PALOMAR AIRPORT ADVISORY COMMITTEE
Thursday, April 17, 2014
AGENDA ITEM #5

Verizon Wireless LLC dba Verizon Wireless
FIRST AMENDMENT TO TELECOMMUNICATIONS SITE LEASE AGREEMENT
Rent, Premises and Lease Language Adjustment

BACKGROUND

The Board of Supervisors approved a new 20-year telecommunications lease with Verizon Wireless, LLC at McClellan-Palomar Airport effective July 22, 2009.

Verizon Wireless currently leases a portion of the rooftop area of the County-owned McClellan-Palomar Airport Administration Building. The facility also includes approximately 300 square feet on the first floor of the hangar structure.

PROPOSED AMENDMENT

Verizon Wireless, LLC has asked the County to amend the lease to increase their premise to provide an area to install an emergency generator near their cell site. The emergency generator would help Verizon Wireless continue to provide services during a power outage. The County is using this opportunity to also update some sections in the lease to the current standard.

First Amendment to County Contract No. 500303

The proposed First Amendment to this lease would adjust the premises, the rent, update the name and address for the County Lease Administrator and adjust language regarding the appraisal processes set forth in the lease. The effective date of this amendment would be July 1, 2014. The amendment would add approximately 72 square feet for a total approximate leased area of 372 square feet excluding the rooftop area. Approval of the proposed amendment will raise the base monthly rent by $200 per month to $2,674. The lease will continue to have annual cost of living adjustments and periodic rent renegotiations.

Recommended Motion

"Palomar Airport Advisory Committee recommends that the Board of Supervisors approve the First Amendment to Telecommunications Site Lease Agreement between the County of San Diego and Verizon Wireless, LLC (County Contract Number 500303)."