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File #: 22-0407

Type: Consent

Status: Agenda Ready

In control: Board of County Commissioners

On agenda: 1/25/2022

Final action:

Title: APPROVAL OF A GROUND SPACE LEASE WITH SCHOOL BOARD OF MARTIN COUNTY AND BILL OF SALE FOR THE ACQUISITION OF THE COMMUNICATION TOWER LOCATED AT THE NORTHEAST CORNER OF SOUTH FORK HIGH SCHOOL PROPERTY, STUART

Attachments: 1. [SFHS Tower.pdf](#), 2. [Lease Clean cs.pdf](#), 3. [Lease Area S&D.pdf](#), 4. [Easement Area S&D.pdf](#), 5. [Bill of Sale Clean cs.pdf](#), 6. [Estimate 1822 from KIRMS COMMUNICATIONS LLC.pdf](#)

Text

PLACEMENT: Consent

TITLE:
title

APPROVAL OF A GROUND SPACE LEASE WITH SCHOOL BOARD OF MARTIN COUNTY AND BILL OF SALE FOR THE ACQUISITION OF THE COMMUNICATION TOWER LOCATED AT THE NORTHEAST CORNER OF SOUTH FORK HIGH SCHOOL PROPERTY, STUART
end

EXECUTIVE SUMMARY:
executive summary

Request for the approval of a Ground Space Lease with the School Board of Martin County ("SBMC") and Bill of Sale for the acquisition of the Communication Tower located at the Northeast corner of the South Fork High School ("SFHS") property in Stuart.

body

DEPARTMENT: Public Works

PREPARED BY: Name: Carla T. Segura, FRP

Title: Real Property Manager

REQUESTED BY: Matthew Hinckle, Telecommunications Manager

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

Agreement/Bill of Sale drafted by: Martin County

Parties to the Agreement/Bill of Sale: Martin County - Tenant
School Board of Martin County - Landlord

Purpose of the Agreement/Bill of Sale: Transfer cell tower to the County and issue Ground Space Lease with access

New/Renewal/Modification: New

Duration: 25 years with two (2) ten (10) year renewal periods

Benefits to Martin County: Ability to legally upgrade existing tower for MCSO use

Cost to Martin County: \$10.00 for Tower Acquisition and recording fees

The School Board currently has an outdated Communications Tower located on the Northeast corner of the SBMC owned property of SFHS. The SBMC no longer has a need for the tower, and the County currently utilizes space for both the County and Martin County Sheriff's Office (MCSO) for public safety.

The tower currently requires extensive maintenance and repairs to be properly functional. SBMC has agreed to sell the tower and associated equipment to the County for \$10.00 and in exchange, the County will update and maintain the tower. SBMC will lease the ground space for the tower as well as provide an access easement to the tower. The County will pay SBMC 50% of any futur...

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