



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 18-1079, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF OCTOBER 18, 2018

COMMITTEE ON REAL ESTATE

Mr. John P. Murray, Acting Executive Director

Authority to extend easement agreement dated October 12, 2000, between the District and STC Two LLC an additional 25 years to allow the continued use of an approximate 50' x 50' portion of North Shore Channel Parcel 5.01 in Skokie, Illinois for the operation and maintenance of an antenna tower and appurtenances related thereto. Consideration shall be a document preparation fee of \$5,000.00

Dear Sir:

On October 19, 2000, the Board of Commissioners granted a 25-year non-exclusive easement to SprintCom Inc., predecessor in interest to STC Two LLC ("STC Two"), to use an approximate 50' x 50' portion of North Shore Channel Parcel 5.01 in Skokie, Illinois for the construction and operation of an antenna tower and appurtenances related thereto. The easement expires April 18, 2026. The current annual easement fee is \$34,275.78 and increases 4% each year.

The easement allows other telecommunication providers to collocate their antennas and appurtenances on the easement premises, subject to payment by STC Two of 50% of the collocation fees that it receives from such providers. Currently, the following providers collocate: 1) Chicago 20 MHz LLC d/b/a U.S. Cellular Corporation, 2) Fiber Tower Corporation, 3) Clear Wireless LLC, 4) T-Mobile Central LLC and 5) Chicago SMSA Limited Partnership d/b/a Verizon Wireless. The District's current annual 50% share of collocation fees for this site is \$40,299.06.

STC Two now requests to extend the easement, including all collocations granted therein, an additional 25 years to April 18, 2051. STC Two is requesting to extend its easement at this time in order to continue to enter into collocation agreements and to maintain existing agreements. The District's technical departments have reviewed STC Two's request and have no objections thereto.

Parcel 5.01 is leased by Skokie Motor Sales Inc. d/b/a Sherman Dodge ("Sherman Dodge") under a 10-year lease that commenced November 8, 2016 and expires November 7, 2026, for parking cars. The lease allows the District to extend the easement at its sole discretion without having to obtain Sherman Dodge's consent.

It is requested that the Acting Executive Director recommend to the Board of Commissioners that it authorize the extension of the easement agreement dated October 12, 2000, between the District and STC Two LLC an additional 25 years to allow the continued use of an approximate 50' x 50' portion of North Shore Channel Parcel 5.01 in Skokie, Illinois for the operation and maintenance of an antenna tower and appurtenances related thereto. Consideration shall be a document preparation fee of \$5,000.00.

It is also requested that the Acting Executive Director recommend to the Board of Commissioners that it authorize and direct the Chairman of the Committee on Finance and the Clerk to execute the easement agreement extension after it has been approved by the General Counsel as to form and legality.

Requested, Susan T. Morakalis, General Counsel, STM:CMM:npe

Recommended, John P. Murray, Acting Executive Director

Respectfully Submitted, David J. Walsh, Chairman Committee on Real Estate Development

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for October 18, 2018

Attachment