



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 24, 2018

DATE: February 13, 2018

SUBJECT: Resolution consenting to the holdover of APC Realty and Equipment Company, LLC, a Delaware limited liability company, as tenant, on a month-to-month basis beginning in March 2018, under that certain Deed of Lease, dated March 1, 2003, with the County Board of Arlington County, Virginia, as landlord, for premises located at 2400 N. Wakefield St., Arlington, Virginia (RPC# 05-005-072).

C. M. RECOMMENDATION:

Adopt the resolution (“Resolution”) attached to the staff report as Exhibit A, consenting to the holdover of APC Realty and Equipment Company, LLC, as tenant, on a month-to-month basis beginning in March 2018, under that certain Deed of Lease, dated March 1, 2003, with the County Board of Arlington County, Virginia, as landlord, for premises located at 2400 N. Wakefield St., Arlington, Virginia (RPC# 05-005-072).

ISSUES: There are no outstanding issues relating to the adoption of the Resolution as of the date of this report.

SUMMARY: Adoption of the attached Resolution would permit APC Realty and Equipment Company, LLC (“Sprint”) to continue to operate a wireless communications facility, as tenant, on a portion of the County’s Lee Pumping Station property, on a month-to-month basis, pending the negotiation and approval of a longer-term lease modification agreement with the County.

BACKGROUND: Sprint operates a wireless communications facility on a portion of the County’s Lee Pumping Station property, pursuant to a lease with the County Board dated March 1, 2003 (the “Lease”). The term of the Lease expires on February 28, 2018. Sprint has no extension option.

Staff and Sprint are negotiating a lease modification agreement that would extend the term of the Lease for five years. Negotiations were not completed in time for the February 2018 Board meeting.

County Manager:

mga / cgm

County Attorney:

[Signature] *[Signature]*

10. A.

Staff: Doug Raiden, DES – Real Estate

DISCUSSION: Adopting the Resolution would enable Sprint to hold over, as a tenant, on a month-to-month basis, pending the completion of negotiations for the contemplated lease modification agreement. Base rent during the holdover period would increase to \$10,209.98 per month (50% above the current base rent), pursuant to the holdover provisions of the Lease.

PUBLIC ENGAGEMENT: None. There is no proposed change in the use of the premises.

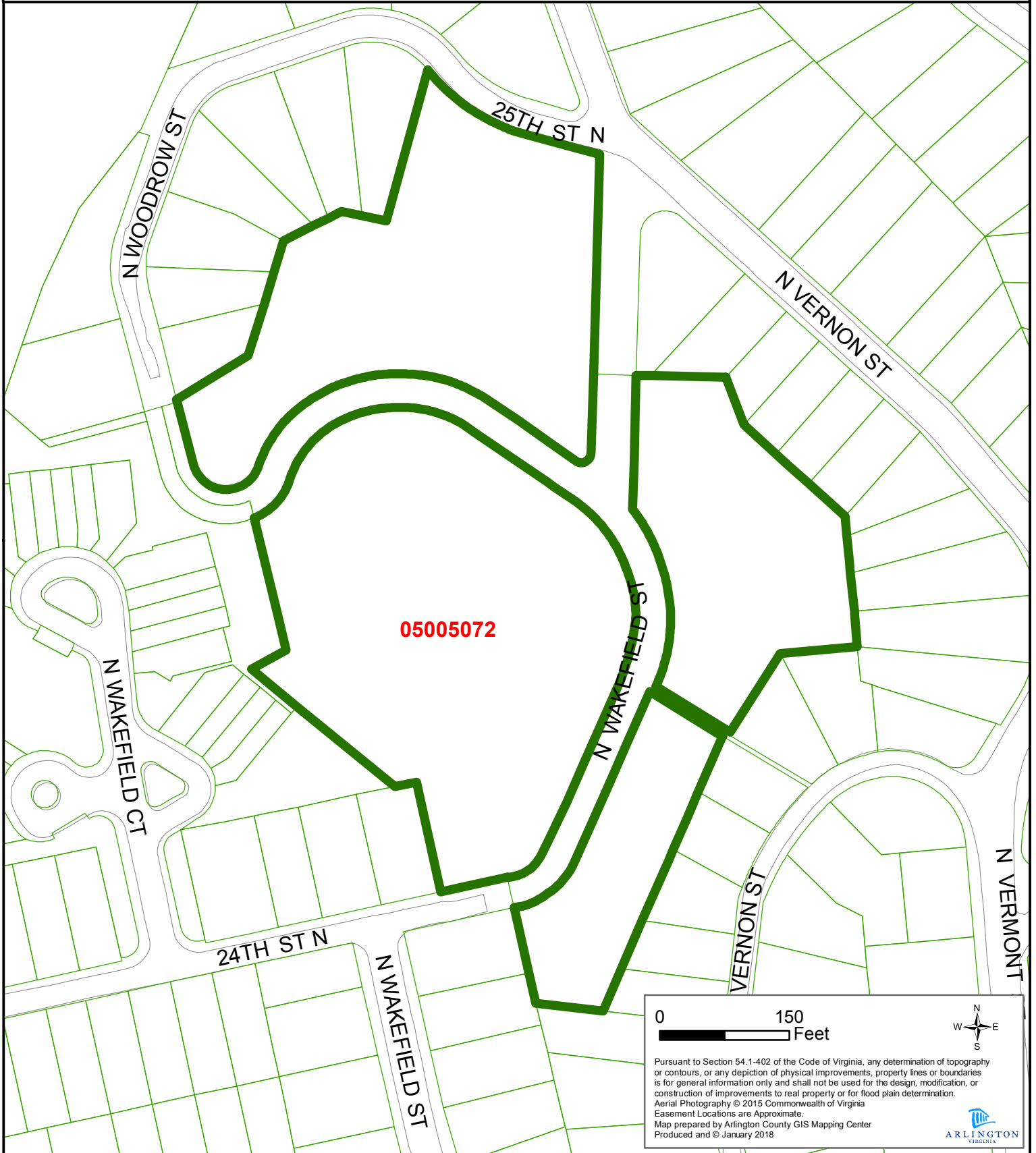
FISCAL IMPACT: All rent collected during the holdover would be deposited into the County's general fund.

