



Information Item

Communications and Connectivity in Cleveland Metroparks

October 2025



Introduction

- Cleveland Metroparks has been approached by tower companies in recent years
- Staff has had internal discussions driven by safety concerns in low signal areas and guest experience
- Through the acquisition of properties for the *Cleveland Foundation Centennial Lake Link Trail* Cleveland Metroparks inherited a cell tower and future revenue source
- Other similar towers are located in Cleveland Metroparks reservations (West Creek)



Why Cell Towers? – Potential Benefits of Cell Towers

Improved Public Safety and Emergency Response

- Emergency communication
- Visitor information

Improved Park Operations for Staff

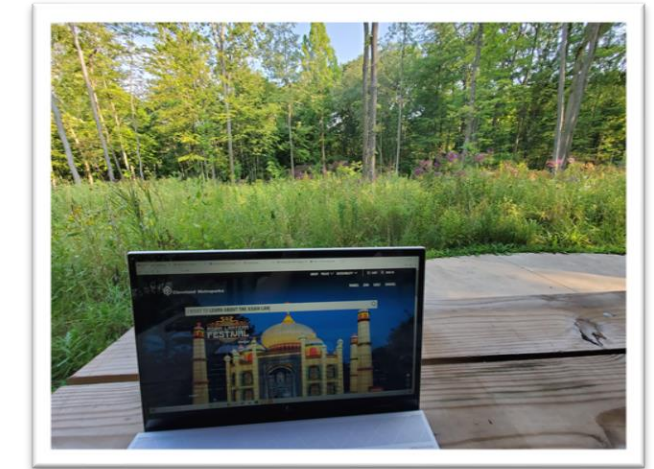
- Staff communications
- Park equipment on towers
- Access to fiber

Enhanced Visitor Experience

- Sharing experiences
- Digital resources
- Increased visitor traffic

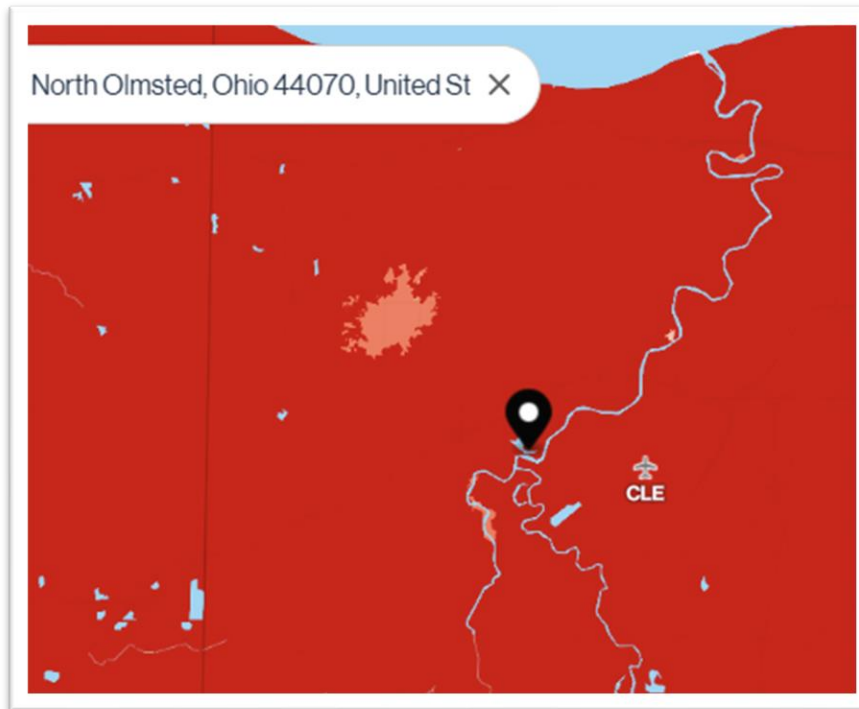
Revenue Generation

- Lease payments
- Funding for park projects



Internal Analysis of Low Cell Service Areas

Rocky River Reservation - Verizon & AT&T Coverage Map (Pin @ Rocky River Nature Center)



