC Assets, LLC, for the facility at War Memorial Field Park (City Agreement A26-1600-11).

BE IT FURTHER RESOLVED THAT: The Mayor or his designee, as permitted, is authorized on behalf of the City, to execute this agreement.

Jeremy Grimm, Mayor

ATTEST:

Meri Jane Bohn, City Clerk