

Department of Port Control

Ordinance No.: 903-2020

Properties, Inclusion & Contract Compliance

Executive Summary

The Department of Port Control is requesting authority to lease to the International Women's Air and Space Museum, Inc. certain space at Burke Lakefront Airport, for a term of five years, with a five-year option to renew, exercisable with additional legislative authority.

Background/Purpose:

IWASM currently leases approximately 2,440 square of city owned property located on the first floor of the BKL Terminal Building for the purpose of providing general office, storage space, displays and a gift shop for the IWASM ("Premises"). The IWASM is one of a kind and the Department is proud to say that IWASM has made BKL its home since 1998.

The current term was for two (2) years with three (3) one-year options to renew, with the third of the one year options subject to additional legislative authority. IWASM has requested to enter into a new lease with the Department, for a term of five (5) years with one (1) five-year option to renew, with such option requiring additional legislative authority.

Scope:

The following are provisions to be contained in the Lease:

- (A)The Director of Port Control is authorized to to enter into a new lease for the use and occupancy of approximately 2,790 square feet of space, including display areas in the BKL Terminal Building, which in part will be used for the public to purchase goods in the gift shop, utilize educational tools, and view related displays;
- Office, storage, and educational resource center = 2,440 square feet
 - Common area and wall display space = 350 square feet
- (B)The term shall be set at five (5) years with one (1) five-year option to renew with the option requiring additional legislative authority;
- (C)The annual rental rate shall be based on an independent third party appraisal. For each year after the initial term, the rental rate shall be adjusted based on the United States Department of Labor, Consumer Price Index: "All Urban Consumers" Midwest; however, never lower than the rate during the initial term.

Justification/Urgency:

The Premises are required by IWASM to provide general office, storage space, displays and a gift shop in support of the Museum.

Anticipated Cost: None

Term: The Department is requesting to enter into a five-year initial term with one (1) five-year option to renew, with such option term requiring additional legislative authority.

Current Contracts:

Name	Term	Contract No.	Annual Amount
International Women's Air & Space Museum, Inc.	Two (2) years with (3) three one year options to renew	CT 3001 2017*020	\$31,981.25

Employee Demographics:

Total number of employees - 3

Number of employees that are minorities - 0

Number of employees that are women - 3

Number of employees that are City of Cleveland residents - 0