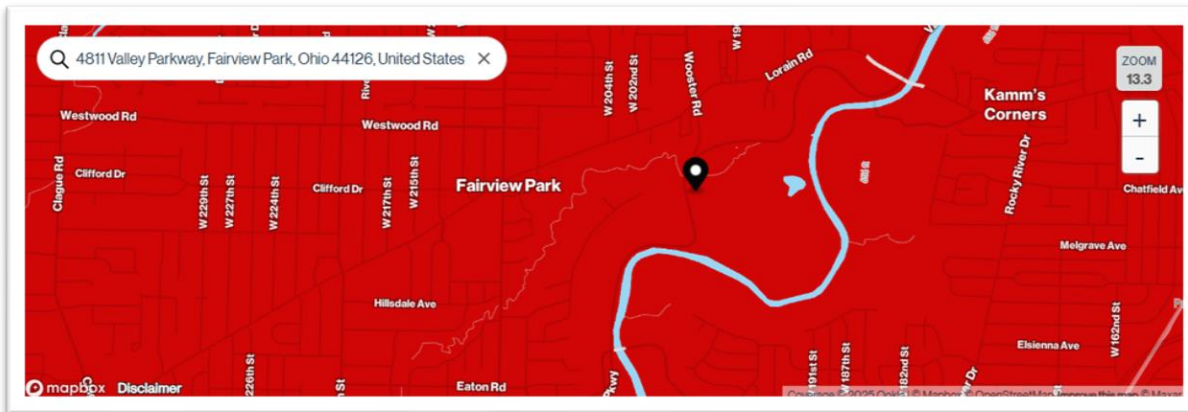
Verizon Coverage Map



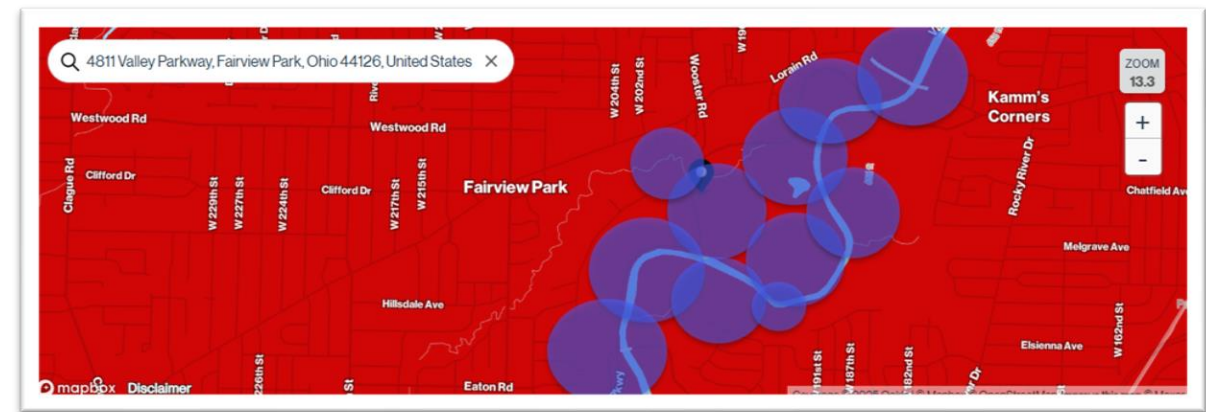
AT&T Coverage Map

Internal Analysis of Low Cell Service Areas

Cleveland Metroparks Analysis of Verizon Coverage Gaps at Rocky River Reservation



