

ELDRIDGE ELECTRIC AND WATER UTILITY BOARD

May 21, 2024 – 5:00pm
City Hall, 305 N. 3rd Street

1. Call to Order
2. Public Comment
3. Approval of Agenda
4. **Approval of Utility Board Meeting Minutes from May 7, 2024**

5. Consideration of Closed Session pursuant to Iowa Code 21.5(1)c “To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation” and Iowa Code 21.5(1)g “To avoid disclosure of specific law enforcement matters, such as current or proposed investigations or inspection or auditing techniques or schedules, which if disclosed would enable law violators to avoid detection”

6. Administrative
 - A. Appointment of Board Officers
 - B. Discussion and Consideration to rescind authorization for Dickinson, Bradshaw, Fowler & Hagen, P.C. to apply for an Employer Identification Number (EIN) for the Eldridge Electric & Water Utility
 - C. Discussion and Consideration to rescind authorization for Dickinson, Bradshaw, Fowler & Hagan, P.C. to obtain quotes or engage any third party investigation of City allegations, including rescinding of any authorization for JL Consulting to conduct any investigation
 - D. Discussion and Consideration to authorize and direct Dickinson, Bradshaw, Fowler & Hagan, P.C. to file a dismissal with prejudice on behalf of the Eldridge Electric & Water Utility Board as Plaintiff in the lawsuit against the City of Eldridge.
 - E. Discussion and Consideration to terminate the legal services engagement with Dickinson, Bradshaw, Fowler & Hagan, P.C.
 - F. Department Update

7. Financial
 - A. **Consideration to Approve Bills Payable**

8. Electric Department
 - A. Department update – Collin Wilson

9. Water Department
 - A. **Verizon Lease Proposal**
 - B. Department Update

10. Adjournment

NEXT REGULAR MEETING: Tuesday, June 4th, 2024 at 5:00pm

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:01 P.M. on May 7, 2024, at Eldridge City Hall.

Board members present were Craig Gehrls, Jeff Hamilton, Rachael Padavich, and Abby Petersen. Also, present: Jacob Rowe, Jody Coffman, Brock Kroeger, Nevada Lemke, Ryan Iossi, Mark Ridolfi, and Sadie Wagner.

Public Comment – Brock Kroeger stated that he was present and would abstain from voting.

Motion by Hamilton to approve Agenda. Second by Padavich. All ayes.

Motion by Padavich to approve Utility Board Meeting Minutes from April 23, 2024. Second by Hamilton. All ayes.

Financial –

Motion by Padavich to approve bills payable for \$257,169.99. Second by Petersen. All ayes.

Electric Department-

Outages- Lemke shared there was a recent outage on May 3, 2024, at 550 North 9th Avenue due to animal contact. Power was out at 10:00 A.M. and restored by 10:20 A.M. and limited to only one residence.

Department Update_ Lemke shared the crew has rerouted power for the transformer relocation at the North Scott football field expansion project. They've also been working on the IUB correction project.

Water Department-

Water Test Results – Lemke shared there were 8 samples pulled from sites all over the city and the QC Analytical report shows all water tests passed.

Verizon Lease Discussion Update – Lemke shared the new proposal from Verizon. The proposal is to decrease rent to \$950 a month with a 10% escalator every five years. The lump sum offer is \$210,000. Lemke stated they would recommend with time still on the lease that this would not be a good negotiation as this is a bigger decrease from their last offer. There are still about 2, almost 3 years left on the current lease.

Department Update – Lemke shared the water department is continuing their spring hydrant flushing. Bryson Stymeist will be going to an IAMU training at the end of May for a two-day workshop in Des Moines for the water distribution and water leak detection class. Lemke also shared they are looking at the end of May or, the beginning of June for the water plant remodel. They are still waiting to hear back from Cahoy regarding the installation of Well #3 and the high-service pump #4.

Administrative –

Discussion to promote and motivate utility customers to sign up for eStatements - Gehrls shared his ideas to promote email billing to reduce the amount of postage spent monthly. The board members discussed different ways to promote this by adding a note to the postcards mailed to our residents and posting on social media.