EXHIBIT A

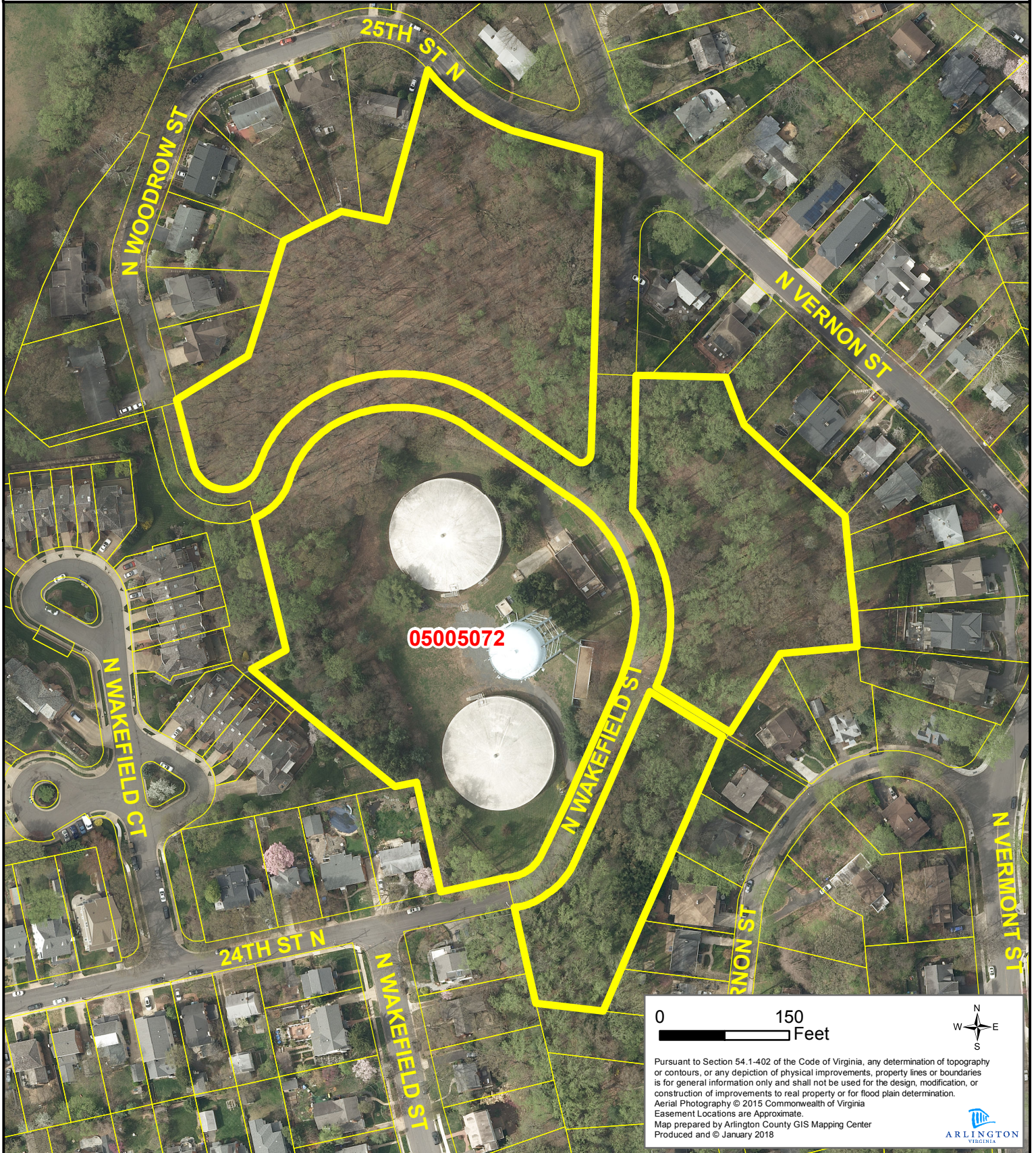
RESOLUTION

BE IT RESOLVED, that the County Board of Arlington County, Virginia hereby consents to APC Realty and Equipment Company, LLC holding over, as tenant, on a month-to-month basis beginning March 1, 2018, under that certain Deed of Lease, dated March 1, 2003, with the County Board, as landlord, for premises located at 2400 N. Wakefield St., Arlington, Virginia (RPC No. 05-005-072).

Vicinity Map
Lee Pumping Station
2400 N. Wakefield St.
RPC # 05005072



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