



**DATE: MAY 7, 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 (Mobile) 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 inclusion of the Mount Lukens location to the Port Police radio communications system provides for significant radio coverage for Port Police operations.

The proposed Lease Agreement is for five years. Based upon payments of \$4,150.00 per month in the first year, which would then be subject to annual two percent increases, a total of \$259,161.20 would be spent by the Harbor Department on this proposed 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. Authorize the Executive Director to execute and the Board Secretary to attest to the Lease Agreement; and
4. Adopt Resolution No. \_\_\_\_\_.

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**DISCUSSION:**

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

The Mount Lukens radio site is strategic to support the Board-approved Port Police land mobile radio upgrade project. This site was determined after extensive collaboration between the contractor, Motorola, Harbor Department Information Technology Division and Port Police and coverage studies validated during the detailed design review.

The lease site at Mount Lukens accommodates radio tower space for antennas and microwave dishes and an 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 backup communications capabilities and is connected through a secure network with all other radio sites in this upgraded radio system.

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

The previous agreement, Agreement No. 21-9785 (Agr. 21-9785) with Mobile allowed Port Police to operate and maintain radio communications equipment at Mount Lukens. Agr. 21-9785 expired on December 31, 2024, therefore, staff are requesting approval of the proposed Agreement to allow Port Police to continue to use the equipment for an additional five years, retroactively effective to January 1, 2025. The lapse in agreements was due to administration delay.

Lease Agreement – The proposed Agreement (Transmittal 1) grants the Harbor Department antenna and dish space at Mount Lukens. The term of the proposed Lease 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 Mobile Relay Associates. The existing lease agreement specifies that Mobile Relay Associates 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 a successor Agreement with Mobile to continue to lease antenna and disk space at Mount Lukens, which is an activity involving the renewal of any lease, license or permit to use an existing structure or facility involving negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from CEQA in accordance with Article III Class 1(14) of the Los Angeles City CEQA Guidelines.

**FINANCIAL IMPACT:**

The cost of the proposed five-year Agreement is \$4,150.00 per month, subject to two percent annual increases. The rental amount represents the standard flat rate that Mobile charges all tenants for radio sites. Beginning on the first anniversary of the commencement date and on each anniversary thereafter during the five-year term of the proposed Agreement, annual rent would be subject to a two percent increase. The two percent annual lease rate escalation amount is standard for Mobile radio site leases and appears in site leases for their existing clients. Based upon payments of \$49,800.00 per year in the first year, which would then be subject to annual two percent increases, a total of \$259,161.20 would be spent by the Harbor Department on this proposed Agreement over its five-year term.

Assuming a retroactive commencement date of January 1, 2025, it is anticipated that funds for the proposed Agreement will be expended, as follows:

Fiscal Year	Amount
2025	\$49,800.00
2026	\$50,796.00
2027	\$51,811.92
2028	\$52,848.16
2029	\$53,905.12
<b>Total</b>	<b>\$259,161.20</b>

Fiscal Year (FY) 2025 funding in the amount of \$49,800.00 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.

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**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: *SO*

*Michael J. Galvin*  
MICHAEL J. GALVIN  
Director of Waterfront & Commercial Real Estate

*Michael DiBernardo*  
MICHAEL DiBERNARDO  
Deputy Executive Director

APPROVED:

*Erica M. Calhoun* for

EUGENE D. SEROKA  
Executive Director

ES:MD:MG:HP:MS:MK:jt  
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