

**CITY OF BALTIMORE  
COUNCIL BILL 19-0408  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Transportation)  
Introduced and read first time: July 22, 2019  
Assigned to: Housing and Urban Affairs Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of Housing and Community Development, Department of Transportation, Fire Department, Board of Estimates, Department of Recreation and Parks, Environmental Control Board, Department of Real Estate, Department of Public Works, Department of Finance

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Amending Ordinance 15-428 – Franchise –**  
3 **Crown Castle [NG Atlantic] FIBER LLC**

4 FOR the purpose of amending Ordinance 15-428, to reflect the name change of the franchisee,  
5 since the Ordinance was enacted; to add Park Properties to those areas where the Distributed  
6 Antenna services are provided; and providing for a special effective date.

7 BY amending  
8 Ordinance 15-428, including the Baltimore City Distributed Antenna System (DAS) and  
9 Small Cell Franchise Agreement

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
11 Laws of Baltimore City read as follows:

12 **Ordinance 15-428**

13 **Franchise – Crown Castle [NG Atlantic] FIBER LLC**

14 FOR the purpose of granting a franchise to Crown Castle [NG Atlantic] FIBER  
15 LLC, a Virginia limited liability company, to construct, install, maintain,  
16 repair, operate, relocate, replace, and remove certain facilities relating to  
17 the provision of a Distributed Antenna Systems services in and across  
18 certain streets [and], public ways, AND PARK PROPERTIES, subject to  
19 certain terms and conditions; and providing for a special effective date.

20 . . .

21 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF**  
22 **BALTIMORE,** That a franchise or right is granted to Crown Castle [NG Atlantic]  
23 FIBER LLC (the “Grantee”), to construct, install, maintain, repair, operate,  
24 relocate, replace and remove certain facilities relating to the provision of  
25 Distributed Antenna Systems services in and across certain streets [and], public

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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ways, AND PARK PROPERTIES subject to the terms and conditions of this Ordinance and the Franchise Agreement between the Mayor and City Council of Baltimore and the Grantee, which is attached and made a part of this Ordinance.

...

**SECTION 2. AND BE IT FURTHER ORDAINED,** That the Baltimore City Distributed Antenna System (DAS) and Small Cell Franchise Agreement of Ordinance 15-428 is amended to read as follows:

**Baltimore City Distributed Antenna System (DAS) and Small Cell Franchise Agreement**

This Franchise Agreement, (the "Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the MAYOR AND CITY COUNCIL OF BALTIMORE, a Municipal Corporation of the State of Maryland ("City") and Crown Castle [NG Atlantic] FIBER LLC, a Virginia limited liability company ("Franchisee").

**RECITALS**

1. The City, pursuant to Article VIII of the City Charter, is authorized to grant and renew non-exclusive franchises for the installation, operation, and maintenance of communications infrastructure on, beneath, above, and within the [public ways] PUBLIC WAY AND PARK PROPERTIES of the City.

2. Franchisee desires to obtain from City as permitted by law, and City as a municipal corporation desires to grant to Franchisee, a franchise for the right to construct, install, maintain, repair, operate, relocate, replace and remove Facilities relating to the provision of Distributed Antenna Systems ("DAS") services in the Public Way AND ON PARK PROPERTIES within the City (the "Facilities"), in a manner consistent with this Agreement.

...

**1.0 Definitions**

...

**1.9** "Franchise" means the non-exclusive right granted, by ordinance and subject to this Agreement, to Franchisee to construct, operator, repair, and maintain the Network on, over, under, upon, across, and along the Public Ways AND PARK PROPERTIES.

...

**1.12** "Network" means, collectively, each of the DAS or Small Cell networks operated by Franchisee to provide Services within the corporate boundaries of the City, which include Facilities located on or within streetlights, stand-alone poles, third party utility poles, conduit, ducts and other structures located on or within the Public Way AND PARK PROPERTIES as permitted under this Agreement.

...

**1.14** "PARK PROPERTIES" MEANS THE REAL PROPERTIES CONTROLLED BY THE DEPARTMENT OF RECREATION AND PARKS PURSUANT TO THE PROVISIONS

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1 OF ARTICLE VII OF THE CITY CHARTER, WHICH INCLUDES PARKS, ZOOS,  
2 SQUARES, ATHLETIC AND RECREATIONAL FACILITIES.

