

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER A LEASE AGREEMENT WITH NORTHSTAR TOWERS II, LLC.**

WHEREAS, reliable wireless telecommunications infrastructure is essential to the health, safety, and welfare of city residents and businesses; and

WHEREAS, Northstar Towers II, LLC has expressed interest in leasing a portion of City-owned property (i.e., 0.147 acres of Summit County Parcel No. 30-10271) for the construction, installation, operation, and maintenance of a cellular communications tower and related equipment (the "Tower"); and

WHEREAS, pursuant to the Charter of the City of Hudson and applicable Ohio law, the City has authority to lease municipal property for public purposes when deemed in the best interest of the City; and

WHEREAS, the City has determined that leasing a portion of City property for such purposes will serve a public purpose by enhancing telecommunications infrastructure and generating revenue for the City; and

WHEREAS, the parties have negotiated a Lease Agreement setting forth the terms and conditions under which NorthStar Towers will lease the premises, including provisions relating to rent, co-location fees, access and utility easements, and operational requirements; and

WHEREAS, a long-term lease agreement and the installation of a Tower will greatly enhance wireless coverage in the City, improve public safety communications, and provide a beneficial use of City property while generating revenue; and

WHEREAS, the small parcel of land proposed to be leased, together with the land upon which the proposed easements will be located, is not needed for any municipal purpose; and

WHEREAS, it is in the best interest of the City to lease the identified real property owned by the City upon such terms and conditions as set forth in the lease agreement on file with the City Manager's office.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hudson, Summit County, Ohio, that:

Section 1. The City Manager is hereby authorized to negotiate, finalize, and execute a lease agreement with NorthStar Towers II, LLC for the limited use of City-owned property, being a portion of Summit County Parcel No. 30-10271 along with an limited access and utility easement connecting to Terex Road (near City Hall) for the installation, operation, maintenance, and removal of a cellular communications tower and associated equipment. The lease shall be in a form acceptable to the City Manager and approved by the City Solicitor.

Section 2. The City Manager and his designee are further authorized to execute any ancillary documents and otherwise do all things necessary to effectuate the intent of this Resolution.

Section 3. That the aforesaid recitals are rendered to be the findings of this Council and are hereby incorporated into this Resolution.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
Jeffrey L. Anzevino, Mayor

ATTEST:

\_\_\_\_\_  
Aparna Wheeler, Clerk of Council

I certify that the foregoing Resolution 26-96 was duly passed by the Council of said Municipality on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Aparna Wheeler, Clerk of Council