Department Update- Lemke shared they would be meeting with ISG to touch base on the project status of the reconditioning of the 16th Ave water tower. She also stated they have a meeting set up with the representative with 120 Water to figure out where things are at with the lead copper inventory. The last time it was measured it was at 35% completion and needs to be at 100% by October. Lemke stated they would figure out the next steps and other options they could look at to get this completed for all the residents. Padavich asked if there is a suspense date on it, Lemke stated it has to be done by October, ideally, they would get it done a couple of months prior to that. But at a 35% completion, it will depend on the next steps after figuring out what measures have already been taken to get these to our residents.

Motion by Hamilton to adjourn the meeting at 5:11 pm. Second by Petersen. All ayes.

Sadie Wagner

Billing Clerk

BILLS PAYABLE 5/07/2024

CHECK #	FUND	VENDOR	DESCRIPTION	AMOUNT
820	630 5-820-6503	CENTRAL MUNICIPAL POWER MONTHLY	ENERGY SUPPLY	\$ 71,269.35
821	821 5-630-6184	EBS WEEKLY	CLAIM FUNDING	\$ 519.29
822	600 5-810-6150	EBS MONTHLY	PSF/FLEX/COBRA - ADMIN FEES	\$ 29.70
822	630 5-820-6150	EBS MONTHLY	PSF/FLEX/COBRA - ADMIN FEES	\$ 78.67
838	821 5-630-6184	EBS WEEKLY	CLAIM FUNDING	\$ 1,340.35
839	600 5-810-6418	IA DEPT OF REVENUE & FINANCE MONTHLY	SALES TAX 3/24	\$ 1.79
840	630 5-820-6502	MIDAMERICAN ENERGY CO MONTHLY	WS-4 LOUISA	\$ 20,000.00
840	630 5-820-6501	MIDAMERICAN ENERGY CO MONTHLY	LOUISA	\$ 55,000.00
225940	630 2033	CARTER JOSHUA	DEPOSIT REFUND	\$ 19.07
225941	630 2033	DENNIS JAROD	DEPOSIT REFUND	\$ 6.56
225942	630 2033	REYES WILLIAM	DEPOSIT REFUND	\$ 143.08
225943	600 5-810-6160	CONTINENTAL WESTERN GROUP ANNUALLY	WORKERS COMP INS PREM	\$ 2,461.68
225943	630 5-820-6160	CONTINENTAL WESTERN GROUP ANNUALLY	WORKERS COMP INS PREM	\$ 7,385.02
225944	600 5-810-6150	DELTA DENTAL MONTHLY	LIFE INSURANCE PREMIUMS	\$ 12.20
225944	630 5-820-6150	DELTA DENTAL MONTHLY	LIFE INSURANCE PREMIUMS	\$ 25.80
225944	600 5-810-6150	DELTA DENTAL MONTHLY	LONG TERM DIS INS PREMIUMS	\$ 65.25
225944	630 5-820-6150	DELTA DENTAL MONTHLY	LONG TERM DIS INS PREMIUMS	\$ 127.76
225945	600 5-810-6408	THE CINCINNATI INS CO ANNUALLY	EQUIPMENT INSURANCE	\$ 460.62