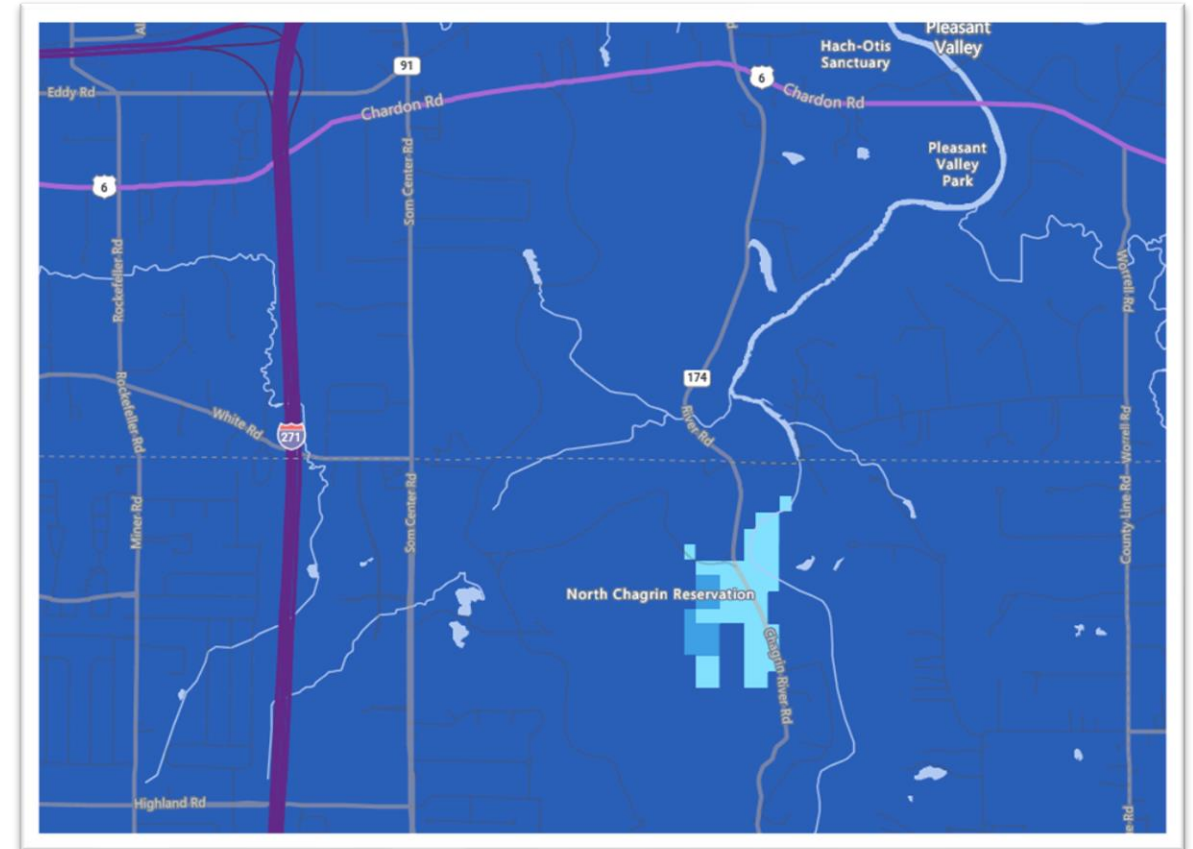
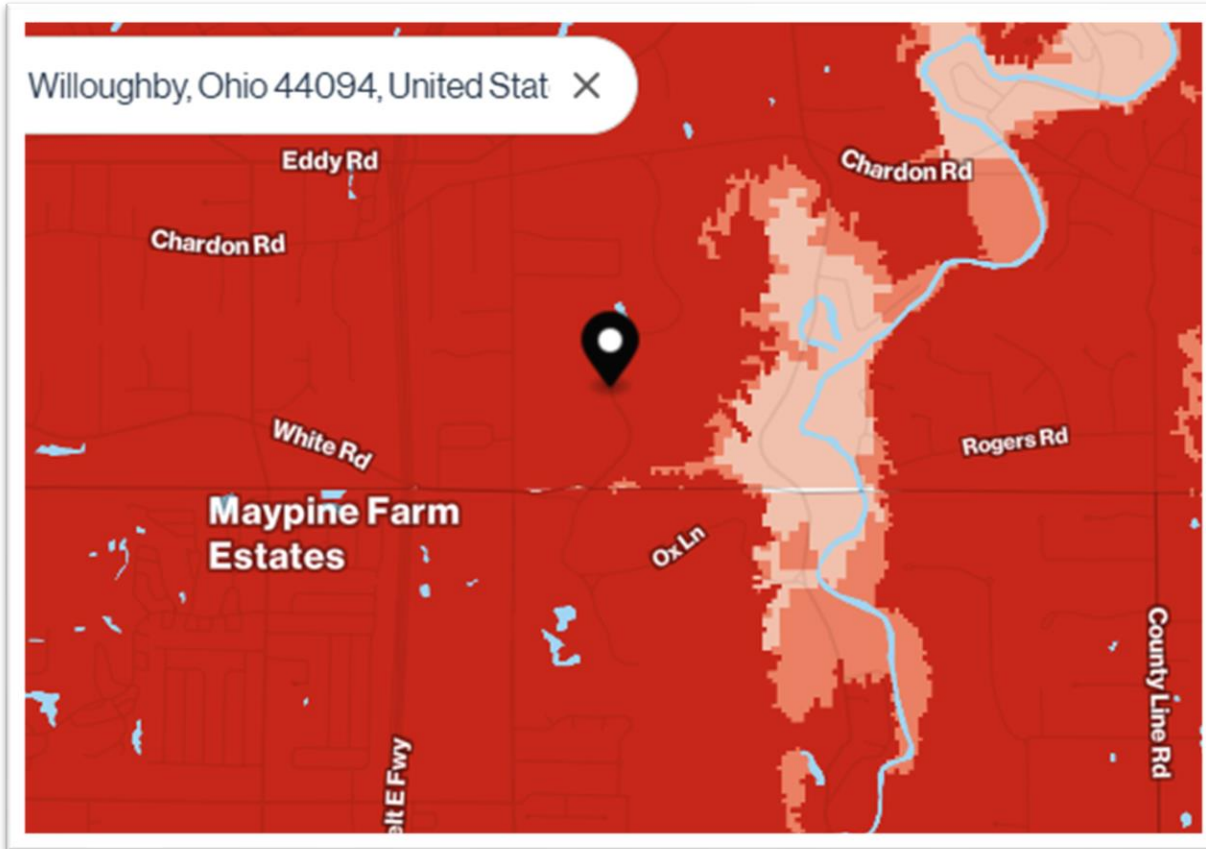
Verizon Coverage Map



