



City of Grand Island

Tuesday, April 3, 2012

Study Session

Item -4

Discussion of City Property for Commercial Lease

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: April 3, 2012

Subject: City Property / Commercial Lease

Item #'s: 4

Presenter(s): Craig Lewis, Building Department Director

Background

The City of Grand Island has in the past been approached about private enterprises leasing City property for commercial uses. Currently there is no specific policy addressing these requests. The most current requests have been to utilize a City park and a City fire station property to locate and construct a cell phone tower for coverage of a local cellular service provider.

Discussion

This item has been placed on the agenda to begin discussions about the advantages and disadvantages and possible creation of a policy for the leasing of City owned property for commercial and private use.

Conclusion

This item is presented to the City Council in a Study Session to allow for any questions to be answered and to create a greater understanding of the issue at hand.

City Property / Commercial Lease

City Property for Commercial Enterprise

 Zoning restrictions would apply as if privately owned property.

 Legal considerations would not limit City's ability to lease.

City Property / Commercial Lease

- ☞ Dual use benefit, City and Commercial use.
- ☞ City enters into competition for Commercial dollars.
- ☞ Exposure of City property for commercial use.

Examples of cell tower leases from other Cities;

Central City	\$500 / month
Waverly	\$225,000 lump sum
Beatrice	\$1,800 / month
Lexington	\$1,300 / month
Wayne	\$1,800 / month
Blair	\$1,150 / month & \$17,000 / yr. water tower

City Property / Commercial Lease

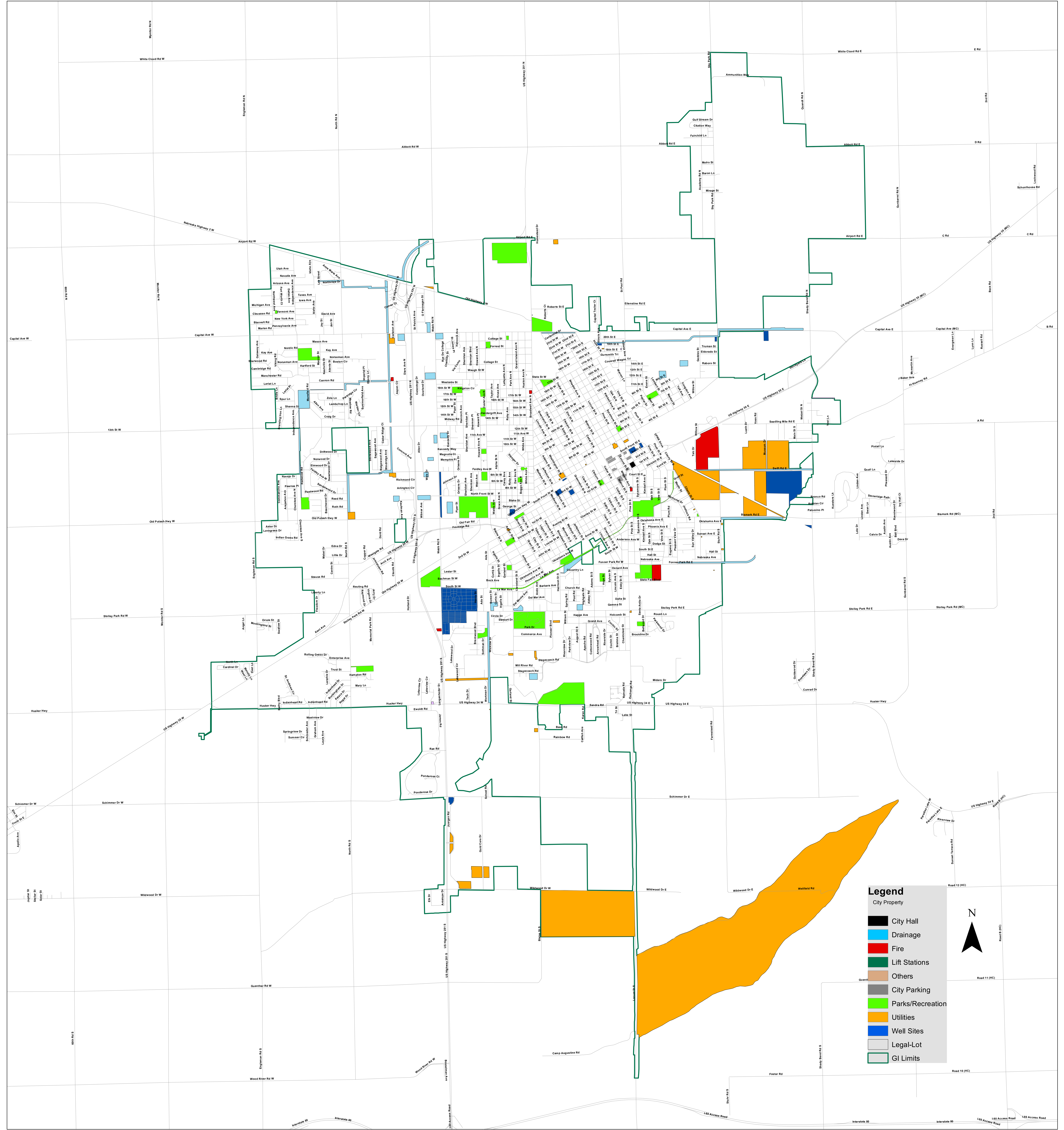
Decision for future use of City owned property

 **Yes** to lease City property for commercial use.

 **No** to commercial leases of City property .

 City property :

City Hall	Parks
Drainage	Trails
Fire Stations	Utility
Lift Stations	Well Sites
City Parking	Others



Legend

City Property

City Hall

Drainage

Fire

Lift Stations

Others

City Parking

Parks/Recreation

Utilities

Well Sites

Legal-Lot

GI Limits

