

IN CONSIDERATION OF RESOLUTION NO. 26-5627 FOR THE PURPOSE OF
AUTHORIZING A CELL TOWER LEASE AGREEMENT AT M. JAMES GLEASON
MEMORIAL BOAT RAMP

Date: July 13, 2026
Department: Parks and Nature
Meeting Date: July 30, 2026

Prepared by: Amber Rapp
Phone: 503-797-1653
Email: Amber.rapp@oregonmetro.gov

ISSUE STATEMENT

Metro Parks and Nature staff requests Metro Council authorize the Chief Operating Officer to negotiate and execute a lease agreement with NCWPCS MPL 26 - Year Sites Tower Holdings LLC or their affiliate ("Tenant") for a cell tower facility at M. James Gleason Memorial Boat Ramp (the "Gleason Boat Ramp"), subject to the terms and conditions as approved by the Office of Metro Attorney, which continues an existing relationship under which the Tenant currently operates an existing cell tower facility pursuant to an expiring lease.

ACTION REQUESTED

As per the attached resolution, the following action is requested:

- Authorize the Chief Operating Officer to negotiate and execute the cell tower lease agreement on terms substantially similar to those described in Exhibit A.

IDENTIFIED POLICY OUTCOMES

Authorizing the Chief Operating Officer to sign the lease is consistent with Metro Council past policy direction. In 1996 the Metro Council directed staff to enter into the first long-term cellular lease in this location to provide reliable cellular service in this area and to provide rental income to Metro. Staff reviewed the Metro Council policy direction in Resolution No. 97-2539B, known as the "Easement Policy" and have determined that a this an exception to the Easement Policy as it is a project that provides a benefit to a Metro regional park, natural area, or recreational facility.

POLICY QUESTION(S)

Should Metro execute a lease agreement for an existing cell tower facility at the Metro-owned Gleason Boat Ramp?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

Metro Council could:

1. Authorize the Chief Operating Officer to negotiate and execute the lease agreement for the cell tower facility. This would allow Parks and Nature to continue an existing relationship under which a tenant currently operates a cell tower facility on Metro owned property, which provides a benefit the recreational facility of the Gleason Boat Ramp by improving cellular service for Metro, Multnomah County Sheriff's

Office River Patrol Unit, and the general public in the area. In addition, Parks and Nature would continue to receive annual lease revenue, which is expected to be approximately \$38,400 in the first year, plus 4% annual increases for the term of the lease.

2. Direct the Chief Operating Officer to not negotiate and execute the lease agreement for the cell tower facility. This would require the existing tenant to remove the cell tower facilities, impacting cellular service for Metro, Multnomah County Sheriff's Office River Patrol Unit, and the general public in the area. Parks and Nature would lose approximately \$38,400 (plus 4% annual increases) in anticipated lease revenue annually.

STAFF RECOMMENDATIONS

Staff recommends consideration and approval of Resolution 26-5627.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

On August 8, 1996, Metro Council authorized the Executive Officer to execute a long-term ground lease with AT&T Wireless Services for a cellular telephone antenna site on the southeast corner of the Gleason Boat Ramp, under Resolution No. 96-2369. The purpose of the lease was to improve the quality of cellular service for the Northeast Marine Drive/Airport (PDX) corridor area, and Metro desired the proposed rent income. Metro entered into the lease on August 15, 1996 with a term that expires on August 14, 2026.

Parks and Nature staff wish to continue the existing relationship under a new lease with terms more favorable to Metro. Staff have negotiated key terms of the lease with the tenant, attached as Exhibit A, which will be incorporated into a lease agreement on a form approved by OMA. To support the negotiation, Parks and Nature consulted a cell tower expert to advise on the regional market for cell tower lease agreements, which resulted in more favorable terms for Metro as outlined in Exhibit A to the Resolution. Staff are confident that the terms outlined in Exhibit A represent a positive outcome for Metro with the best interest of the public in mind.

Parks and Nature reviews new requests for leases under the Easement Policy as adopted by Metro Council. However, this is an existing lease that Metro staff believe benefits the Gleason Boat Ramp and Parks and Nature operations, and wish to continue. Section 12 of the Easement Policy provides limited exceptions to the Easement Policy, including for projects that provide a benefit to a Metro regional park, natural area, or recreational facility. Staff have determined the lease for the cell tower facility fits this exception as a project designed to benefit the recreational facility of the Gleason Boat Ramp by providing reliable cellular service benefits to Metro, other public agencies such as the Multnomah County Sheriff's Office River Patrol Unit that operates out of the Gleason Boat Ramp, and members of the public, in addition to bringing in lease revenue that helps fund park operations.

Legal Antecedents

- Metro Council Resolution No. 96-2369, For the Purpose of Authorizing a Long Term Lease Agreement of Property for a Cellular Telephone Antenna Site at the M. James Gleason Boat Ramp (August 8, 1996)
- Metro Council Resolution No. 97-2539B, For the Purpose of Approving General Policies Related to the Review of Easements, Rights of Ways, and Leases for Non-Park Uses Through Properties Managed by the Regional Parks and Greenspaces Department (November 6, 1997)

Anticipated Effects

Parks and Nature will move forward with negotiating and executing a new lease to continue the existing relationship with the current tenant for the operation of the existing cell tower facility at the M. James Gleason Memorial Boat Ramp.

Financial Implications

Parks and Nature will receive approximately \$38,400 in annual rent revenue for the first year of the lease. Rent will increase 4% annually thereafter for the term of the lease.

BACKGROUND

The Metro Code requires Metro Council approval of new requests for easements, right of ways and leases over Metro property. As an owner of approximately 18,000 acres of land across the greater Portland region, Metro's Parks and Nature Department receives frequent requests for new easements, right of ways and leases over Metro property for both park and non-park uses. In 1997, to ensure that the habitat and natural area purposes for which voters funded Metro's property acquisition are not eroded over time by non-park uses, the Metro Council approved Resolution No. 97-2539B.

Resolution No. 97-2539B directs staff to make recommendations to the Metro Council on whether an easement, right of way or lease request should be granted, and the policy provides the framework for staff to make its recommendations. Projects that are incorporated into a Metro management plan or master plan, or benefit a Metro regional park, natural area, or recreational facility, are excepted from the Easement Policy.

ATTACHMENTS

None

