



Executive Director's
Report to the
Board of Harbor Commissioners

DATE: NOVEMBER 5, 2025

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVE LEASE AGREEMENT BETWEEN MOBILE RELAY ASSOCIATES AND THE CITY OF LOS ANGELES HARBOR DEPARTMENT

SUMMARY:

Staff requests approval of a successor Lease Agreement (Agreement) with Mobile Relay Associates (MRA) whereby the City of Los Angeles Harbor Department (Harbor Department) will continue to lease antenna and dish space at Mount Lukens. The space will be utilized for the maintenance and operation of radio communications equipment for the Los Angeles Port Police (Port Police). Port Police will hold a Federal Communications Commission (FCC) license for the use and operation of the communications equipment and will comply with all FCC rules and regulations. The Mount Lukens location is essential to the Port Police radio communications system as it provides significant radio coverage for Port Police operations.

The proposed Agreement is for five years. Based upon payments of \$4,730.60 per month in the first year, which would then be subject to annual two percent increases, a total of \$295,418.79 would be spent by the Harbor Department on this Agreement over its five-year term.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III Class 1(14) of the Los Angeles City CEQA Guidelines;
2. Approve the Lease Agreement with Mobile Relay Associates;
3. Direct the Board Secretary to transmit the proposed Lease Agreement to the Los Angeles City Council for approval pursuant to Section 373 of the Charter of the City of Los Angeles and Section 10.5 of the Los Angeles Administrative Code;
4. Authorize the Executive Director to execute and the Board Secretary to attest to the Lease Agreement; and
5. Adopt Resolution No. _____.

SUBJECT: LEASE AGREEMENT WITH MOBILE RELAY ASSOCIATES

DISCUSSION:

Background – Port Police routinely operates outside of their standard boundaries to conduct law enforcement and port security missions, as well as to assist other agencies with search and rescue operations. Radio communications are critical for Port Police units to maintain communications with Port Police dispatch, other Port Police units, and responding units from other agencies. In the past, radio communications for this area were poor due to the absence of a transmitter site dedicated to this operating area. It is important for Port Police to continue to transmit from this site in order to retain an FCC license.

Various coverage studies and extensive collaboration between the contractor, Motorola, the Harbor Department Information Technology Division and Port Police, have confirmed this site to be an ideal location. Furthermore, the Mount Lukens radio site is strategic to support the Board-approved Port Police land mobile radio upgrade project.

The Agreement site at Mount Lukens accommodates radio tower space for antennas and microwave dishes and equipment room for radio hardware required for the upgraded Port Police radio system. This site supports a Port Police Citywide tactical voice channel for strategic and back up communications capabilities and is connected through a secure network with all other radio sites in this upgraded radio system.

This Agreement leverages an existing radio site that is strategic for coverage and performance and eliminates the need to build a new radio site.

The existing Agreement No. 25-10110 with MRA was recently approved by the Board and became effective January 1, 2025, with a five-year term. Annual rent under Agreement 25-10110 is \$49,800.00, based on a monthly rent of \$4,150.00. Since the approval of Agreement 25-10110, Port Police required additional equipment at the tower at Mount Lukens. A new Agreement is required to reflect the additional equipment which will increase annual rent from \$49,800.00 to \$56,767.20. Staff is requesting approval of the proposed successor Agreement to allow Port Police to continue to use the equipment for a new term of five years, effective January 1, 2026. Upon approval, Agreement 25-10110 will be terminated.

Lease Agreement – The proposed Agreement (Transmittal 1) grants the Harbor Department antenna and dish space at Mount Lukens. The term of the proposed Agreement is five years. The space will be utilized for the maintenance and operation of radio communications equipment for the Port Police radio communications system.

The antenna and dishes are the property of MRA. The existing Agreement specifies that MRA has the right to lease certain space on the antenna and dishes to public agencies for the purpose of communications operations.

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ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of successor Agreement with MRA to continue to lease antenna and dish space at Mount Lukens, which is an activity involving the renewal of any lease, license or permit to use an existing structure of facility involving negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III Class 1(14) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed successor Agreement will authorize the Harbor Department to spend \$295,418.79 over its five-year term to lease antenna and dish space at Mount Lukens. The rental amount represents the standard flat rate that MRA charges all tenants for radio sites. Initial monthly rent will be \$4,730.60. Beginning on the first anniversary of the commencement date and on each anniversary thereafter, annual rent would be subject to a two percent increase. The two percent annual lease rate escalation amount is standard for MRA radio site leases and appears in site leases for their existing clients.

Assuming a commencement date of January 1, 2026, it is anticipated that funds for the proposed Agreement will be expended as follows:

Fiscal Year	Amount
2025/2026	\$56,767.20
2026/2027	\$57,902.54
2027/2028	\$59,060.59
2028/2029	\$60,241.81
2029/2030	\$61,446.65
Total	\$295,418.79

Fiscal Year (FY) 2025/2026 funding in the amount of \$56,767.20 is available within Account 561000 (Property Rentals), Division 52010 (Port Police). Funding for future fiscal years will be requested as part of the annual budget adoption process through the Port Police Division.

SUBJECT: LEASE AGREEMENT WITH MOBILE RELAY ASSOCIATES

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the Agreement as to form and legality.

TRANSMITTAL:

1. Lease Agreement

FIS Approval: *JS*
CA Approval: *MLP*

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