



Board Action Required ☒

No Action Required ☐

To: Coppel ISD Board of Trustees
From: Sid Grant
Date: October 16, 2015
cc: Dr. Mike Waldrip, Kelly Penny, Louis Macias, Larry Guerra

Re: Crown Castle Cell Tower Lease Amendment

I have negotiated with Crown Castle, the Lessee of our cell tower space behind the Coppel ISD Service Center, regarding a small (10 foot by 30 foot) expansion to the existing leased space (existing leased space is 30 foot by 40 foot). Additionally, the Lessee has asked to expand the potential length of the lease by up to six, five year extensions, or through 2054. The current lease allows for five year extensions through 2024. Each five year expansion will include a fifteen percent (15%) dollar increase over the previous term's total revenue. That is, total revenue on average will increase an average of three percent each year.

Our Director of Purchasing, Larry Guerra, has checked surrounding districts as to the amount of revenue to be expected from a similar cell tower site. Our monthly revenue is actually very competitive (e.g. well above average) when compared to other school districts in the D/FW metroplex.

Current revenue for our existing space is \$2,819.00 monthly, or \$33,828.00 annually for the 30 foot by 40 foot space (e.g. 1,200 square feet). The proposed additional 300 square feet will be \$1,200 per month, or \$14,400 annually, once the expansion is complete. The total annual revenue will initially be \$48,228.00. This amount will increase by 15% every five years, with each subsequent lease extension.

Additionally, Crown Castle will pay a one-time \$7,000 upon signing the amended lease.

Recommendation: That the Coppel ISD Board of Trustees approve amending the Crown Castle (originally Sprint Spectrum) lease dated August 5, 1999, as presented above, and authorize Sid Grant, Assistant Superintendent for Business and Support Services, to execute the necessary documents.