



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: JULY 1, 2025

DEPARTMENT: PUBLIC WORKS, AIRPORT DIVISION

FROM: DAVID JACOBS, PE, LS, DIRECTOR

BY: MATTHEW NELSON, C.M., ATP

TITLE: T-MOBILE WEST, LLC, COMMUNICATIONS SITE LEASE FOR 30 MORTENSEN AVENUE IDENTIFIED AS APN: 003-863-036 AT THE SALINAS MUNICIPAL AIRPORT

RECOMMENDED MOTION:

A motion to approve a resolution delegating authority to the City Manager to execute Amendment No. 1 to the Communications Site Lease Agreement between the City of Salinas and T-Mobile West, LLC for the structure operating the antennas at 30 Mortensen Avenue identified as APN 003-863-036, at the Salinas Municipal Airport.

EXECUTIVE SUMMARY:

The Amendment No. 1 to the Lease would allow T-Mobile West, LLC to continue with their existing Lease and make modifications such as updating the following: Rent and Costs, Terms and Tenants Notice Address.

Lease Terms & Conditions:

Proposed transaction terms:

- Original Term: 30 years
- Total Lease Duration: Additional 25 years
- Rental Escalation: CPI or Consumer Price Index plus 1%
- Tenants Notice Address: T-Moble USA, Inc., 12923 S.E. 38th St., Bellevue, WA 98006, Attn.: Lease Compliance, Site No. SF05823A

BACKGROUND:

Pacific Bell Mobile Services began operating the antennas on the rotating beacon at the Salinas Municipal Airport on July 9, 1996. The operating of the antennas has transitioned over a span of twenty-nine years (29) where it changed from Pacific Bell to AT&T and is currently with T-Mobile West, LLC. The City of Salinas owns the structure where the T-Mobile antennas are attached at 30 Mortensen Avenue identified as APN 003-863-036, at the Salinas Municipal Airport. (Exhibit A - Map)

In the twenty-nine years of operating at the Airport, T-Mobile West, LLC has expressed their wishes to modify a few items on their existing lease.

On May 22, 2025, this item was presented to the Airport Commission for consideration to be forwarded/recommended to City Council for approval on the requested action.

CEQA CONSIDERATION:

The City of Salinas has determined that the proposed action is not a project and, therefore, exempt as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

Amendment No. 1 to the Lease Agreement would promote the Council's Strategic Plan goals of Effective, Sustainable Government, and Economic Diversity and Prosperity.

DEPARTMENTAL COORDINATION:

Implementation of this resolution once it becomes adopted will involve Public Works/Airport, Finance and Legal Departments. The Airport will continue with the ongoing partnership by making the appropriate changes to the lease at the direction of the Airport Manager, the Finance Department will administer the proper disbursement of funds and make the appropriate changes at the direction of the Airport Manager and the Legal Department will review pertinent documents to ensure compliance with applicable laws and regulations.

FISCAL AND SUSTAINABILITY IMPACT:

There will be no impact on the City's General Fund. Revenue estimates are still be determined and will be provided when available.

Fund	Appropriation	Appropriation Name	Total Appropriation	Amount for recommendation	FY 25-26 Operating Budget Page	Last Budget Action (Date, Resolution)
6100	50.5340-54.5040	Use of money and property Ground Lease	Tbd	Tbd	298	

ATTACHMENTS:

Resolution

Exhibit A - Map

T-Mobile Lease (1996)

Amendment No. to T-Mobile Lease