

1 [Lease Agreement - New Cingular Wireless PCS, LLC (d.b.a. AT&T) - Cellular Service Partner
2 Lease - Base Rent of \$2,400,000 for Year 1 - One-Time Reimbursement Payment to City of
3 \$28,600,000]

4 **Resolution approving a Lease Agreement for Cellular Service Partner (CSP), Lease**
5 **No. 2020-0181, between New Cingular Wireless PCS, LLC (d.b.a. AT&T), as tenant, and**
6 **the City and County of San Francisco, acting by and through its Airport Commission,**
7 **for a term of ten years, and an annual base rent of \$2,400,000 for the first year of the**
8 **Lease and a one time reimbursement payment of \$28,600,000 for neutral host**
9 **distributed antennae system improvements to Harvey Milk Terminal 1 and the Grand**
10 **Hyatt at SFO, to commence upon approval of the Board of Supervisors.**

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12 WHEREAS, Cellular services to the Airport are currently provided by New Cingular
13 Wireless PCS, LLC (d.b.a. AT&T), Sprint Spectrum Realty Company, T-Mobile West, LLC,
14 and GTE Mobilnet of California Limited Partnership dba Verizon Wireless (collectively,
15 Existing Carriers) under four separate Cellular Service Equipment Sites Leases on a month-
16 to-month holdover since the original expiration date of June 30, 2019; and

17 WHEREAS, Rather than maintain separate leases with multiple providers, Airport staff
18 proposed a plan to enter into one single cellular service provider lease to plan, design,
19 procure, install, operate, and maintain a Neutral Host Distributed Antenna System solution;
20 and

21 WHEREAS, While San Francisco Administrative Code, Section 2A.173, exempts
22 telecommunications leases from the competitive process, Airport staff elected to conduct an
23 informal competitive proposal process to obtain advantageous commercial terms; and

24 WHEREAS, Upon completion of the process, on October 6, 2020, by Resolution
25 No. 20-0181, the Airport Commission awarded the Lease Agreement for Cellular Service

1 Partner Lease No. 2020-0181 (Lease) to New Cingular Wireless PCS, LLC (d.b.a. AT&T)
2 (Tenant); and

3 WHEREAS, The Lease has a term of 10 years, and an annual base rent of \$2,400,000
4 during the first year of the term; and

5 WHEREAS, The Lease also requires Tenant to make a one-time payment
6 of \$28,600,000 to City for the reimbursement of the Airport's costs in constructing and
7 implementing the Neutral Host distributed antennae system (DAS) for Harvey Milk Terminal 1
8 and the Grand Hyatt at SFO; now, therefore, be it

9 RESOLVED, That this Board of Supervisors hereby approves the Lease Agreement
10 for Cellular Service Partner Lease No. 2020-0181, a copy of which is on file with the Clerk of
11 the Board of Supervisors in File No. 210428; and, be it

12 FURTHER RESOLVED, That within 30 days of the lease being fully-executed by all
13 parties, the Airport Commission shall provide the final lease to the Clerk of the Board for
14 inclusion into the official file.

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