225945	630 5-820-6408	THE CINCINNATI INS CO ANNUALLY	EQUIPMENT INSURANCE	\$ 1,381.86
225946	600 5-810-6150	WELLMARK BLUE CROSS MONTHLY	EMPLOYEE HEALTH INS PREMIUMS	\$ 2,314.80
225946	630 5-820-6150	WELLMARK BLUE CROSS MONTHLY	EMPLOYEE HEALTH INS PREMIUMS	\$ 4,563.05
225947	600 5-810-6331	WEX BANK MONTHLY	FUEL	\$ 437.12
225947	630 5-820-6331	WEX BANK MONTHLY	FUEL	\$ 233.04
225948	630 2033	AMHOF TRUCKING INC.	METER READ ISSUE - ACCT REFUND	\$ 6,374.09
225949	VOIDED	DELTA DENTAL		
225950	630 2033	WOODRUFF KAYLIE	DEPOSIT REISSUED CHECK	\$ 41.12
225951	600 5-810-6010	POWELL JACOB	TAX LIABILITY DUE CLERICAL ERR	\$ 1,711.50
225952	630 5-820-6508	U.S. POST OFFICE MONTHLY	POSTAGE-POSTCARDS	\$ 1,015.41
225953	630 2033	MACKIE CHERYL	ONLINE PYMT ISSUE - ACCT REFUND	\$ 103.65
225954	600 5-810-6150	DELTA DENTAL MONTHLY	DENTAL INSURANCE PREMIUMS	\$ 222.30
225954	630 5-820-6150	DELTA DENTAL MONTHLY	DENTAL INSURANCE PREMIUMS	\$ 272.88
225955	630 5-820-6310	A & A AIR COND & REFRIG INC MONTHLY	ICE MACHINE RENTAL	\$ 62.50
225956	630 5-820-6340	ACCESS SYSTEMS LEASING MONTHLY	CH COPIER LEASE	\$ 175.88
225956	630 5-820-6340	ACCESS SYSTEMS LEASING MONTHLY	CITY SHOP COPIER LEASE	\$ 202.18
225957	600 5-810-6332	AE OUTDOOR POWER	WATER DEPT MOWER	\$ 376.06
225958	630 5-820-6506	AMAZON CAPITAL SERVICES	LATE NOTICE PAPER	\$ 88.38
225959	600 5-810-6373	BOHNSACK & FROMMELT LLP	ACCOUNTING SERVICES	\$ 390.65
225959	630 5-820-6401	BOHNSACK & FROMMELT LLP	ACCOUNTING SERVICES	\$ 1,562.47
225960	630 5-820-6310	CINTAS CORPORATION MONTHLY	CITY SHOP MATS	\$ 67.88
225960	630 5-820-6310	CINTAS CORPORATION MONTHLY	CITY HALL MATS	\$ 45.11
225961	630 5-820-6450	CROSSROADS MOBILE MAINT ANNUALLY	TRUCK INSPECTION	\$ 1,038.58
225962	600 5-810-6332	EASTERN IOWA TIRE	MOWER FRONT TIRE TUBES	\$ 22.90
225963	600 5-810-63711	ELDRIDGE WELDING	FLUSHING BOX	\$ 134.00
225964	630 5-820-6560	FLETCHER-REINHARDT CO.	ELECTRIC SUPPLIES	\$ 2,266.15
225965	600 5-810-6181	G T SPORTS UNLIMITED ANNUALLY	SAFETY GREEN TSHIRTS	\$ 90.00
225966	600 5-810-6311	GRAINGER	SOLENOID VALVE - WATER PLANT	\$ 1,026.54
225967	600 5-810-6501	HACH CO.	MONOCHLORAMINE, CHLORINE	\$ 1,315.70
225968	600 5-810-6501	HAWKINS INC.	CHLORINE	\$ 60.00
225968	600 5-810-6501	HAWKINS INC.	CHLORINE	\$ 1,648.73
225969	600 5-810-6213	IA ASSN. MUNICIPAL UTIL. QUARTERLY	APRIL-JUNE 24 SAFETY TRAINING	\$ 1,280.71

