

Date: January 30, 2020

To: Barbara Langhenry, Director  
Department of Law

From: Robert Davis, Director  
Department of Public Utilities

Subject: Legislation for CPP Eastside Service Center Lease Renewal

Please prepare legislation for a lease renewal with City Rose, Ltd. for CPP's Eastside Service Center located at 743 E. 140th Street.

Thank you.

RD/jdd

Encl.

Acknowledged by: \_\_\_\_\_  
Matthew Spronz, Director of Mayor's Office of Capital Projects

CC: Valarie McCall, Chief of Government and International Affairs  
Alexander Lackey, Government & International Affairs Associate  
Tracey Anderson, Assistant to the Chief of Government Affairs  
James D. DeRosa, Commissioner of Real Estate, Office of Capital Projects  
Marcia Johnson, Legislative Liaison, Office of Capital Projects  
Nancy Lanzola, Legislative Liaison, Department of Law

**LEGISLATIVE SUMMARY  
DIVISION OF REAL ESTATE**

**Lease Renewal for CPP Eastside Service Center**

Ordinance No: XXX-2020

Description: Legislation authorizing a lease renewal with City Rose, Ltd. for Cleveland Public Power's Eastside Service Center located at 743 E. 140th Street.

Summary: CPP's lease for its Eastside Service Center located at 743 E. 140<sup>th</sup> Street will expire on August 31, 2020. The lease includes building, parking lot and fenced storage yard. CPP wishes to renew its current lease for two years with an option to renew for an additional two years.

Address: 743 E. 140th Street, Cleveland, Ohio 44110

Premises: Portion of Permanent Parcel No. 112-27-007 including the southern half of the building (measuring approximately 97,000 square feet), paved parking area (approximately 75 cars), and a storage yard (measuring approximately 2.5 acres).

Tenant: Department of Public Utilities for Cleveland Public Power

Landlord: City Rose, Ltd.

Rent: Lessor will maintain the current rental rate for the initial two year term - \$250,000 paid annually plus payment of taxes, insurance and utilities as specified in the lease.

Annual rent will increase in the option years to \$262,500 per year paid annually plus taxes, insurance and utilities.

Lease Term: Two (2) years through August 31, 2022 with an option to renew for an additional two (2) years through August 31, 2024.

Additional Term(s): Landlord shall make various agreed upon repairs/improvements upon signing the lease including roof repairs. City will be responsible for day to day maintenance/repairs as specified in the current lease.

Ward: 8, Councilperson Michael Polensek