

City of Scottsbluff, Nebraska

Monday, October 5, 2015

Regular Meeting

Item Reports4

Council discussion and instructions to staff regarding an offer from American Tower to purchase the cell tower site at the 23 Club location.

Staff Contact: Nathan Johnson, Assistant City Manager



CITY OF SCOTTSBLUFF NE
1818 AVE A
SCOTTSBLUFF, NE 69363

September 23, 2015

RE: American Tower Site No. 421226 / NE01-HIRAM SCOTT NE

Hi Nathan,

Per our recent conversation, we are pleased to present the following offers:

- Option 1 : Lump sum payment of **\$128,000**
 - Perpetual easement of the existing leased premises.
 - Non-exclusive easement for access and utilities.
- Option 2: Sixty Monthly installments of **\$2,578 (total payout around \$154,691)**
 - Perpetual easement of the existing leased premises.
 - Non-exclusive easement for access and utilities.
- Option 3: One Hundred twenty Monthly installments of **\$1,543 (total payout around \$185,125)**
 - Perpetual easement of the existing leased premises.
 - Non-exclusive easement for access and utilities.
- Option 4: Lease Agreement Extension
 - 5 additional years effective at the expiration of the lease agreement, 8/31/2034 with the option to renew for 7 additional 5 year terms. Rent payments and yearly escalator to remain the same.
 - **\$15,000** signing bonus upon full-execution of extension agreement.

I'll follow up in a few days to see if you have any questions on these options available to you.

Best Regards,

Matt Brannan

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American Tower Corporation
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Please Note: All proposals are contingent upon American Tower's confirmation, review and approval, to its sole satisfaction of; 1) a title report and if necessary, a land survey of the property; and 2) final approval and authorization by American Tower's Executive Team. All proposals are good for a limited time and for discussion purposes only. This proposal shall not create a binding contract in the absence of a further written agreement signed by both parties.