



Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: DECEMBER 15, 2020**

**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 Lease Agreement (Agreement) whereby the City of Los Angeles Harbor Department (Harbor Department) will be leasing antenna and dish space at Mount Lukens. The space will be utilized for the installation, 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 addition of this location to the Port Police radio communications system will provide for significant radio coverage for Port Police operations.

The proposed Lease Agreement is for four years. Based upon payments of \$3,850 per month in the first year, which would then be subject to annual two percent increases, a total of \$190,418 would be spent by the Harbor Department on this proposed Agreement over its four-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 operate 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. Currently, radio communications for this area are poor due the lack of a transmitter site dedicated to this operating area. It is important for Port Police to transmit from this site by January 1, 2021 in order to retain an FCC license.

The Mt. 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 site is currently leased by the Harbor Department for the legacy Port Police radio system. That lease, combined with two other radio sites in the Angeles National Forrest (Saddle Peak and Sierra Peak), expires June 30, 2021.

The new lease site at Mt. Lukens will accommodate new radio tower space for antennas and microwave dishes and equipment room for new radio hardware required for the upgraded Port Police radio system. This site will support a Port Police Citywide tactical voice channel for strategic and back up communications capabilities and will be 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.

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 four years. The space will be utilized for the installation, maintenance, and operation of radio communications equipment for the Port Police radio communications system. The addition of this location to the Port Police radio communications system will provide for significant improved radio coverage of areas that are not covered by the current Port Police radio 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 Lease Agreement to lease Mobile Relay Associates' antenna, dishes, and equipment room located on Mount Lukens for the installation, maintenance, and operation of radio communications equipment for the Port Police, which is an activity involving the issuance of a lease to use an existing 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:**

The cost of the proposed four-year Agreement is \$3,850 per month for the first year. The rental amount represents the standard flat rate that Mobile Relay Associates. charges all tenants for radio sites. Beginning on the first anniversary of the commencement date and on each anniversary thereafter during the four-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 Relay Associates radio site leases and appears in site leases for existing clients. Based upon payments of \$46,200 per year in the first year, which would then be subject to annual two percent increases, a total of \$190,418 would be spent by the Harbor Department on this proposed Agreement over its four-year term.

Assuming a commencement date of January 1, 2021, it is anticipated that funds for the proposed Agreement will be expended as follows:

FY 2020/2021	\$23,100
FY 2021/2022	\$46,662
FY 2022/2023	\$47,595
FY 2023/2024	\$48,547
FY 2024/2025	\$24,514
<b>Total</b>	<b>\$190,418</b>

Funding for Fiscal Year 2020/21, the amount of \$23,100 is available within the Port Police Division budget, Account 59190 (Equipment Rental – Misc.), Center 0412, Program 000. 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: 

CA Approval: 

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

*Michael DiBernardo*  
MICHAEL DiBERNARDO  
Deputy Executive Director

APPROVED:



EUGENE D. SEROKA  
Executive Director

ES:MD:MG:HP:MS:raw  
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