



State of Delaware  
800 MHz Next Generation Meeting Minutes  
December 8, 2005

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**Attendees:**

Ackles, Michele – DTI	Pepper, Terry – Governor's Office
Baker, Bryant – DTI	Reynolds, Richard – DTI
Gates, Robert – DivComm	Seifert, Sharon – DTI
Hersey-Miller, Lynn - DTI	Somma, Gary – DTI
Martin, Jeff – RCC	Steele, Tom – Homeland Security
McDaniel, Chip – DNREC	Streets, Bill – New Castle County
Oettel, William – DOC	Wessels, Walter – Public Health
Pedersen, Robert – DivComm	

**Outcomes/Results:**

**Middletown** – The committee passed a motion to inquire of Mr. Silicato the following information due by close of business January 5, 2006:

- A proposal for a land purchase (if feasible), and/or
- Option for a lease-to-own option, and/or
- A proposal for a straight lease that includes:
  - Monthly lease rate
  - Term of contract (need 25 year minimum with no way for him to cancel or re-negotiate)
  - CPI rate, if included
  - Lease termination terms for either party
  - Site access limitations, if any
  - Rights to sublet to co-location tenants (who gets their revenue?)
  - What happens to facility at end of 25 year term?

The committee also passed a motion for the following press release:

At the 800 Next Generation Committee meeting on December 8th, the committee approved a motion regarding the potential alternate site for the Middletown tower. The committee's motion gives the project team approval to request an official proposal from the private property owner which would detail lease versus purchase options, proposed lease rates and

other contractual details. The committee requests that this document be submitted in time for the committee to review it prior to its next meeting in January.

The property owner has agreed to forward a letter of intent prior to the next committee meeting. The committee also expressed their requirement that any leases and/or purchases be at reasonable rates within those typical to the existing market conditions.

**Sussex**-The committee decided not to request that the Budget Office determine if additional funding can be provided for the Roxana site for Stage 2, at this time.

**Next Meeting: Thursday, January 12, 2006, 2:00 PM, room 112, Tatnall Building.**