3 **1.15 [1.14]** “Person” means any natural person or any association, firm,  
4 partnership, joint venture, corporation or other legally recognized entity,  
5 whether for-profit or not-for-profit.

6 **1.16 [1.15]** “Public Way” means the surface of, and the space above and below,  
7 any public street, highway, freeway, bridge, land path, alley, court,  
8 boulevard, sidewalk, way, lane, public way, drive, circle or other public  
9 right-of-way, including, but not limited to, public utility easements,  
10 dedicated utility strips, or rights-of-way utilized for compatible uses.  
11 Public Way shall not include any City buildings, structures or other  
12 improvements, regardless of whether they are situated in a public right-of-  
13 way.

14 **1.17 [1.16]** “Services” means the wireless and wireline access, transmission, and  
15 transport of commercial mobile radio services and private mobile services,  
16 as those terms are defined in 47 U.S. Code § 332, provided by Franchisee  
17 using the Network pursuant to one or more filed tariffs or on individual-  
18 case-basis agreements with customers, as authorized by Franchisee’s  
19 tariffs or by state or federal law.

20 **1.18 [1.17]** “Small Cell” means a wireless communications technology  
21 installation similar to a DAS network, as the term is generally known in  
22 the industry.

### 23 **2.0 Grant of Franchise**

24 The City grants to Franchisee the nonexclusive right to construct, install,  
25 maintain, repair, operate, replace and remove Network Facilities within the Public  
26 Way AND ON PARK PROPERTIES for the purpose of providing Services, which shall  
27 be exercised at Franchisee’s sole cost and expense, and which shall be subject to  
28 all deeds, easements, dedications, conditions, covenants, restrictions,  
29 encumbrances, and claims of title of record which may affect the Public Way OR  
30 PARK PROPERTIES. Nothing in this Agreement shall be deemed to grant, convey,  
31 create or vest in Franchisee a real property interest in land, including any fee,  
32 leasehold interest, or easement.

33 . . .

### 34 **2.4 Closing of Public Ways AND PARK PROPERTIES**

35 Nothing in this Agreement shall be construed as a waiver or release of the rights  
36 of the City in and to the Public Ways AND PARK PROPERTIES. In the event that all  
37 or part of the Public Ways OR PARK PROPERTIES within the Franchise Area are (1)  
38 closed to pedestrian and/or vehicular traffic and/or utilities and services  
39 comparable to Services; or (2) vacated or if ownership of the land under the  
40 affected Public Ways OR PARK PROPERTIES [is] ARE otherwise transferred to  
41 another Person, all rights and privileges granted pursuant to this Agreement with  
42 respect to such Public Ways OR PARK PROPERTIES, or any part of such Public  
43 Ways OR PARK PROPERTIES so closed, vacated, or transferred, shall cease upon the

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1 effective date of such closing, vacation, or transfer, and Franchisee shall remove  
2 its Network from such Public Ways OR PARK PROPERTIES. If such closing,  
3 vacation, or transfer of any Public Way OR PARK PROPERTIES OR PARK  
4 PROPERTIES is undertaken for the benefit of any private Person, the City shall, as  
5 appropriate, condition its consent to such closing, vacation, or transfer of such  
6 Public Way OR PARK PROPERTIES on the agreement of such private Person to: (i)  
7 grant the Franchisee the right to continue to occupy and use such Public Way OR  
8 PARK PROPERTIES; or (ii) reimburse the Franchisee for its reasonable costs to  
9 relocate the affected part of the Cable System. The City shall provide reasonable  
10 prior notice to Franchisee of any such closing, vacation, or transfer to allow  
11 Franchisee to remove its Cable System where the right to continue to occupy and  
12 use such Public Way OR PARK PROPERTIES is not reserved for Franchisee.

13 ...  
14 **3.0 Relation to Attachment Rights**

15 This Franchise does not confer upon Franchisee any right to place or attach  
16 Facilities directly upon or to structures located in the Public Way OR ON PARK  
17 PROPERTIES that are owned by the City or by a third party, including but not  
18 limited to City-owned streetlights and third party electric utility poles. Franchisee  
19 shall secure and maintain any license, lease or other right as may be necessary for  
20 such desired attachment by way of a separate attachment agreement or other  
21 similar instrument executed with such entity.

