



September 26, 2023

Sent Via Electronic Mail

Tara Carr, First Selectman
Town of Brookfield
100 Pocono Road
Brookfield, CT 06804

Re: Homeland Towers Wireless Cell Tower Proposal – 62 Long Meadow Road (F07011), 45 Long Meadow Hill Road (F07010), 33 Long Meadow Hill Road (F08006), 7 Long Meadow Hill Road (F08005), 67 Obtuse Road (F09036) 10 Muirwood Court (G07037) and 185 Whisconier Road (F09008). (CT075-Brookfield North)

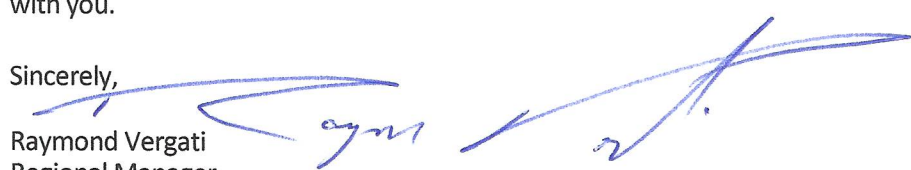
Dear First Selectman Carr,

This proposal letter is being sent to your attention in hopes that the Town of Brookfield will be interested in leasing a portion of their property at one of the addresses listed above for the purpose of Homeland Towers constructing a wireless facility. As you are aware, Homeland is a tower developer out of Danbury that leases, permits and constructs wireless infrastructure for telecommunication providers and emergency services. Homeland had previously leased property from the Town and constructed the facility at 100 Pocono Road, we would like to replicate that successful, joint project and construct another site in the northern section of Brookfield where the carriers experience coverage gaps. We have identified various town owned properties as a potential wireless siting solution that will create an additional revenue stream for the Town.

Homeland is proposing a monthly rent of 25% of the gross rents that we collect or \$2,000 whichever is greater along with an annual escalation of 2% and an upfront option payment of \$2,500. Homeland would need to lease approximately 75' x75' (5,625 square feet) to accommodate the carrier's ground equipment and the facility itself. As our landlord, the Town would have free use of the facility. I have included a rental matrix showing rents paid over the term of a 55 year lease totaling over \$4 million. All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me on my cell at your earliest convenience to discuss this proposal. I look forward to speaking with you.

Sincerely,


Raymond Vergati
Regional Manager
203-605-9646

rv@homelandtowers.us



55 Year Rent Matrix

<u>Year of Lease</u>	<u>Monthly Rent</u>	<u>Yearly Total</u>	<u>Cumulative 5 Year Total</u>
1 (1 Carrier)	\$2,000.00	\$24,000.00	
2 (2 Carriers)	\$2,040.00	\$24,480.00	
3 (3 Carriers)	\$2,754.36	\$33,052.32	
4 (4 Carriers)	\$3,709.45	\$44,513.37	
5	\$3,783.64	\$45,403.64	\$ 171,449.33
6	\$3,859.31	\$46,311.71	
7	\$3,936.50	\$47,237.94	
8	\$4,015.23	\$48,182.70	
9	\$4,095.53	\$49,146.36	
10	\$4,177.44	\$50,129.28	\$ 412,457.33
11	\$4,260.99	\$51,131.87	
12	\$4,346.21	\$52,154.51	
13	\$4,433.13	\$53,197.60	
14	\$4,521.80	\$54,261.55	
15	\$4,612.23	\$55,346.78	\$ 678,549.63
16	\$4,704.48	\$56,453.72	
17	\$4,798.57	\$57,582.79	
18	\$4,894.54	\$58,734.45	
19	\$4,992.43	\$59,909.14	
20	\$5,092.28	\$61,107.32	\$ 972,337.04
21	\$5,194.12	\$62,329.46	
22	\$5,298.00	\$63,576.05	
23	\$5,403.96	\$64,847.57	
24	\$5,512.04	\$66,144.53	
25	\$5,622.28	\$67,467.42	\$ 1,296,702.07
26	\$5,734.73	\$68,816.77	
27	\$5,849.43	\$70,193.10	
28	\$5,966.41	\$71,596.96	
29	\$6,085.74	\$73,028.90	
30	\$6,207.46	\$74,489.48	\$ 1,654,827.28
31	\$6,331.61	\$75,979.27	
32	\$6,458.24	\$77,498.85	
33	\$6,587.40	\$79,048.83	
34	\$6,719.15	\$80,629.81	
35	\$6,853.53	\$82,242.40	\$ 2,050,226.45
36	\$6,990.60	\$83,887.25	
37	\$7,130.42	\$85,565.00	
38	\$7,273.02	\$87,276.30	
39	\$7,418.49	\$89,021.82	
40	\$7,566.86	\$90,802.26	\$ 2,486,779.08

