

Agenda Item B-5

MARIN EMERGENCY RADIO AUTHORITY

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DATE: January 27, 2021

TO: MERA Governing Board

FROM: Maureen Cassingham, Executive Officer

SUBJECT: AGENDA ITEM **B-5**: PROPOSED NEXT GEN PROJECT MUIR BEACH
COMMUNICATIONS SITE LEASE AGREEMENT
BETWEEN MERA AND MUIR BEACH
COMMUNITY SERVICES DISTRICT

Recommended Action: Approve Next Gen Project Muir Beach Communications Site Lease Agreement between MERA and Muir Beach Community Services District (MBCSD) with such changes, if any, as deemed necessary by the Executive Officer.

Background: The Next Gen Project System includes 18 sites, of which 10 are existing and 8 are new, including the proposed Muir Beach Site.

The term of this Lease is 10 years, commencing on the date MERA begins construction of Next Gen facilities, with two (2) additional 10-year extensions thereafter.

The District's original rent request was for fair market value, which MERA countered with zero rent as the District is a non-member, zero cost system user and direct beneficiary of expanded Next Gen System coverage. Further, any and all site rents impact member contributions to System Operations which the District will increase but not share in. The District Board countered with a reduced monthly rent proposal of \$2,500 of which Governing Board approval is recommended by the Executive Officer.

The MBCSD Board is scheduled to approve the attached Lease on Wednesday evening, January 27, 2021. The recommended action authorizes the Executive Officer to execute the approved Agreement if deemed consistent with the document presented today.

ATTACHMENTS:

- B-5a MERA Muir Beach Site Agreement (dated 1-14-21)
- B-5b MERA Muir Beach Exhibit B (dated 12-23-20)