22 ...  
23 **5.0 Franchise Fee**

24 For the right to construct, install, maintain, repair, operate, replace and remove  
25 Network Facilities in the Public Way OR ON PARK PROPERTIES, Franchisee shall  
26 pay to the City a Franchise Fee in the amount of one hundred dollars (\$100.00)  
27 per year. Payment shall be made no later than 30 days following the conclusion of  
28 each fiscal year.

29 ...  
30 **7.0 Installation Specifications**

31 **7.1 Conduit**

32 For the deployment of new fiber optic cable in the Public Way OR ON  
33 PARK PROPERTIES for the Network, Franchisee shall use existing City-  
34 owned Conduit. In the event there is no available City-owned Conduit to  
35 meet Franchisee's requirements, Franchisee may in coordination with the  
36 City causes the construction of additional Conduit in the Public Way OR  
37 ON PARK PROPERTIES. If the Franchisee elects not to use or cause the  
38 construction of City-owned conduit, the Franchisee agrees to pay an  
39 additional fee, as may be required for licenses, leases, or other agreements  
40 permitting the attachment of facilities to City-owned street lights and other  
41 structures. Any construction performed pursuant to this Section shall be  
42 consistent with City specifications and include at least two additional spare  
43 ducts for future City use for fiber installation. Franchisee agrees that title  
44 in such property shall transfer to the City upon its substantial completion.

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**7.2 Installation Plan**

The installation of Facilities shall be made in accordance with plans and specifications approved by the City, and after obtaining all necessary permits for all work in the Public Way OR ON PARK PROPERTIES. Franchisee shall submit to the Baltimore City Department of Transportation an initial installation plan, and any subsequent work plans concerning installations not addressed in the initial work plan, which shall include fully dimensioned site plans and specifications that are drawn to scale and show (1) the specific Facilities, (2) the specific proposed location of such Facilities (including specific identification of each attachment to a City-owned or third-party structure located in the Public Way OR ON PARK PROPERTIES); (3) the route of fiber optic cable utilized by the Network; (4) the proposed type of construction materials for all structures, and any other details that the City may reasonably request which are also applicable to other regulated utilities operating within the Public Way OR ON PARK PROPERTIES. Such installation plans may be submitted as part of Franchisee’s annual construction report described in Section 14.

**7.3 Approval by City**

Franchisee shall not attach, install, maintain, or operate any Facilities in or on the Public Way OR PARK PROPERTIES until plans for such work have been approved by the City (which shall not be unreasonably withheld, delayed, conditioned or denied), and all necessary permits have been properly issued. Substantial modification to an installation plan (including, for example, a change of Node site) made in the course of construction shall require the written consent of the City, upon which the City shall act promptly, and may require modification of an existing or issuance of a new permit.

...

**8.0 Construction**

**8.2 Safety Precautions**

...

**8.2.2 Protection of Construction Areas**

The Franchisee shall comply with the safety requirements of all permits, licenses, and other forms of approval or authorization. In addition, Franchisee shall maintain reasonable barriers, lights, signs, cones, and other similar warnings and protective devices required for the safety of the public in compliance with this Agreement and Applicable Law. If the Franchisee places any such device in any Public Way OR ON PARK PROPERTIES, the device shall be placed and maintained in a way that does not interfere with the usual travel or other existing and anticipated uses of the Public Way OR PARK PROPERTIES.

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**8.6 Materials and Claims**

All materials furnished for any work done [on the Franchised Premises] IN THE PUBLIC WAY OR ON PARK PROPERTIES by Franchisee shall be at Franchisee’s sole cost and expense. Franchisee agrees to protect the Franchised Premises, and City, from all claims of contractors, laborers and material men ARISING FROM ITS WORK IN THE PUBLIC WAY OR ON PARK PROPERTIES. Franchisee shall promptly pay all contractors and materialmen, so as to minimize the possibility of a lien attaching to the Facilities. Should any such lien be made or filed, Franchisee shall cause the same to be discharged and released of record by bond or otherwise within thirty (30) days after written request by City.

...

**9.0 Maintenance and Repair**

...

