



Staff Report

TO: City Council
FROM: Darron Usher, Principal Management Analyst
DATE: April 15, 2025
SUBJECT: Consent to Transfer – Verizon Wireless Lease at 11250 Palmer Avenue

Description Authorize the Mayor to sign a consent form acknowledging and approving Vertical Bridge's lease and site management arrangement related to Verizon's telecommunication facility located at 11250 Palmer Avenue.

Background and Analysis:

In November 2017, the City of Beaumont entered into a Land Lease Agreement with Los Angeles SMSA Limited Partnership, dba Verizon Wireless to lease a portion of the lift station property at 11250 Palmer Avenue for telecommunication operations (Attachment A). Verizon has a tentative agreement with Vertical Bridge to exclusively lease, operate, and manage its interests in the site. As part of this transaction, Vertical Bridge will:

- Lease back a portion of the site to Verizon, and
- Potentially sublease to other wireless telecommunications and fiber companies.

The City's original land lease agreement with Verizon remains in place and is not being assigned to Vertical Bridge. However, the lease terms require the City's formal consent to allow such subleasing or transfers. Section 17 of the attached lease agreement states in part, *"Tenant shall not have the right to sublease the Premises, in whole or in part, without Landlord's consent, which consent shall not be unreasonably withheld, conditioned or delayed."*

By signing the attached form, the City consents to the proposed transfers and acknowledges that no additional payments are owed by Verizon or Vertical Bridge in relation to this transaction (Attachment B).

Fiscal Impact:

There is no fiscal impact associated with this action. The consent does not alter the financial terms of the existing lease.

The estimated cost of preparing this staff report is \$300.

Recommended Action:

Authorize the Mayor to sign the consent form related to Vertical Bridge's management of Verizon's leased site at 11250 Palmer Avenue.

Attachments:

- A. Cell Tower Agreement
- B. Consent Form