

## **INTRODUCTORY ORDINANCE 2024-O-003**

**AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO THE GROUND LEASE BETWEEN THE CITY OF LAREDO LAREDO (“LANDLORD”) AND AMERICAN TOWERS LLC, A DELAWARE LIMITED LIABILITY COMPANY (“TENANT”), AS PREDECESSOR IN INTEREST TO NEXTEL WIP LEASE CORP., FOR GROUND SPACE AT 3019 CORTEZ, LAREDO, WEBB COUNTY, TEXAS, FOR THE CONTINUED MAINTENANCE AND OPERATION OF A 100 FT. HIGH SELF-SUPPORTING TYPE TOWER AND RELATED GROUND FACILITIES FOR USE IN THEIR COMMUNICATIONS BUSINESS.**

**TERM OF THE AMENDMENT IS ONE (1) INITIAL TERM OF FIVE (5) YEARS COMMENCING NOVEMBER 21, 2025 AND ENDING NOVEMBER 20, 2030, WITH FOUR (4) ADDITIONAL FIVE (5) YEAR RENEWAL OPTIONS. THE ANNUAL FEE WILL INCREASE FROM \$15,652.91 TO \$45,000.00 WITH A THREE PERCENT (3%) ANNUAL ESCALATOR. THE CITY WILL ALSO RECEIVE A \$25,000.00 ONE-TIME PAYMENT WITHIN 30 DAYS OF LICENSEE’S RECEIPT OF THIS AMENDMENT EXECUTED BY LANDLORD FOR PROCESSING AND DOCUMENTING THIS AMENDMENT.**

WHEREAS, staff recommends that the City Council approve the proposed First Amendment to the Ground Lease between the City of Laredo (“Landlord”) and American Towers LLC, a Delaware limited liability company (“Tenant”), as predecessor in Interest to Nextel WIP Lease Corp., for ground space at 3019 Cortez, Laredo, Webb County, Texas, for the continued maintenance and operation of a 100 ft. high self-supporting type tower and related ground facilities for use in their communications business.

WHEREAS, the City of Laredo entered into an agreement dated November 21, 2000, with Tenant wherein Landlord leased to Tenant on a non-exclusive basis, ground space at 3019 Cortez, Laredo, Webb County, Texas.

WHEREAS, said agreement will expire November 20, 2025; therefore, this Agreement will replace current agreement upon expiration.

WHEREAS, the Information Services and Telecommunications Department finds that said agreement is in the best interest of the City of Laredo; and

WHEREAS, the City Council of the City of Laredo is of the same opinion.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1. Authorizing the City Manager to execute a First Amendment to the Ground Lease between the City of Laredo (“Landlord”) and American Towers LLC, a Delaware limited liability company (“Tenant”), as predecessor in Interest to Nextel WIP Lease Corp., for ground space at 3019 Cortez, Laredo, Webb County, Texas, for the continued maintenance and operation of a 100 ft. high self-supporting type tower and related ground facilities for use in their communications business.

Section 2. Term of the Amendment is one (1) initial term of five (5) years commencing November 21, 2025 and ending November 20, 2030, with four (4) additional five (5) year renewal options. The annual fee will increase from \$15,652.91 to \$45,000.00 with a three percent (3%) annual escalator. The city will also receive a \$25,000.00 one-time payment within 30 days of Licensee’s receipt of this amendment executed by Landlord for processing and documenting this Amendment.

Section 3. This Ordinance shall become effective upon passage hereof.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON  
THIS THE \_\_\_\_ DAY OF FEBRUARY 2024.

---

Dr. Victor D. Trevino  
MAYOR

ATTEST:

---

JOSE A. VALDEZ, JR.  
CITY SECRETARY

APPROVED AS TO FORM:

Doanh “Zone” T. Nguyen  
CITY ATTORNEY

---

BY: Xavier A. Charles  
ASSISTANT CITY ATTORNEY