**9.2 Access to Facilities**

Franchisee will be given reasonable access to each of the Facilities in the Public Way OR ON PARK PROPERTIES for the purpose of routine maintenance, repair, or removal of Facilities. If any such maintenance activities have the potential to result in an interruption of any City services at the Facility, Franchisee shall provide the City with a minimum of three (3) days prior written notice of such maintenance activities. Such maintenance activities shall, to the extent feasible, be done with minimal impairment, interruption, or interference to City services.

**9.3 Repair of Public Way AND PARK PROPERTIES**

Franchisee shall be responsible for any damage, ordinary wear and tear excepted, to street pavement, existing facilities and utilities, curbs, gutters, sidewalks, landscaping, and all other public or private facilities, to the extent caused by Franchisee’s construction, installation, maintenance, access, use, repair, replacement, relocation, or removal of Facilities in the Public Way. Franchisee shall promptly repair such damage and return the Public Way, PARK PROPERTIES, and any affected adjacent property to a safe and satisfactory condition to the City in accordance with the City’s applicable street restoration standards or to the property owner if not the City. Franchisee’s obligations under this Section 9.3 shall survive for one (1) year past the completion of such reparation and restoration work.

...

**11.0 New Poles; Pole Replacement**

**11.1 New Poles**

Franchisee shall not erect poles, conduits, or other Facilities in [an] A Public Way OR ON PARK PROPERTIES without all necessary permits and authorizations and the express permission of the City. Franchisee acknowledges that the installation of new stand-alone or streetlight poles

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1 in the Public Way OR ON PARK PROPERTIES is not the City’s preference  
2 and agrees to limit such requests as a last resort. In the event the  
3 construction of one or more new poles is necessary to execute Franchisee’s  
4 planned installation of Facilities, Franchisee may request City approval to  
5 construct, at Franchisee’s sole expense, such poles that will comply with  
6 all applicable building permits, applicable City, state and federal  
7 specifications and laws (“New Poles”). Any New Poles constructed by  
8 Franchisee shall comport with the character of existing poles in the area.  
9 City shall consider any request to construct a New Pole in a  
10 nondiscriminatory manner and shall accommodate Franchisee’s request to  
11 the same or substantially similar extent as the City accommodates such  
12 requests from other providers of telecommunications services within the  
13 City.  
14

15 **12.0 Removal and Modification of Facilities During Term**

16 **12.1 Franchisee Right to Remove**

17 During the Term, Franchisee shall have the right to remove from the  
18 Public Way OR PARK PROPERTIES all or any portion of Facilities from time  
19 to time, whether before or after a default under this Franchise, in  
20 Franchisee’s sole discretion with prior notice to City. Franchisee, at its  
21 own cost and expense, shall promptly dispose of any materials used and/or  
22 generated any and all removal activities, and shall promptly repair any  
23 damage to the Public Way OR PARK PROPERTIES to its condition prior to  
24 construction and installation of such Facilities by Franchisee, reasonable  
25 wear and tear excepted. Should the Franchisee wish to exercise its right of  
26 removal, the Franchisee is required, at its own cost and expense, to leave  
27 in place the fiber strands provided for and dedicated to the use of the City.  
28

29 **12.3 Removal Due to Termination or Abandonment**

30 Following the termination of the Franchise for any reason, or in the event  
31 Franchisee ceases to operate and abandons the Network, Franchisee shall,  
32 within one hundred twenty (120) days, at its sole cost and expense, remove  
33 all Facilities from the Public Way OR PARK PROPERTIES and restore the  
34 area affected by Facilities to its condition at the commencement of this  
35 Franchise, reasonable wear and tear excepted, and further excepting  
36 landscaping and related irrigation equipment, or other aesthetic  
37 improvements made by Franchisee to the Facility or the adjacent property,  
38 or as otherwise required by the City. Within 90 days of a written request  
39 from City, Franchisee will post a payment bond in the amount of  
40 \$500,000.00 to address the City’s cost of removing any Facilities not  
41 removed by Franchisee within one hundred twenty (120) days of  
42 termination, and as compensation for any damage to the Public Way OR  
43 PARK PROPERTIES relating to the Facilities, reasonable wear and tear  
44 excepted. Alternatively, the City may allow Franchisee, in the City’s sole  
45 and absolute discretion, to abandon the Network, or any part thereof, in  
46 place and convey it to the City.

