

COMMISSION FILE NO: 25-104-7 **DATE INTRODUCED:** July 14, 2025

INTRODUCED BY: Executive Director (Signature on File in the Office of the Commission)

REFERRED BY COMMISSION CHAIRPERSON TO: Policy, Finance, and Personnel Committee

RELATING TO: Approval of a Lease to Operate, Maintain, and Update Cellular Transmission Equipment on KK01 Dropshaft Site

SUMMARY:

The Commission is requested to approve and to direct the Executive Director to execute on behalf of the District an up to 30-year lease with T-Mobile Central, LLC (TMO or Lessee).

The proposed lease will allow TMO to operate, maintain, and update cellular transmission equipment on the KK01 Dropshaft Site at 2702 South 6th Street, Milwaukee (KK01). The lease will have an initial five-year term and be renewable for up to five five-year terms. District staff has reviewed the plans and specifications, operation, and maintenance of the equipment and has found no impact to District operations at KK01 nor to existing District assets. TMO currently operates similar equipment at the South Shore Water Reclamation Facility.

The lease requires TMO to pay the District an initial payment of \$2,000 and then \$3,000 per month at commencement. At each five-year renewal, the rent will increase by 15%. The rental amount and lease structure is consistent with industry norms and terms of known cellular transmission leases signed with area municipalities.

Highlights of the lease terms include:

- Lessee is responsible for all permitting, construction, and operating costs of the equipment with no cost or responsibility to the District.
- Lessee must obtain final approval of equipment plans and specifications and future changes.
- Lessee must comply with all MMSD safety rules and procedures.
- Lessee maintains and names the District on general liability and workers compensation insurance.

ATTACHMENTS: **BACKGROUND** ☐ **KEY ISSUES** ☐ **RESOLUTION** ☒

FISCAL NOTE ☐ **S/W/MBE** ☐ **OTHER** ☐ _____

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COMMITTEE ACTION: _____ **DATE:** _____

COMMISSION ACTION: _____ **DATE:** _____

RESOLUTION

Approval of a Lease to Operate, Maintain, and Update Cellular Transmission Equipment
on KK01 Dropshaft Site

RESOLVED, by the Milwaukee Metropolitan Sewerage Commission, that a lease to operate, maintain, and update cellular transmission equipment at the KK01 Dropshaft Site at 2702 South 6th Street, Milwaukee, with T-Mobile Central, LLC, is approved, and that the Executive Director is directed to execute the lease on behalf of the District.