
Lease Agreement – Freedom Mobile Inc.**Report Purpose**

To seek approval to enter into a long-term Lease Agreement between Strathcona County and Freedom Mobile Inc. for the co-location and compound expansion at the Strathcona Athletic Park.

Recommendation

THAT a long-term Lease Agreement with Freedom Mobile Inc, for a compound expansion and co-location project located on Plan 8322488, Block 260, Lot 2 known as the Strathcona Athletic Park, on the terms and conditions as set out in items 1 through 7 below, be approved.

Our Prioritized Strategic Goals

Goal 4 - Ensure effective stewardship of water, land, air and energy resources

Report

In 2018, Strathcona County finalized a long-term lease with Roger's Communications Inc. to construct a 30-metre monopole tower structure and compound at the Strathcona Athletic Park to provide in-fill cellular coverage in the Sherwood Park area. The Lease Agreement with Roger's includes requirements to support the ability for at least two other carriers to co-locate.

Freedom Mobile Inc. has submitted a request to expand the compound and to co-locate on the tower. Administration has entered into negotiations to complete a long-term lease agreement that aligns with the same term as the existing Roger's lease.

The lease agreement being utilized is consistent with the approved lease and includes the following general principles:

1. Market value rent with rent reviews occurring at the start of each five-year term;
2. Term of lease equal to five years with two additional five-year renewal options;
3. Termination notice of 30 days for a material breach or 90 days;
4. Indemnity and insurance;
5. Uses permitted;
6. Tenant responsibilities; and
7. Surrender of the land upon expiry of the term

Administration supports entering into a long-term lease.

Council and Committee History

October 25, 2016 Council authorized administration to enter into a long-term Lease Agreement with Roger's Communication for the installation of a cellular tower at the Strathcona Athletic Park.

Other Impacts

Policy: Land Management Policy SER-012-011. The term of a lease for County-owned land or facility shall not exceed five years unless approved by Council Resolution.

Legislative/Legal: The *Municipal Government Act* authorizes a municipality to dispose of property under certain conditions and restrictions. The agreement provides the necessary legal documentation to occur between the County and the tenant.

Financial/Budget: Rent revenue is based on industry standards and market value and is subject to review every five years.

Interdepartmental: n/a

Master Plan/Framework: n/a

Enclosures

- 1 Urban location map
- 2 Airphoto map