

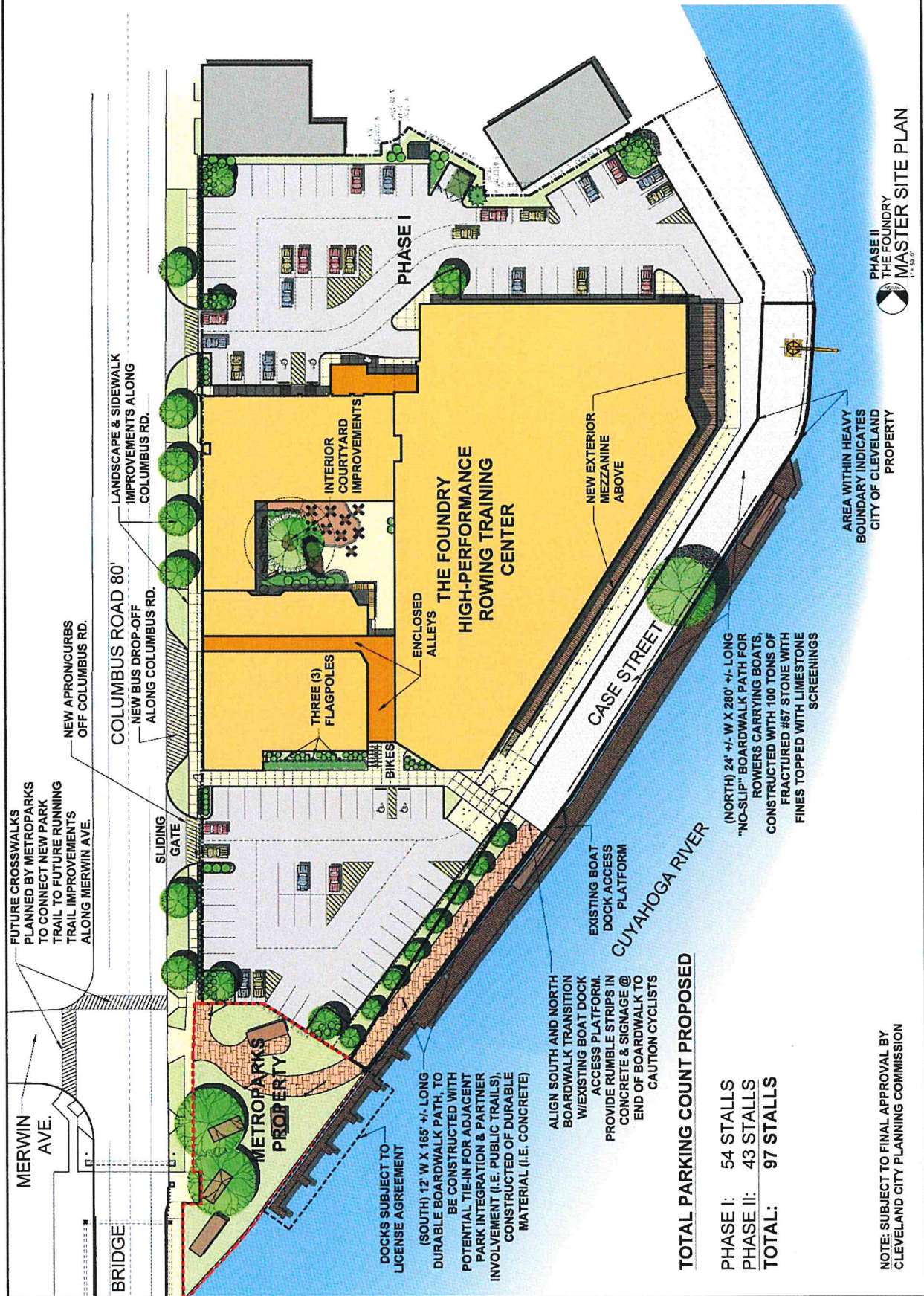
LEGISLATIVE SUMMARY  
Mayor's Office of Capital Projects  
Division of Real Estate