Cleveland Metroparks Testing of Coverage

Internal Analysis of Low Cell Service Areas

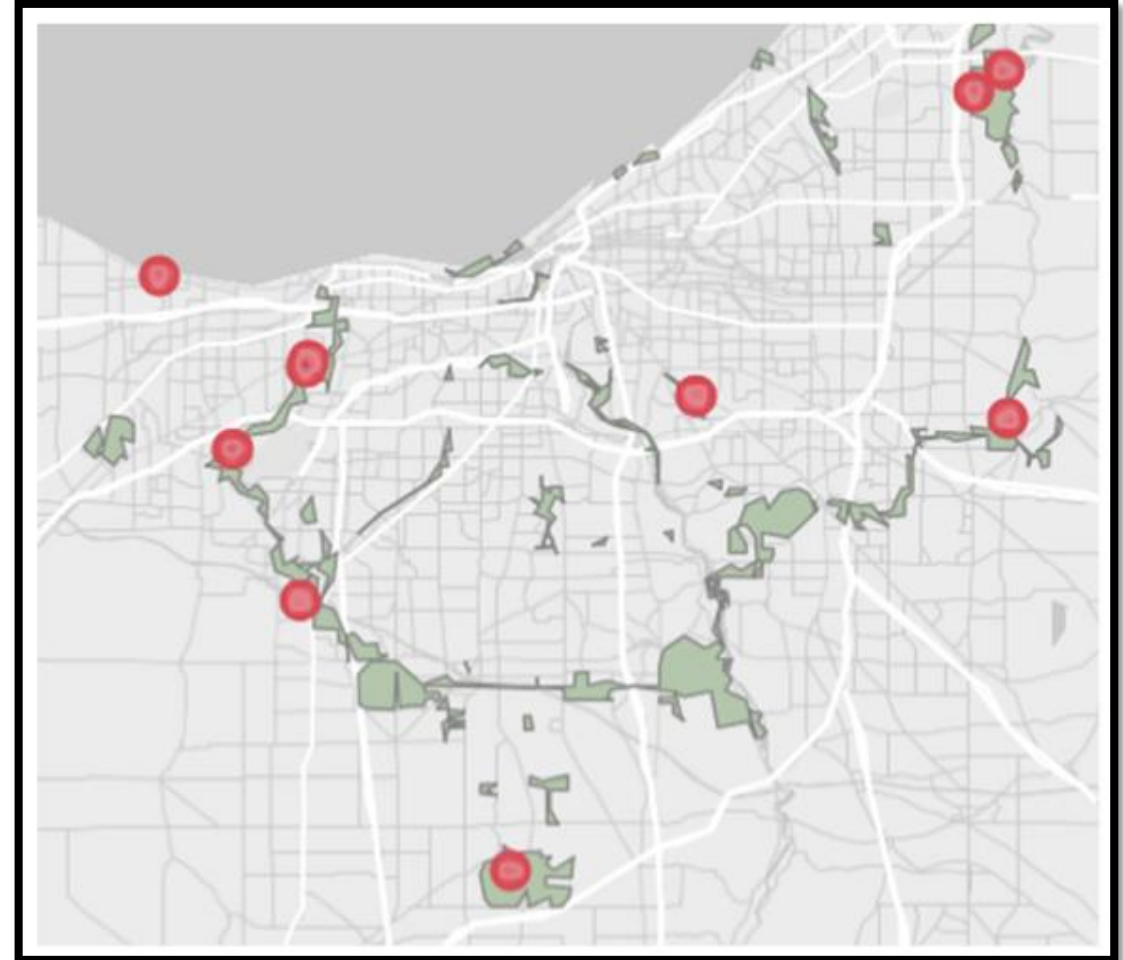
- North Chagrin Reservation (Verizon)
- North Chagrin Reservation (AT&T)



