

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING A	)	RESOLUTION NO. 26-5627
CELL TOWER LEASE AGREEMENT AT THE	)	
M. JAMES GLEASON MEMORIAL BOAT	)	Introduced by Chief Operating Officer
RAMP	)	Marissa Madrigal in concurrence with
	)	Council President Juan Carlos González

WHEREAS, Metro owns and operates the M. James Gleason Memorial Boat Ramp (“Gleason Boat Ramp”), offering picnic and viewing areas, wetland and wildlife habitat, docks, restrooms, and a boat launch, and the Multnomah County Sheriff’s Office River Patrol Unit also operates out of the Gleason Boat Ramp; and

WHEREAS, on August 8, 1996, Metro Council authorized the Executive Officer to execute a long-term ground lease with AT&T Wireless Services for a cell tower facility on the southeast corner of the Gleason Boat Ramp through Resolution No. 96-2369; and

WHEREAS, the purpose of the cell tower facility was to improve the quality of cellular service for the Northeast Marine Drive and Portland Airport area, also providing Metro with rental income; and

WHEREAS, Metro entered into the lease with AT&T Wireless Services on August 15, 1996, which lease automatically renewed for six five-year terms and will expire on August 14, 2026; and

WHEREAS, during the lease term, the interest in the lease transferred to the current tenant, NCWPCS MPL 26 - Year Sites Tower Holdings LLC (“Tower Holdings LLC”); and

WHEREAS, Metro wishes to enter into a new lease agreement with terms more favorable to Metro and Tower Holdings LLC desires to renew the lease for the cell tower facility; and

WHEREAS, the Metro Council adopted Resolution No. 97-2539B on November 6, 1997, “For the Purpose of Approving General Policies Related to the Review of Easements, Right of Ways, and Leases for Non-Park Uses Through Properties Managed by the Regional Parks and Greenspaces Department” (the “Easement Policy”); and

WHEREAS, the Easement Policy includes as an exception to the policy for projects designed to benefit a Metro regional park, natural area, or recreational facility; and

WHEREAS, the cell tower facility provides a benefit to the recreational facility of the Gleason Boat Ramp because it provides reliable cellular service for Metro, other public agencies such as the Multnomah County Sheriff’s Office River Patrol Unit, and members of the general public, and provides rental income to support Metro operations; now therefore,

BE IT RESOLVED that the Metro Council:

1. Finds that the public interest will be furthered by entering into a new lease agreement for the cell tower facility to continue the quality of cellular service for Metro, other public agencies such as the Multnomah County Sheriff’s Office River Patrol Unit, and members of the general public, as well as the Northeast Marine Drive and Portland Airport area and to provide Metro with rental income to use for park operations; and

2. Finds the cell tower facility under the new lease agreement is a project that provides a benefit to the Gleason Boat Ramp and is therefore excepted from review under the Easement Policy; and
3. Authorizes the Chief Operating Officer to negotiate and execute a lease agreement for the cell tower facility at the Gleason Boat Ramp with Tower Holdings LLC (or an approved affiliated entity), provided the basic terms are substantially similar to those described on Exhibit A and the form of agreement is approved by the Office of Metro Attorney.

ADOPTED by the Metro Council this 30th day of July 2026.

Juan Carlos González, Council President

Approved as to Form:

Carrie MacLaren, Metro Attorney