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**13.0 Compliance With Laws**

...

**13.2 Permits and Other Authorizations**

Franchisee shall apply for, at its sole cost and expense, and obtain all applicable federal, state, county, and City permits and/or Authorizations required in order to construct, operate, or otherwise implement and use Facilities in the Public Way OR ON PARK PROPERTIES, including, but not limited to, a conduit permit and charge, a right of way construction permit, building permits, encroachment permits, and any variance, conditional use permit, ministerial permit, or special exception required under the Baltimore City Zoning Regulations. Franchisee shall pay, as they become due and payable, all fees, charges, taxes and expenses, including conduit charges, associated with such permits and/or other Authorizations. If Franchisee is unable to obtain any necessary permits or Authorizations as required in this Section, Franchisee shall have the right, without obligation, to terminate this Franchise immediately.

**14.0 Required Reports**

**14.1 Annual Construction Report**

Not later than the fifteenth (15<sup>th</sup>) day after the close of each calendar year in which any work was performed in the Public Way OR ON PARK PROPERTIES by Franchisee, the Franchisee shall provide the Baltimore Department of Transportation AND, IN REGARD TO INSTALLATIONS ON PARK PROPERTIES THE DEPARTMENT OF RECREATION AND PARKS, with the following:

- A. An updated “as-built” map clearly indicating each Node, pad-mounted Facility, control box, and associated fiber network route in the Public Way OR ON PARK PROPERTIES. Specific identification of attachments to City-owned structures or structures owned by a third party located in the Public Way OR ON PARK PROPERTIES. Specifying owner of underlying facility (i.e., city, BGE);

...

**15.0 Default and Remedies**

...

**15.1 Default by Franchisee**

In the event of default by Franchisee, the City shall have the right, while any default continues, beyond any applicable cure period, by giving thirty (30) calendar days written notice to Franchisee, to terminate this Franchise and promptly remove or require Franchisee to promptly remove Facilities from the Public Way OR PARK PROPERTIES, at Franchisee’s sole cost and expense, without prejudice to any other remedy which the City might be entitled to pursue, including but not limited to City’s rights under Section 17 to eliminate any interference caused by Facilities. No portion of the Franchise Fee shall be refunded in the event of a termination on default.

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**1           16.0   City Termination Right**

2           In addition to the remedies set forth in this Section 17, the City shall have the  
3           right to terminate this Agreement (i) if the City is mandated by law, a court order  
4           or decision, or the federal or state government to take certain actions that will  
5           cause or require the removal of the Facilities from the Public Way OR PARK  
6           PROPERTIES; (ii) if Franchisee’s licenses to operate the Network and/or provide  
7           Service are terminated, revoked, expired, or otherwise abandoned; or (iii) for the  
8           City’s convenience.

9           ...  
10          **24.0   Environmental**

11                   (a) Except in strict accordance with all applicable laws and regulations,  
12                   Franchisee shall not at any time within the Public Way OR ON PARK  
13                   PROPERTIES store, treat, transport or dispose of any hazardous substance,  
14                   hazardous waste or oil as defined by the Resource, Conservation and  
15                   Recovery Act of 1976 (“RCRA”), 42 U.S.C. §§ 6901 et seq.,  
16                   Comprehensive Environmental Response, Compensation and Liability Act  
17                   of 1980 (“CERCLA”), 42 U.S.C. §§ 9601 et seq., Maryland Environment  
18                   Article Code Ann., Title 4, Sec. 4-401, et seq. and Maryland Environment  
19                   Article Code Ann., Title 7, subtitle 2.

20                   (b) “Environmental Conditions” as used in this Agreement shall mean discovered  
21                   or undiscovered contaminants, pollutants, or toxic substances affecting health  
22                   or the environment, in any way arising from or related to the subject matter of  
23                   this Franchise which could, or do, result in any damage, loss, cost or expense  
24                   to, or liability, by City to any person including a government agency or other  
25                   entity.