Internal Analysis of Low Cell Service Areas

Internal Reporting of Cell Outage Areas

- Park Operations staff reporting
- Collected reports 2023-2024
- Areas with reported issues:
 - Huntington Reservation
 - Rocky River Reservation
 - Mill Stream Run Reservation
 - Garfield Park Reservation
 - Hinckley Reservation
 - South Chagrin Reservation
 - North Chagrin Reservation



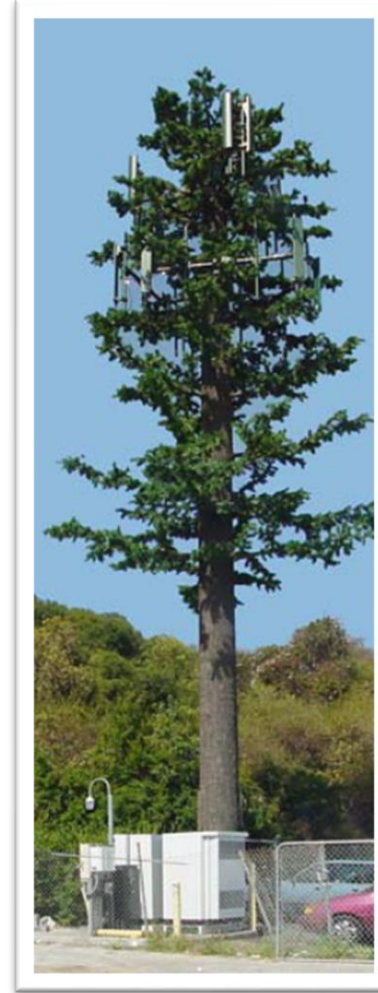
Industry Research – The Market

Outside Consultant

- Provided market insight
- Reviewed initial proposals received
- Feedback on model lease

Webinar Related to Cell Towers

- Typical terms
- Renewals and amendments
- Buying property with an existing tower
- Tips for leveling the playing field



Industry Research – Other Public Entities

ODOT Process

- No broker
- Site specific RFPs
- Steeper fee schedule
- Onerous lease terms



Ohio Turnpike Process

- Hired a broker
- Received offers for more sites
- Lower lease rates
- More reasonable lease terms

Terms for Procurement Assessment

- Term
- Rent
- Security Deposit
- Testing Period
- Exclusive Use
- Access to Premises
- Prior Experience with Public Entities
- Preferred Tower Location

CELL TOWER SITE LEASE AGREEMENT

THIS CELL TOWER SITE LEASE AGREEMENT (the “Lease”) is made and entered into this ____ day of _____, _____ (the “Effective Date”) by and between the BOARD OF PARK COMMISSIONERS OF THE CLEVELAND METROPOLITAN PARK DISTRICT, a political subdivision of the State of Ohio (the “Landlord”), whose address is 4101 Fulton Parkway, Cleveland, Ohio 44144 and [REDACTED], a(n) [REDACTED] (the “Tenant”), whose address is [REDACTED].