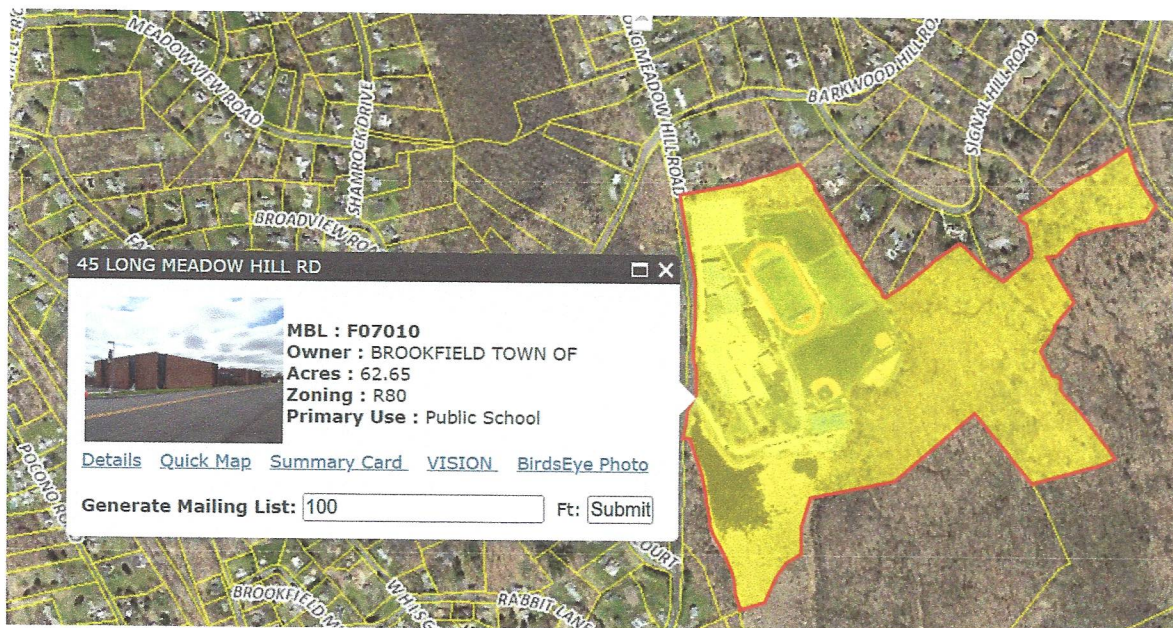
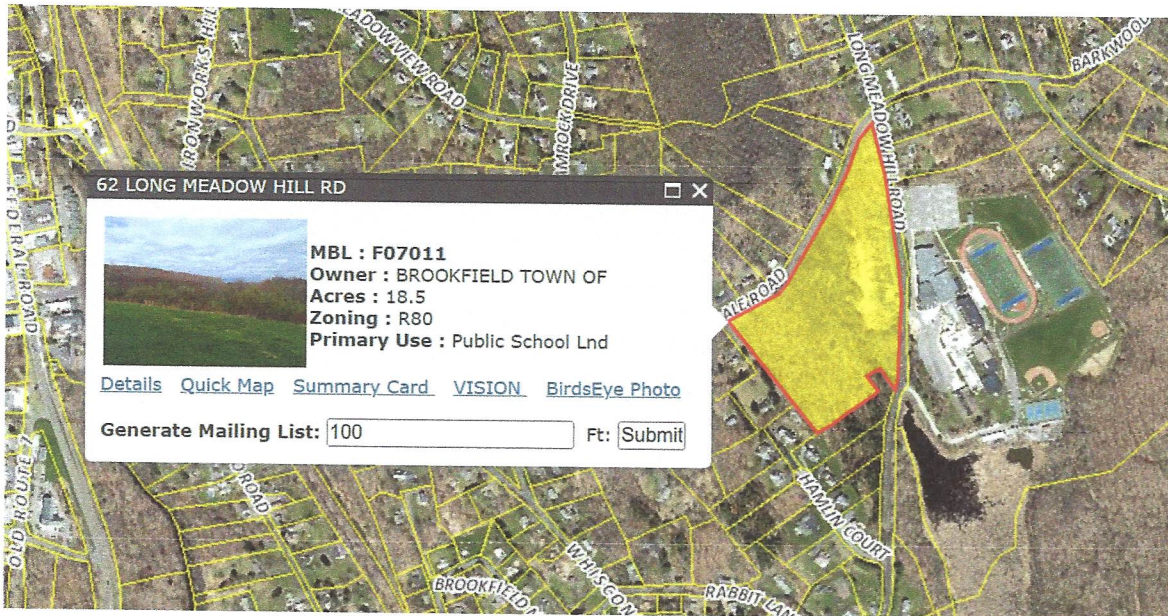