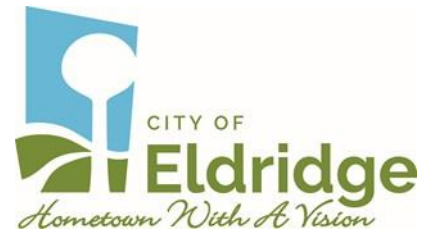
225969	630 5-820-64401	IA ASSN. MUNICIPAL UTIL. QUARTERLY	APRIL-JUNE 24 SAFETY TRAINING	\$ 1,280.71
225970	630 5-820-6450	IOWA ONE CALL MONTHLY	LOCATES	\$ 137.80
225971	600 5-810-6752	JANDA MOTOR SERVICES	AC REPAIR - HS PUMP #4	\$ 1,500.00
225971	600 5-810-6752	JANDA MOTOR SERVICES	AC REPAIR - HS PUMP #1	\$ 1,500.00
225971	600 5-810-6752	JANDA MOTOR SERVICES	AC REPAIR - MOTOR - WELL #3	\$ 2,100.00
225972	600 5-810-63711	KLM ENGINEERING INC	WATER TOWER LADDER REPAIR	\$ 6,240.00
225973	600 5-810-6310	MENARDS	WATER PLANT SLEANING SUPPLIES	\$ 71.61
225973	630 5-820-6507	MENARDS	LOCATE PAINT	\$ 42.45
225974	630 5-820-6310	MERSCHMAN HARDWARE	BATTERIES	\$ 35.98
225974	600 5-810-6310	MERSCHMAN HARDWARE	240 SPRAYER WATER PLANT	\$ 19.99
225974	600 5-810-6310	MERSCHMAN HARDWARE	WASP ANMD HORNET KILLER	\$ 8.00
225975	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	WATER METERS SUPPLIES	\$ 51.39
225975	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	WATER METERS	\$ 148.78
225975	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	WATER METERS	\$ 1,048.46
225975	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	METERS	\$ 1,266.74
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	401 S 16TH AVE GENERATOR	\$ 11.44
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	853 N 1ST GENERATOR	\$ 12.56
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	851N 1ST ST WELL 5	\$ 22.12
225976	630 5-820-6371	MIDAMERICAN ENERGY CO MONTHLY	120 E IOWA ST	\$ 197.63
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	503 W DONAHUE ST	\$ 281.34
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	212 N 3RD ST	\$ 30.00
225977	600 5-810-6332	MUSCATINE LAWN & POWER	MOWER BLADES	\$ 89.28
225978	630 5-820-6414	NORTH SCOTT PRESS MONTHLY	UTILITY BOARD MINUTES	\$ 244.25
225979	600 5-810-6332	P & K MIDWEST INC	STRING TRIMMER AT W PLANT	\$ 15.99
225980	600 5-810-6332	PATRIOT LINCOLN OF DAVENPORT	UNIT 22 RELAY	\$ 97.32
225981	600 5-810-63711	PLEASANT VALLEY REDI-MIX INC	LECLAIRE 5TH & VALLEY WTRMAIN	\$ 493.00
225982	600 5-810-6520	QUAD CITIES TAS MONTHLY	ANSWERING SERVICE	\$ 33.27
225982	630 5-820-6450	QUAD CITIES TAS MONTHLY	ANSWERING SERVICE	\$ 33.28
225983	600 5-810-6560	QUAD CITIES WINWATER CO	METER COUPLING	\$ 445.60
225984	600 5-810-6310	RAGAN MECHANICAL	ACTUATED CONTROL VALVES	\$ 12,675.00
225985	630 5-820-6181	RILCO SAFETY SUPPLY	EAGLE - FR CLOTHING	\$ 449.40
225986	600 5-810-6010	ROBERT HALF WEEKLY	OVERSTREET- TEMP SERVICES	\$ 46.68
225986	630 5-820-6010	ROBERT HALF WEEKLY	OVERSTREET- TEMP SERVICES	\$ 186.76
225987	600 5-810-6506	STAPLES	DATA STICKS	\$ 38.24
225987	630 5-820-6491	STAPLES	POLY BAGS	\$ 44.97
225987	600 5-810-6506	STAPLES	POLY BAGS	\$ 44.97
225988	630 5-820-6560	STUART C IRBY CO	TUBING	\$ 409.28
225989	630 5-820-6319	TYLER TECHNOLOGIES ANNUALLY	ANNUAL FEES	\$ 1,407.54
225990	600 5-810-6560	VAN WERT INC	ERTs (METER COMM MODULES)	\$ 2,608.08
225991	630 5-820-6373	VERIZON WIRELESS MONTHLY	UTILITY CELLULAR	\$ 132.83
225991	600 5-810-6373	VERIZON WIRELESS MONTHLY	UTILITY CELLULAR	\$ 149.93
225992	600 5-810-6520	WHITE ROOFING CO. INC.	CRANE RENTAL	\$ 237.50
ACH	SPLIT	PAYROLL 4/27/2024 BI-WEEKLY	PAYROLL 4/27/2024	\$ 31,808.39
TOTAL:				\$ 257,169.99