26                   (c) In addition to all other indemnifications contained herein, Franchisee  
27                   specifically agrees to indemnify, reimburse, defend and hold harmless City, its  
28                   elected/appointed officials, employees, agents and representatives  
29                   (“Indemnified Parties”) from and against any and all losses, costs, liabilities,  
30                   including but not limited to liabilities, demands, obligations, claims, suits,  
31                   actions and expenses, attorneys’ fees, consultant fees and court costs  
32                   connected therewith, brought against the Indemnified Parties, or incurred by  
33                   any of them, by reason of injury to persons, including death, and damage to  
34                   property arising out of Environmental Conditions or resulting from any direct,  
35                   or indirect, willful, or negligent acts or omissions of Franchisee, its  
36                   contractors, agents, or employees arising from Environmental Conditions,  
37                   unless solely caused by the negligent act of City. Notwithstanding anything to  
38                   the contrary herein, Franchisee agrees to defend, indemnify and hold harmless  
39                   the Indemnified Parties from and against all administrative and judicial actions  
40                   and rulings, claims, causes of action, demands and liability including, but not  
41                   limited to, damages, costs, expenses, assessments, penalties, fines, losses  
42                   judgments and reasonable attorney fees that the Indemnified Parties may  
43                   suffer or incur due to the existence of any Hazardous Substances on the  
44                   Franchised Premises [and], in the Public Way OR ON PARK PROPERTIES or  
45                   migration of any Hazardous Substance to other properties or the release of any  
46                   Hazardous Substance into the environment, that arise from the Franchisee’s

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1 and or its representatives activities on the Franchised Premises [or], the Public  
2 Way OR PARK PROPERTIES. The indemnifications in this section specifically  
3 include, without limitation, costs incurred in connection with any investigation  
4 of site conditions or any cleanup, remedial, removal or restoration work  
5 required by any governmental authority. This provision shall be in addition to,  
6 and separate from, any remedies available to City for breach by the Franchisee  
7 of its obligations under any of the provisions of this Agreement and shall in no  
8 way limit any recourse that the City may have at the time against Franchisee  
9 pursuant to any federal, state or local laws. The provisions of this Paragraph  
10 shall survive the termination or expiration of this Agreement.

11 (d) City represents to best of its knowledge, without having made inquiry that  
12 there is no Hazardous Substance within the Public Way OR PARK PROPERTIES.  
13 Hazardous Substance is any substance identified as hazardous, toxic or  
14 dangerous in any applicable federal, state or local law or regulation. City shall  
15 not introduce or use any Hazardous Substance in the Public Way OR ON PARK  
16 PROPERTIES in violation of any applicable law. City shall be responsible for,  
17 and shall promptly conduct any investigation and remediation as required by  
18 any applicable environmental laws, all spills or other releases of any  
19 Hazardous Substance to the extent caused by the City, that have occurred or  
20 which may occur in the Public Way OR ON PARK PROPERTIES. City agrees to  
21 defend, indemnify and hold harmless the Franchisee from and against any and  
22 all administrative and judicial actions and rulings, claims, causes of action,  
23 demands and liability (collectively, "Claims") including, but not limited to,  
24 damages, costs, expenses, assessments, penalties, fines, losses, judgments and  
25 reasonable attorney fees that the Franchisee may suffer or incur due to the  
26 existence of any Hazardous Substances in the Public Way OR IN PARK  
27 PROPERTIES or the migration of any Hazardous Substance to other properties  
28 or the release of any Hazardous Substance into the environment (collectively,  
29 "Actions"), arise from the City's activities [on the Franchised Premises] IN  
30 THE PUBLIC WAY OR ON PARK PROPERTIES to the extent allowable under  
31 subsection 5-303 (a), (b) and (c) of the Courts and Proceedings Article of the  
32 Maryland Annotated Code. City agrees to defend, indemnify and hold  
33 Franchisee harmless from Claims resulting from Actions on the [Franchised  
34 Premises Property] PUBLIC WAY OR ON PARK PROPERTIES caused by City  
35 prior to and during the Initial Term and any Renewal Term. The  
36 indemnifications in this section specifically include, without limitation, costs  
37 incurred in connection with any investigation of site conditions or any  
38 cleanup, remedial, removal or restoration work required by any governmental  
39 authority. This Section shall survive the termination or expiration of this  
40 Agreement.