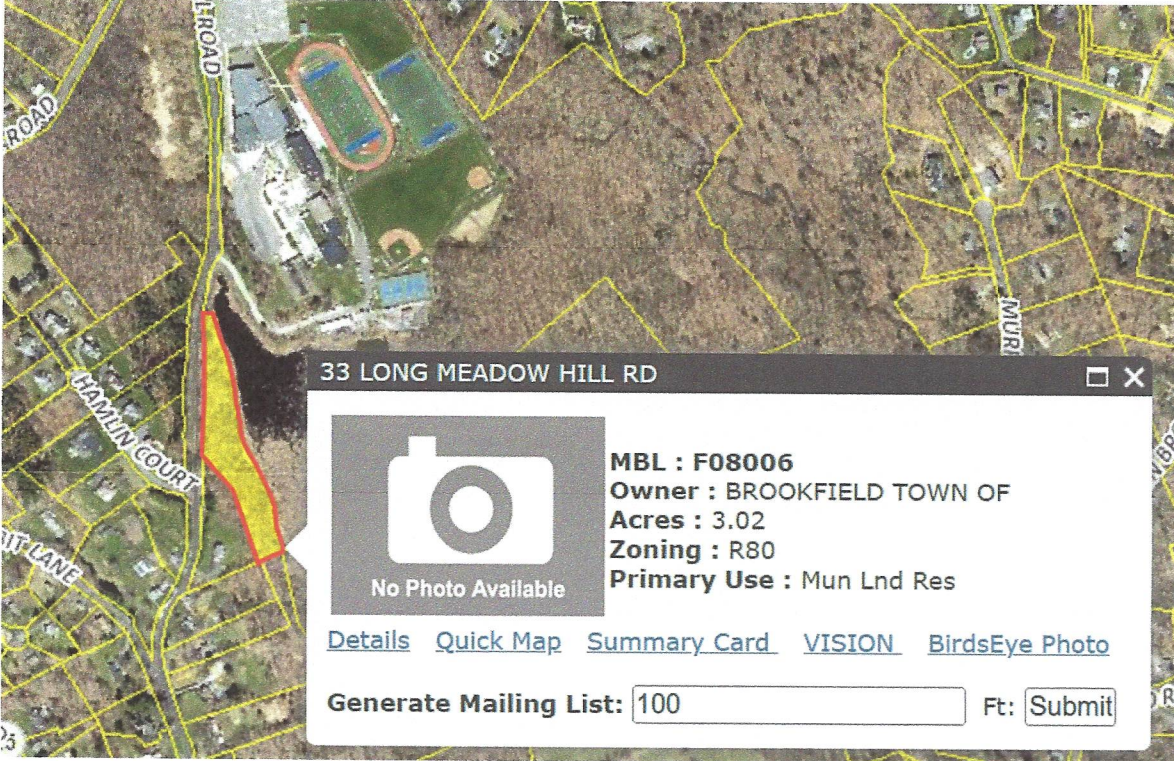
41	\$7,718.19	\$92,618.31	
42	\$7,872.56	\$94,470.67	
43	\$8,030.01	\$96,360.08	
44	\$8,190.61	\$98,287.29	
45	\$8,354.42	\$100,253.03	\$2,968,768.46
46	\$8,521.51	\$102,258.09	
47	\$8,691.94	\$104,303.25	
48	\$8,865.78	\$106,389.32	
49	\$9,043.09	\$108,517.11	
50	\$9,223.95	\$110,687.45	\$3,500,923.69
51	\$9,408.43	\$112,901.20	
52	\$9,596.60	\$115,159.22	
53	\$9,788.53	\$117,462.41	
54	\$9,984.30	\$119,811.65	
55	\$10,183.99	\$122,207.89	\$4,088,466.05
		\$4,088,466.05	