WITNESSETH:

WHEREAS, Landlord is the fee owner of certain real property identified as Permanent Parcel Number [REDACTED] in the [REDACTED] Reservation, in the City of [REDACTED], County of [REDACTED], State of Ohio, and more particularly described in Exhibit A, attached hereto and made a part hereof (the “Property”); and

WHEREAS, Tenant desires to lease from Landlord a certain portion of the Property measuring approximately [REDACTED] square feet ([REDACTED] sf), more particularly described in Exhibit B, attached hereto and made a part hereof (the “Premises”).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Developed Process – Model Lease

Typical Terms

- Initial Term / Renewal Terms
- Rent and Security Deposit
- Testing Period and Inspections
- Exclusive Use
- Access to Premises
- Installation Terms

Terms Unique to Cleveland Metroparks

- Tree clearing
- Design control
- Installation of Cleveland Metroparks equipment
- Screening requirements

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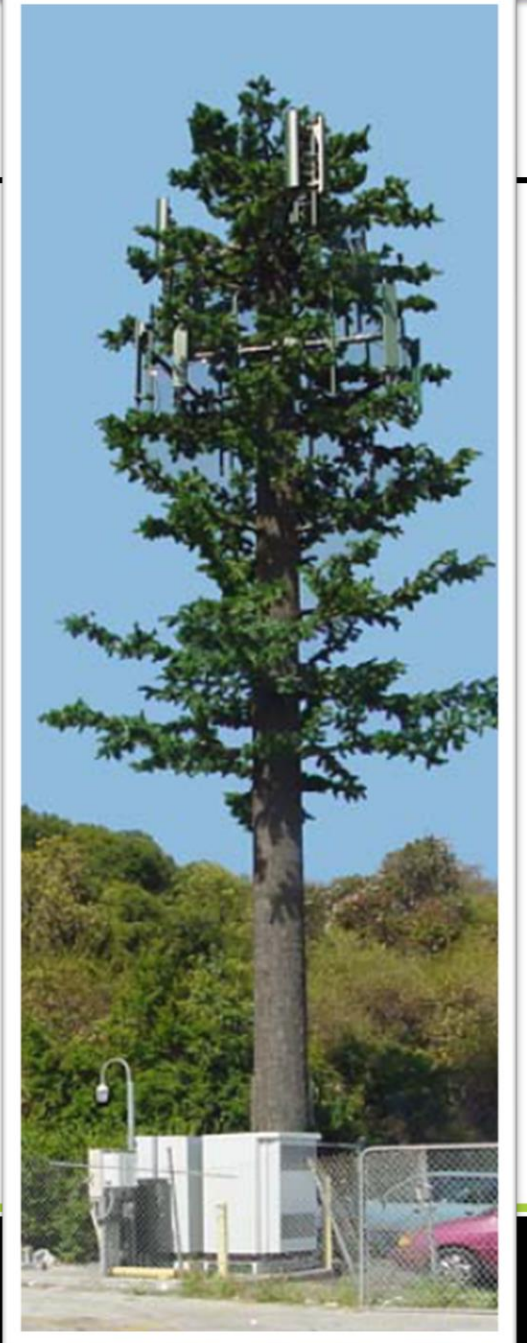
Selection of Two Leases (Guardian Towers)

- Bentleyville, South Chagrin Reservation
- Gates Mills, North Chagrin Reservation



Next Steps / Going Forward

- Continue to collect data
- Continue to engage with tower companies, staff and the public
- Commence testing periods for Guardian Towers leases in North Chagrin and South Chagrin Reservations





Questions?