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
225993	WATER	600 5-810-6371	ALLIANT ENERGY CO.	STREET LIGHTS & TRAFFIC SIGNALS MONTHLY	\$ 229.45
225994	ELECTRIC	630 5-820-6310	ALWAYS CLEAN LLC	CLEANING SERVICES MONTHLY	\$ 300.00
225995	WATER	600 5-810-63711	AMAZON CAPITAL SERVICES	LUBE - WATER DEPT	\$ 76.68
225996	WATER	600 5-810-6373	BOHNSACK & FROMMELT LLP	ACCOUNTING SERVICES	\$ 597.66
225996	ELECTRIC	630 5-820-6401	BOHNSACK & FROMMELT LLP	ACCOUNTING SERVICES	\$ 1,792.96
225997	WATER	600 5-810-6373	CENTRAL SCOTT TELEPHONE	UTILITY TELEPHONE & WIFI MONTHLY	\$ 278.60
225997	ELECTRIC	630 5-820-6373	CENTRAL SCOTT TELEPHONE	UTILITY TELEPHONE & WIFI MONTHLY	\$ 474.90
225998	ELECTRIC	630 5-820-6310	CINTAS CORPORATION	CITY SHOP MATS MONTHLY	\$ 67.88
225998	ELECTRIC	630 5-820-6310	CINTAS CORPORATION	CITY HALL MATS MONTHLY	\$ 45.11
226000	ELECTRIC	630 5-820-6560	FLETCHER-REINHARDT CO.	ELECTRIC SUPPLIES	\$ 6,150.28
226000	ELECTRIC	630 5-820-6560	FLETCHER-REINHARDT CO.	ELECTRIC SUPPLIES	\$ 239.03
226001	ELECTRIC	630 5-820-6416	IOWA UTILITIES BOARD	3RD QTR DIRECT ASSESMENT CHARG QTRLY	\$ 1,982.69
226002	WATER	600 5-810-6407	ISG I&S GROUP INC.	DESIGN TECH SPEC AND PERMITT	\$ 1,000.00
226002	WATER	600 5-810-6407	ISG I&S GROUP INC.	DESIGN TECH SPECS PERMITS	\$ 1,408.75
226003	WATER	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	METERS	\$ 4,273.34
226004	ELECTRIC	630 5-820-6450	MIDWEST SPRAY TEAM & SALES INC	TOTAL VEG CONTROL - CITY SHOP	\$ 1,494.25
226005	WATER	600 5-810-6332	NAPA AUTO PARTS	UNIT 95	\$ 37.97
226005	WATER	600 5-810-6332	NAPA AUTO PARTS	WTR DEPT-GENERATOR SPARK PLUG	\$ 4.49
226006	WATER	600 5-810-6181	POWELL JACOB	BOOTBARN REIMBURSEMENT	\$ 83.43
226007	WATER	600 5-810-63711	QUAD CITIES WINWATER CO	VALVE BOX RISERS	\$ 449.47
226008	ELECTRIC	630 5-820-67811	RESCO	HANGER BRACKETS	\$ 3,825.00
226009	WATER	600 5-810-6010	ROBERT HALF	N. OVERSTREET - TEMP STAFF - CLERK'S OFFICE WKLY	\$ 577.60
226009	WATER	600 5-810-6010	ROBERT HALF	N. OVERSTREET - TEMP STAFF - CLERK'S OFFICE WKLY	\$ 114.97
226009	ELECTRIC	630 5-820-6010	ROBERT HALF	N. OVERSTREET - TEMP STAFF - CLERK'S OFFICE WKLY	\$ 459.93
226010	WATER	600 5-810-6373	SHARED IT INC	IT SERVICES MONTHLY	\$ 143.00
226010	ELECTRIC	630 5-820-6373	SHARED IT INC	IT SERVICES MONTHLY	\$ 143.00
226011	WATER	600 5-810-6331	WEX BANK	UTILITY FUEL MONTHLY	\$ 479.91
226011	ELECTRIC	630 5-820-6331	WEX BANK	UTILITY FUEL MONTHLY	\$ 475.38
ACH	SPLIT	SPLIT	PAYROLL 5/11/2024	PAYROLL 5/11/2024 BI-WEEKLY	\$ 28,081.16
TOTAL:					\$ 55,286.89