(4) Carriers on the tower by year 4, Homeland paying the Town of Brookfield the greater of \$2,000/mo. with 2% annual escalation or 25% of gross rents collected from carriers. Carrier rents paid to Homeland is \$3,600/mo.

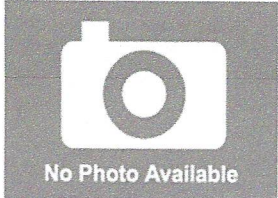


Town of Brookfield municipal owned parcels





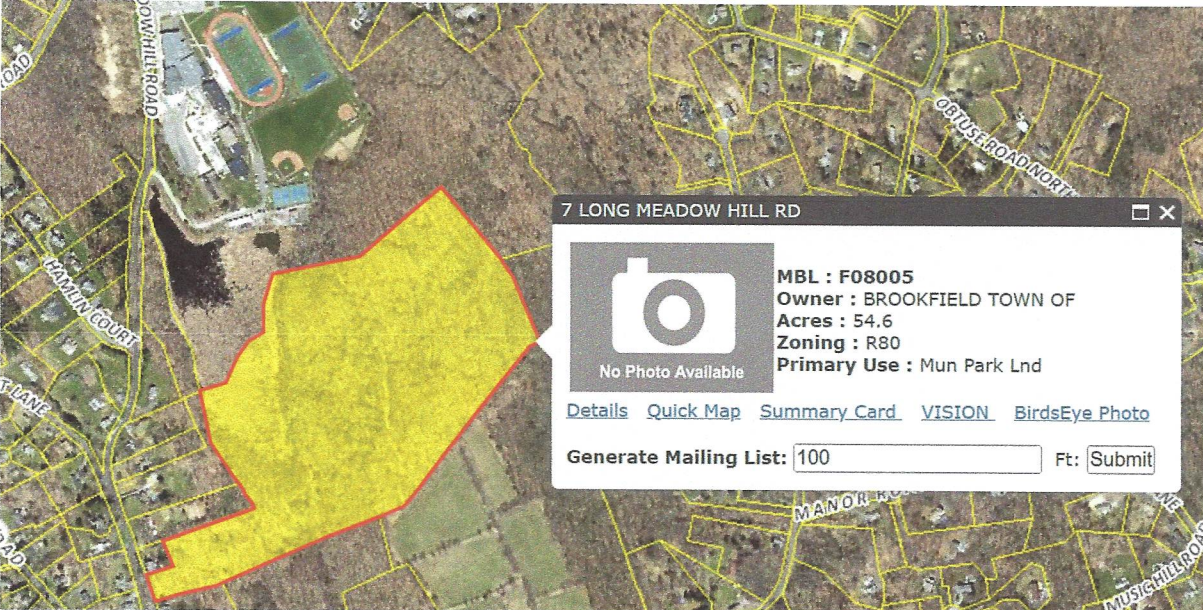
33 LONG MEADOW HILL RD

 No Photo Available


MBL : F08006
Owner : BROOKFIELD TOWN OF
Acres : 3.02
Zoning : R80
Primary Use : Mun Lnd Res

[Details](#) [Quick Map](#) [Summary Card](#) [VISION](#) [BirdsEye Photo](#)

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7 LONG MEADOW HILL RD

 No Photo Available

MBL : F08005
Owner : BROOKFIELD TOWN OF
Acres : 54.6
Zoning : R80
Primary Use : Mun Park Lnd

[Details](#) [Quick Map](#) [Summary Card](#) [VISION](#) [BirdsEye Photo](#)

Generate Mailing List: Ft:

