



August 11, 2026 City Council Meeting

Title

Approval of Building and Rooftop Lease (the Lease) between the City of Harrisonburg and Cellco Partnership d/b/a Verizon Wireless at 101 N. Main Street, Harrisonburg, Va.

Chris Brown, City Attorney

Summary

Consider approving the Lease, which will permit Verizon to install and operate communications equipment to serve its mobile telephone customers in downtown Harrisonburg. Verizon will pay the City \$24,000.00 per year for the Lease. Verizon's communications equipment will not interfere with the ECC's equipment or services provided to the community. The initial term will be for 5 years with the possibility of 4 extensions of 5 years each.

Recommendation

Staff recommends approval of the Lease.

Fiscal Impact

\$24,000.00 per year of income, with an increase of 1.5% each year.

Context & Analysis

Verizon currently serves its mobile telephone customers in downtown Harrisonburg from communications equipment located on the roof of the building located at the corner of South Main Street and East Market Street. That property is no longer a viable location for Verizon's communications equipment. Over a year ago, Verizon representatives approached the City about relocating its equipment to the roof of 101 North Main Street (the Public Safety Building). Verizon worked with ECC administration on the technical aspects of the equipment to ensure there would be no interference with the ECC's public safety equipment and provided an engineering/structural study to ensure the safety and suitability of the Public Safety Building rooftop. The initial lease term is for 5 years, with 4 potential extensions of 5 years each, with the City having the right of nonrenewal of any extension. Locating Verizon's communications equipment on the Public Safety Building rooftop provides the potential for redundancy in certain communications at the ECC and was the most viable location in the downtown area for Verizon to continue providing mobile phone

service to its customers downtown. Verizon will pay the City \$24,000.00 per year for the Lease, with the rental amount increasing 1.5% per year during the lease term.

Options

1. Approve the proposed Lease;
2. Direct changes to the proposed Lease;
3. Decline to approve the Lease.

Attachments

1. Proposed Lease with exhibit
2. Notice of Public Hearing