

Ordinance No. 627-2024

By Council Members McCormack and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Port Control to lease certain office space located at Burke Lakefront Airport to conduct business as an architectural and engineering firm, for a term of one year, with three one-year options to renew, exercisable by the Director of Port Control.

WHEREAS, the City of Cleveland owns certain office space located at Burke Lakefront Airport which is not needed for the City's public use; and

WHEREAS, CHA Consulting, Inc. ("the Lessee") has proposed to lease the property from the City for the purpose of conducting business as an architectural and engineering firm; and

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That notwithstanding and as an exception to the provisions of Chapters 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, and at the direction of the Board of Control, the Director of Port Control is authorized to lease to Lessee, for the use and occupancy of approximately 4,350 square feet of office space located at Suite 221 on the second floor of the passenger terminal building at Burke Lakefront Airport to conduct business as an architectural and engineering firm.

Section 2. That the term of the lease authorized by this ordinance shall be for a one year period, with three one-year options to renew, exercisable by the Director of Port Control.

Section 3. That the per annum rental rate shall be at an initial rental rate based on an independent third-party appraisal and for each year after the initial term on the effective date of the Lease, the rental rate shall be adjusted based on the United States Department of Labor, Consumer Price Index: "All Urban Wage Earners and Clerical Workers; however, never lower than the rate during the initial term.

Section 4. That the lease may authorize the Lessee to make improvements to, and maintain, the leased premises at its cost subject to the approval of appropriate City agencies and officials.

Section 5. That the lease shall be prepared by the Director of Law.

Section 6. That the Director of Port Control, the Director of Law, and other appropriate City officials are authorized to execute any other documents and certificates, and take any other actions which may be necessary or appropriate to effect the lease authorized by this ordinance.

Section 7. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

JSM:uo

6-3-2024

FOR: Director Francis

