

**RESOLUTION
R2023-023**

**A RESOLUTION APPROVING A LETTER OF INTENT TO ENTER INTO
LAND LEASE WITH U.S. CELLULAR FOR A TELECOMMUNICATIONS
TOWER ON 2,500 SQUARE FEET ON THE DEKALB COUNTY
HIGHWAY DEPARTMENT CAMPUS, DEKALB, ILLINOIS**

Be it resolved by the County Board of the County of DeKalb, Illinois as follows:

WHEREAS, DeKalb County has sought opportunities to offset the burden on taxpayers by exploring potential revenue opportunities, including associated with land leases on County owned parcels; and

WHEREAS, the County has received interest in County owned land to be used for a new telecommunications tower; and

WHEREAS, multiple County owned land and locations were investigated with challenges and limitations identified that narrowed the focus to one immediately viable opportunity, the DeKalb County Highway Department Campus; and

WHEREAS, the Highway Committee and the Facilities and Technology Committee considered the location and placement of the proposed tower and supported the proposal as currently contemplated with favorable recommendations to the full board; and

WHEREAS, the County Board of DeKalb County ("County") seeks to continue to explore offsetting costs to the General Fund by exploring these land lease opportunities; and

WHEREAS, the County will sign a Letter of Intent with U.S. Cellular to enter into a long-term lease based on the terms in Exhibit A to provide a telecommunications tower and associated appurtenances on property owned by the County of DeKalb; and

WHEREAS, the property owned by the County is located at 1826 Barber Greene Road, DeKalb Illinois; and

WHEREAS, that an executable lease would be forthcoming upon verifying that the proposed development is a viable option for a new telecommunication tower and associated equipment; and

WHEREAS, the County Board's approval of this Resolution would allow for the County Administrator to sign the Letter of Intent on behalf of the Board; and

WHEREAS, the DeKalb County Board has considered the merits of the proposed development on the grounds of the Highway Department and determined that is, therefore, in the best interests of the citizens of DeKalb County to explore this opportunity further by agreeing to the terms of the Letter of Intent as shown in Exhibit A (attached hereto);

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:


SECTION ONE: The recitals above are hereby Incorporated into this Section as though fully set forth herein and adopted as the conclusions of the DeKalb County Board.

SECTION TWO: The County Administrator of DeKalb County is hereby authorized to sign the Letter of Intent including any modifications to either document, Letter of Intent are subject to technical or otherwise non-substantive modifications, as deemed necessary by the County Administrator in consultation with the Community Development Director, County Engineer, States Attorney's Office, and other applicable staff or consultants.

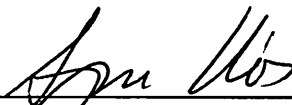
PASSED THIS 15th DAY OF MARCH 2023 AT SYCAMORE, ILLINOIS

ATTEST:

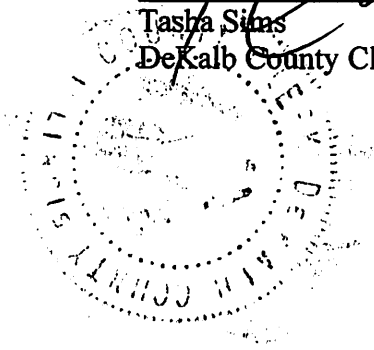
SIGNED:



Tasha Sims
DeKalb County Clerk



Suzanne Willis, Chair
DeKalb County Board





LETTER OF INTENT

This Letter of Intent represents the general terms and conditions upon which the Parties would consider a possible transaction regarding the installation and/or collocation of telecommunications structures/equipment upon the Property.

UScellular Site ID/ Name: 597480 – NE Dekalb II

Property Street Address: 1826 Barber Greene Road (Parcel ID 0813200019)

City, State & Zip Code: Dekalb, IL 60115

Owner Information:

Name: Dekalb County

Phone No.: (815) 895-7188

Email: dhiland@dekalbcounty.org

Proposed Monthly Rent: Two Thousand Eighty-Three and 33/100 Dollars (\$2,083.33)

Proposed Escalator: Two and a Half Percent (2.5%) Annually

Proposed Lease Term/Renewal: Five (5) years with Twenty (20) renewal terms of Five (5) years each

Sketch of Proposed Leased Premises and Access/Utility Easements should be attached to this letter.

- Approximate Leased area: 50' x 50' (2,500 sq. ft.) ("Leased Premises") as depicted in site sketch.
- Approximate Center of the proposed Tower location: _
41.949257° Latitude; --88.718130° Longitude

By signing this document the Parties acknowledge that a conversation took place regarding a possible transaction regarding the installation and/or collocation of telecommunications structures/equipment upon the Property and that each Party is interested in pursuing further discussions regarding the possible transaction.

This Letter of Intent is **NOT** a contract and shall not be interpreted as such. This Letter of Intent is **NOT** binding and is only intended to advance discussions concerning the possible transaction.



Either Party may terminate further discussion at any time, for any reason whatsoever, without notice to the other Party and without any further obligation or liability. This Letter of Intent does **NOT** guarantee any further discussions or establish any exclusivity terms.

On behalf of U.S Cellular:

Property Owner:

By: Missy Holcomb
Name: Missy Holcomb
Phone: (480) 302-1920
Date: February 24, 2023

By: _____
Name: _____
Date: _____



Proposed Site Location Sketch