41 **25.0 Notices**

42 All notices, requests, demands, and other communications hereunder shall be in  
43 writing and shall be deemed given if personally delivered or by certified mail,  
44 return receipt requested; to the following addresses:

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1                   **City:**     The Mayor and City Council of Baltimore  
2                             Department of Transportation  
3                             Attn: Director  
4                             417 E. Fayette Street, Fifth Floor  
5                             Baltimore, Maryland 21202

6                             *with a copy which shall not constitute legal notice to:*

7                             Baltimore City Department of Real Estate  
8                             Room 304 City Hall  
9                             100 North Holliday Street  
10                            Baltimore, Maryland 21202  
11                            410-396-4768  
12                            410-528-1437 (fax)

13                   All Franchise Fee payments to the City should be mailed to the following address  
14                   and to the attention of:

15                            Director of Finance  
16                            Bureau of Treasury Management  
17                            Collections Division  
18                            200 N. Holliday Street  
19                            Baltimore, Maryland 21202

20                   **Franchisee:**

21                            Crown Castle [NG Atlantic] FIBER LLC  
22                            c/o Crown Castle USA Inc.  
23                            200 Corporate Drive  
24                            Cannonsburg, PA 15317-8564  
25                            Attn: [E. Blake Hawk] KEN SIMON, General Counsel, Legal  
26                            Department

27                            *And with a copy which shall not constitute legal notice to:*

28                            Crown Castle [NG Atlantic] FIBER LLC  
29                            2000 Corporate Drive  
30                            Cannonsburg, PA 15317-8564  
31                            Attn: SCN Contracts Management

32                   ...  
33                   **27.0 Miscellaneous**

34                   ...  
35                   **27.3 Taxes**

36                   ...  
37                   (b) Franchisee shall indemnify City from any and all liability, obligation,  
38                   damages, penalties, claims, liens, costs, charges, losses and expenses  
39                   (including, without limitation, reasonable fees and expenses of  
40                   attorneys, expert witnesses and consultants), which may be imposed  
41                   upon, incurred by or be asserted against City in relation to the taxes

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owed or assessed on the [Franchised Premises] PUBLIC WAY OR ON  
PARK PROPERTIES DUE TO FRANCHISEE’S IMPROVEMENTS THEREIN.

...  
**27.6 Change in Law and Severability**

If any provision or portion thereof of this Agreement is or becomes invalid under any applicable statute or rule of law, and such invalidity does not materially alter the essence of this Agreement to either party, such provision shall not render unenforceable this entire Agreement. Rather, the parties intend that the remaining provisions shall be administered as if the Agreement did not include the invalid provision.

If, as a result of a change in law by statute, rule, ruling or otherwise, the total compensation to the City arising as a result of Franchisee’s occupation of the Public Way OR PARK PROPERTIES (including attachments on City-owned facilities therein) is materially reduced, the Parties agree to negotiate in good faith to amend this Agreement to ensure that total compensation to the City remains substantially comparable, to the extent permitted under applicable law.

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1 **IN WITNESS WHEREOF**, the parties hereto have executed this Agreement in duplicate on the  
2 day and year first written above.

3 **ATTEST:** **MAYOR AND CITY COUNCIL OF BALTIMORE**

4 \_\_\_\_\_ **BY:** \_\_\_\_\_

5 **CUSTODIAN OF THE CITY SEAL** **STEVE SHARKEY**  
6 **DIRECTOR**  
7 **DEPARTMENT OF TRANSPORTATION**

8 **BY:** \_\_\_\_\_  
9 **REGINALD MOORE, DIRECTOR**  
10 **DEPARTMENT OF RECREATION AND**  
11 **PARKS**  
12

13 **WITNESS/ATTEST:** **CROWN CASTLE FIBER LLC**  
14

15 \_\_\_\_\_ **BY:** \_\_\_\_\_ **(SEAL)**

16 **NAME:**

17 **TITLE:**

18 **APPROVED AS TO FORM AND LEGAL** **APPROVED BY THE BOARD OF**  
19 **SUFFICIENCY** **ESTIMATES**

20 \_\_\_\_\_

21 **CHIEF SOLICITOR** **CLERK** **DATE**

22 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect when it is  
23 enacted.