



First Amendment to Schedule of Leased Property

Central Library

T-Mobile West LLC

November 18, 2025

Statement of Issue

The City Council is asked to approve and authorize the execution of the First Amendment to the Schedule of Lease Property between the City of Huntington Beach and T-Mobile West LLC for the cellular antenna site located on the roof of the Central Library.

This amendment updates rental rates and terms to reflect current market conditions and ensures continued revenue collection from a long-standing telecommunications tenant.



Site Lease Location

- 7111 Talbert Avenue – Central Library Roof
 - Longstanding cellular antenna site established under a 1996 Master Communication Site Lease Agreement.
 - One of multiple City sites originally leased to Pacific Bell Mobile Services (now T-Mobile West LLC).



Background

- In 1996, the City and Pacific Bell Mobile Services entered into a Master Communication Site Lease Agreement for installation of cell sites on City-owned property.
- Schedule No. 1 was executed in May 1996 for the Central Library roof site.
- T-Mobile West LLC is the successor in interest to Pacific Bell.
- The current lease term expires April 30, 2026.
- Staff proactively initiated negotiations to update rent and terms to current market levels.



Negotiated Terms

- New Monthly Rent: \$3,600 (60% increase)
- Annual Escalations: 4% each year (above market average)
- Administrative Fee: One-time payment of \$5,000 within 60 days of execution
- Term: Continues through April 30, 2026
- Renewal Options: Adds five (5) additional 5-year terms (through 2051); renewals automatic unless either party provides 30 days' written notice
- Subleasing/Colocation: Requires City notification and written approval
- Equipment Modifications: Subject to City review and permit approval



Financial Impact

- Immediate Rent Increase: \$2,246 to \$3,600 per month (60% increase)
- Annual Escalations: 4% each year
- Administrative Fee: \$5,000
- Estimated Total Value: ~\$1.9 million over the full extension period
- Revenue Account: General Account Fund
10000100.45100

These terms ensure the City receives full market value for use of its facility and maintain steady, growing revenue from a reliable long-term tenant.



Recommended Action

- Approve Amendment 1
- Authorize the Mayor to execute the Amendment



Questions?

