

## Department of Port Control

Ordinance No.: 40-2023

### **Executive Summary**

The Department of Port Control is requesting authority to enter into a new lease with Fulton BHS CLOH I, LLC, a Delaware limited Liability Company previously owned by The Ulrich Family Limited Partnership for the lease of certain city owned property located across from the passenger terminal building at Cleveland Hopkins International Airport situated at 4949 and 4961 Old Grayton Road Cleveland, OH 44135; for the use of operating a mini-storage facility and parking area for public use.

The Department requests a term of five (5) years with one-five (5) year option.

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### **Background/Purpose:**

The City acquired .1421 acres of a self-storage facility situated at 4949 and 4961 Old Grayton Road Cleveland, OH 44135 from Ulrich Family Limited Partnership (“Ulrich”) in the early 2000’s to facilitate the relocation and construction of Brookpark Road. The Department entered into agreement No. LE200110050778 to lease the subject property back to Ulrich since the property was no longer of critical use to the City. The rental rate was \$1.00 per annum for the initial term. The term was set for a period of ten (10) years with one (5) one-year option to renew subject to City Council approval, which has expired.

Fulton BHS CLOH I, LLC (“BHS”) recently purchased Ulrich. The Department is requesting legislative authority to enter into a new lease for City’s .1421 acre portion of the storage-facility for a term of five (5) years with one-five (5) year option to renew, exercisable by the Director of Port Control.

### **Scope:**

The following are the material provisions to be contained in the Lease:

- (A) The Director of Port Control is authorized to enter into a new lease for the use and occupancy of 6,192 square feet of land, including 34 self-storage units (“Leased Premises”)
- (B) The Leased Premises shall be used to support Lessee’s business as mini storage facility.
- (C) Lessee shall pay the City an annual rental rate of five Hundred and 00/Dollars (\$500.00) absolute net, based on a third-party appraisal dated August 17, 2022 and subject to annual CPI adjustments beginning on the effective date of the first option.

**Justification/Urgency:**

The current lease has expired and the space/land is needed for the continuance of providing the public the use of a mini-storage facility.

**Anticipated Cost:**

None.

**Schedule or Term of Contract:**

The Department is requesting the initial term to be five (5) years with one-five (5) year option to renew, exercisable by the Director of Port Control.

**Current Contract:**

Name	Contract No.	Amount
Ulrich Family Limited Partnership	LE200110050778 recorded w/Cuyahoga County 10/5/2001	\$10.00 for term of the lease

**Employee Demographics:**

Total number of employees – 1

Number of employees that are minorities - 0

Number of employees that are women - 0

Number of employees that are City of Cleveland residents - 0