City of Bellbrook
Cell Tower Lease Options

February 9, 2015
Cell Tower – South Main St.

- Lease with Crown Castle
- Commencement Date was December 23, 1997
- 5 year lease terms through December 2047
- Annual Payment of $16,778 plus Monthly Payment of $1,271 = Total Payment of $32,031
- Payments increase annually by the Consumer Price Index (CPI)
Cell Tower – South Main St.

• Two Proposals to Purchase the City’s Lease rights for the cell tower
• Lump Sum Payment of $400,000-$432,000
• 50% of future increase in rents
Cell Tower – South Main St.

• Decision Points:
  – Replace annual payments with one-time lump sum (net present value)
  – Interest rate assumptions
  – Technology changes
  – Finding additional carriers for the tower