CREDIT CARDS					
DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
WATER	BRYSON STYMIEST	600-5-810-6230	COD - PASSPORT PARKING	PARKING FOR TRAINING CLASS	\$1.50
WATER	BRYSON STYMIEST	600-5-810-6230	IOWA DNR FEES & PAYMENT	TESTING FEES WATER TREATMENT CERTIFICATION LEVEL 1	\$63.04
WATER	BRYSON STYMIEST	600-5-820-6240	HILTON ADV PURCH	HOTEL STAY FOR IAMU TRAINING	\$205.05
WATER	BRYSON STYMIEST	600-5-810-6240	IAMU	WATER DIST & LEAK DETECTION/LINE LOCATING WKSP	\$210.00
WATER	NEVADA LEMKE	600-5-810-6230	IOWA DNR FEES & PAYMENT	WATER DISTRIBUTION TEST FEES - J Powell	\$32.29
ELECTRIC	TATE OLSON	630-5-820-6240	IAMU	BASIC ELECTRIC DIST WKSHP FOR DALTON EAGLE	\$420.00
BILLS PAYABLE					\$ 55,286.89
CREDIT CARDS					\$ 931.88
GRAND TOTAL					\$ 56,218.77

Eldridge Electric & Water

MEMORANDUM



To: Eldridge Electric & Water Utility Board of Trustees
From: City Administrator, Nevada Lemke
Re: Verizon Lease Discussion
Date: May 20, 2024

Utility Board of Trustees:

Verizon currently has a cell site lease with the City of Eldridge for its Verizon Wireless Communications facility that is located on the property with the Water Tower at 401 South 16th Avenue. There is currently 3 years left on the current lease, and the current monthly lease rate they are paying for that site is \$1,749 with a 15% escalator. Under the current lease, the rate will increase to \$2,011 per month in 2026. In January 2024, Nicholas Politz presented a proposal stating Verizon Wireless would like to include this site in its long-term portfolio, and proposed a new rent amount of \$1,100 commencing on November 1, 2024, with a 10% escalator every 5 years.

On April 19, 2024, Nicholas spoke with Jeff Martens, Assistant City Administrator, and myself. We discussed the reasoning behind decreasing the lease amount moving forward as well as the terms of the current lease. Nicholas presented additional options including a lump sum proposal for the site with a potential of additional sites in the City of Eldridge in the future.

The next step in this discussion is the City's request for Nicholas to present written proposals for all of the potential options for the current site at 401 South 16th Avenue. Nicholas agreed to prepare proposals ahead of the Utility Board's May 7th meeting for further review and consideration.

On May 7, the proposal from Verizon Wireless was presented to the Utility Board. The Board did not take any action to approve the new lease proposal. Administrator Lemke agreed to continue negotiations with the Verizon Representative.

On May 15, 2024, the Verizon Representative asked if the Utility Board would consider the terms of the new lease proposal, as presented at the May 7th meeting; but to change the terms to begin 11/1/2027 instead of 11/1/2024.



April 23, 2024

ATTN: City of Eldridge

Site Name: [Eldridge](#)

Site ID: [37896](#)

Dear Landlord,

I am following up with you regarding our recent telephone conversation setting forth Verizon Wireless's Lease Optimization Program. As discussed during our conversation, Verizon Wireless is interested in making certain modifications to the cell site lease regarding the Verizon Wireless communications facility on your property. These lease modifications will allow the cell site on your property to better meet Verizon Wireless's current operational needs and enhance its long-term value to the overall network.

Criteria for Cell Site Retention

As we discussed, Verizon Wireless would like to include this site in its long-term portfolio under the following terms:

- **New Rent Amount:** [\\$950.00](#) per month, commencing on [\(11/1/2024\)](#)
- **New Rent Escalator:** [Ten Percent \(10%\)](#) every 5 years (next increase on [11/1/2029](#))
- **Additional Renewal Terms:** Four (4) additional five (5) year renewal terms

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- **Lump Sum Payment Option:** Provide a one-time lump sum payment of **\$210,000.00**. In return, you will grant a ninety-nine (99) year easement on your property.

The foregoing proposal does not constitute a binding offer to amend the lease. No legal obligation is created by this letter or any other written or oral communications until a written amendment to the lease has been signed by both Landlord and Verizon Wireless. Verizon Wireless will continue to abide by the terms of the current lease until an amendment has been executed or the existing lease has been terminated or expires. Verizon Wireless values its affiliation with you and hopes that you choose to secure your site(s) to continue a long and mutually profitable relationship in the years to come. After having reviewed this proposal, please contact me prior to **April 30th, 2024**.

Sincerely,



Nicholas Politz
Lease Consultant
Lease Optimization - CENREV

0 469.384.3078

180 Washington Valley Road, Bedminster, NJ 07921