



City of Bellbrook Cell Tower Lease Options

February 9, 2015

Cell Tower – South Main St.

- Lease with Crown Castle
- Commencement Date was December 23, 1997
- 5 year lease terms through December 2047
- Annual Payment of \$16,778 plus Monthly Payment of \$1,271 = Total Payment of \$32,031
- Payments increase annually by the Consumer Price Index (CPI)

Cell Tower – South Main St.

- Two Proposals to Purchase the City's Lease rights for the cell tower
- Lump Sum Payment of \$400,000-\$432,000
- 50% of future increase in rents

Cell Tower – South Main St.

- Decision Points:
 - Replace annual payments with one-time lump sum (net present value)
 - Interest rate assumptions
 - Technology changes
 - Finding additional carriers for the tower