**Amend Lease to Columbus Road Foundry, LLC for boardwalk and docks to extend lease term to fifteen years**

- Ordinance No: 764-2021
- Legislative Purpose: To authorize the Director of Mayor's Office of Capital Projects to amend an existing lease agreement, authorized by Ordinance No. 651-15, with Columbus Road Foundry, LLC to extend the lease term to fifteen (15) years.
- Project Summary: The Foundry is a rowing and sailing training space, recreational hub and education center for children, teenagers and college students located on a triangular-shaped property west of the Cuyahoga River and east of Columbus Road (south of British Street). The \$9 Million project was constructed by Mike Trebilcock, CEO of Cleveland-based MCPc, Inc., involving multiple buildings in the corporate name of Columbus Road Foundry, LLC.
- In 2015, in connection with the development of the its facility, and pursuant to Ordinance No. 651-15, which was passed by Cleveland City Council on July 22, 2015, The Foundry leased City-owned portions of vacated Leonard Street along the Cuyahoga River for construction of the a public boardwalk and private docks on said City-owned property. The Foundry leases this property at low cost in exchange for The Foundry's improvements to and maintenance of the boardwalk, docks and bulkhead affixed to the City-owned property. The existing lease term is ten (10) years with two (2) five (5) year renewal options.
- In December of 2020, The Foundry was awarded ODNR grant funding to assist with the construction of the public boardwalk area, which is estimated to cost approximately \$500,000. ODNR will encumber The Foundry's property, including the portions The

Foundry leases from the City, for fifteen (15) years from the completion of the improvements, which is anticipated to be Fall of 2022. Therefore, the lease term will need to be amended to match the ODNR encumbrance period of 15 years.

- Permanent Parcel Nos.: That portion of Leonard Street vacated by Ordinance No. 2691-89 passed December 11, 1989.
- Price: \$1.00/year in exchange for requirement that The Foundry invest approximately \$500,000 for improvements to the public boardwalk area which is free and open to the public.
- Ward: Ward 3 (Councilmember Kerry McCormack)
- Attachments: Drawing showing lease area and location of boardwalk improvements and docks



PHASE II  
 THE FOUNDRY  
 MASTER SITE PLAN

AREA WITHIN HEAVY  
 BOUNDARY INDICATES  
 CITY OF CLEVELAND  
 PROPERTY

(NORTH) 24' +/- W X 280' +/- LONG  
 "NO-SLIP" BOARDWALK PATH FOR  
 ROWERS CARRYING BOATS.  
 CONSTRUCTED WITH 100 TONS OF  
 FRACTURED #57 STONE WITH  
 FINES TOPPED WITH LIMESTONE  
 SCREENINGS

ALIGN SOUTH AND NORTH  
 BOARDWALK TRANSITION  
 EXISTING BOAT DOCK  
 ACCESS PLATFORM.  
 PROVIDE RUMBLE STRIPS IN  
 CONCRETE & SIGNAGE @  
 END OF BOARDWALK TO  
 CAUTION CYCLISTS

DOCKS SUBJECT TO  
 LICENSE AGREEMENT  
 (SOUTH) 12' W X 165' +/- LONG  
 DURABLE BOARDWALK PATH, TO  
 BE CONSTRUCTED WITH  
 POTENTIAL TIE-IN FOR ADJACENT  
 PARK INTEGRATION & PARTNER  
 INVOLVEMENT (I.E. PUBLIC TRAILS,  
 CONSTRUCTED OF DURABLE  
 MATERIAL (I.E. CONCRETE)

TOTAL PARKING COUNT PROPOSED

PHASE I:	54 STALLS
PHASE II:	43 STALLS
<b>TOTAL:</b>	<b>97 STALLS</b>

NOTE: SUBJECT TO FINAL APPROVAL BY  
 CLEVELAND CITY PLANNING COMMISSION

