

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Lease Renewal Authorization, USM – T-Mobile Northeast

CAMPUS PRESENTER(S): Dr. Jacqueline Edmondson, President; Justin Swift, Chief Business Officer and Vice President for Finance & Administration

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

801-Acquisition of Real Property

UNIFIED ACCREDITATION CONNECTION:

N/A

UMS STRATEGIC PLAN CONNECTION:

Commitment 1 –serving the state of Maine, its constituents, and its economy.

BACKGROUND:

a. Summary of the request

The University of Maine System acting through the University of Southern Maine authorizes the extension of the lease with T-Mobile for space on the water tower located at 37 College Ave in Gorham for a cell tower installation when the current lease expires on September 28, 2028.

b. Overall requested budget and funding source(s):

The request is pursuant to Board of Trustees Policy 801 – Acquisition of Real Property, which requires leases with a total value of \$100,000 or more or a term of five (5) years or more to be considered by the Board of Trustees or the Finance, Facilities and Technology Committee. The proposed duration of the lease is five (5) years with three (3) potential five (5) year extensions. T-Mobile will pay the University \$43,908 in the first year with a two percent (2%) annual escalator.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees? If not, please explain why.

No. Leased space is not included in the Master Plan or the Capital Plan.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

T-Mobile has a cell site located on the water tower in Gorham and has leased the space since November 2003. This water tower has two other cell tower sites located on the exterior.

- e. **Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.**
N/A
- f. **Changes, if any, in net square footage or ongoing operating costs resulting from the project**
None
- g. **Alternatives that were considered to meet the need being addressed by this project**
The only option to consider was not to renew the lease with T-Mobile. There were no other options for revenue from utilizing this space.
- h. **Project Timeline for: 1. Start 2. Occupancy and 3. Completion**
Lease renewal would commence in September 2028, no other action is required because the cell site is already installed on the site.
- i. **Timeline for any further consideration or action anticipated to be needed by the Board or its committees regarding this project if full authority is not being requested from the outset.**
None
- j. **Additional information that may be useful to consideration of the item.**
Note: For items over \$5M, indicate when the item was originally presented as an information item.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded to the Consent Agenda for Board of Trustee approval at the May 19, 2025 Board Meeting.

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee, and authorizes the University of Maine System acting through the University of Southern Maine to extend of the lease with T-Mobile for space on the water tower located at 37 College Ave in Gorham for a cell tower installation for 20 years and an approximate revenue of \$1M.