



Cover Memorandum/Staff Report

File #: 26-0620

Agenda Date: 5/19/2026

Item #: 6.B.

TO: Mayor and Commissioners
FROM: Jeffrey L. Oris, CEcD, Assistant City Manager
THROUGH: Terrence R. Moore, ICMA-CM
DATE: May 19, 2026

APPROVAL OF RESOLUTION #95-26 APPROVING A GROUND LEASE AGREEMENT WITH RADIO CRISTO MI REDENTOR UNIVERSO 1420AM, INC., FOR A PORTION OF THE PROPERTY LOCATED AT 2200 HIGHLAND DRIVE FOR COMMUNICATION FACILITIES; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AMENDMENTS AND/OR RENEWALS THERETO AND TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Recommended Action:

Motion to approve Resolution #95-26 a ground lease agreement with Radio Cristo Mi Redentor Universo 1420 am, Inc. for a portion of he property located at 2200 Highland Drive for communication facilities; authorizing the City Manager to execute any amendments and/or renewals thereto and take all actions necessary to effectuate the intent of this resolution; providing an effective date; and for other purposes.

Background:

This item approves a ground lease for the AM transmission towers located at the Delray Beach Golf Course. AM radio towers have existed on this site since prior to 1950, in fact, staff could not find when they were originally sited at the course. The current tenant, Radio Cristo Mi Redentor Universo 1420 AM has been on the site since the ground lease of the time (entered into in 2001) was assigned to them in 2012. That lease expired on June 4, 2020, however, the City recognized the need to upgrade the golf course at that time and did not want to lock into a long term lease and thus Radio Cristo was allowed to stay on-site on a month-to-month basis.

Recently, Radio Cristo approached the City to discuss a longer term lease as they are looking to sell the station and cannot do so without some certainty to a new owner that they will have a transmission tower. As the City had designed and was prepared to enter into a construction agreement for improvements at the golf course and it was determined that the radio towers (and ancillary structures) were not in conflict with the plans to be implemented.

The lease presented provides for a 10-year term that will convert to a month-to-month lease if the Tenant remains in possession of the site without a new agreement. The lease further provides for a \$2,000 per month (\$24,000 annual) rental payment to the City that will escalate at 3% per year, this represents a 78% increase over the current rent of \$1118 per month (\$13,416 with no escalator). If any additional tenants are located on the tower, 25% of the gross monthly rent received from that tenant will be due to the City.

City Attorney Review:

The document is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

The lease calls for annual rent of \$24,000 to the City.

Timing of Request:

No lease is currently in place and the station owners would like to have certainty as they are seeking to sell the station.