

Ordinance No. 1460-2025

By Council Members Welch, Slife and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Port Control or other appropriate director to terminate the City of Cleveland's lease with Cleveland-Cuyahoga County Port Authority for the Rock and Roll Hall of Fame and Museum's original site and approving the consolidation of the original site and adjacent expansion site into a single lease agreement directly between the City of Cleveland and the Rock and Roll Hall of Fame and Museum, Inc.

WHEREAS, the Rock and Roll Hall of Fame and Museum, Inc. (the "Rock Hall") currently occupies 4.8691 acres of property owned by the City of Cleveland (the "City") under two separate leases. The first lease, covering the original 3.8688 acres, was signed in 1993. To help finance construction of the museum, the City leased this land to the Cleveland-Cuyahoga County Port Authority (the "Port Authority") (the "Original Lease"). The Port Authority then immediately subleased it to the Rock Hall through a Lease and Development Agreement. The second lease, covering a 1.0003-acre adjacent expansion site, commonly known as Site C, was signed directly with the City on May 31, 2019, under Contract No. CT3001LS2019*025 (the "Expansion Lease"). Both the Original and Expansion Leases will expire coterminously on May 11, 2091; and

WHEREAS, the financing for the Original leased-premises has been paid in full, thereby eliminating the need for the Original Lease; and

WHEREAS, a consolidation of the Original and Expansion Leases will create operational efficiency, eliminate unnecessary complexity and strengthen long-term planning by aligning rights and obligations under one framework, while maintaining the same material terms of the two separate lease agreements, including the May 11, 2091, expiration dates; and

WHEREAS, the City now wishes to terminate both the Original and Expansion Leases and enter into a new lease so that both leased-premises can be combined under a single consolidated lease between the City and the Rock Hall; and

WHEREAS, this Council approves the termination of the Original and Expansion Leases with the Port Authority and the Rock Hall and authorizes a new consolidated lease; 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:

Ordinance No. 1460-2025

Section 1. That the Director of Port Control or other appropriate director is authorized to terminate the Original Lease and Expansion Lease.

Section 2. That it is found and determined that the sites for the Original and Expansion Leases are no longer needed for the City's public use.

Section 3. That notwithstanding and as an exception to the provisions of Chapter 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 or other appropriate director is authorized to lease to the Rock Hall certain property to be known as the consolidated leased-premises (the "Consolidated Lease") and more fully described in the plat and legal description contained in **File No. 1460-2025A**.

Section 4. That the terms and conditions for the Consolidated Lease shall essentially mirror and follow the terms and conditions of the Original and Expansion Leases, including the term end of May 11, 2091.

Section 5. That the lease rate shall be \$1.00 per year, and other valuable consideration, which is determined to be fair market value.

Section 6. That the Rock Hall under the Consolidated Lease is solely responsible for all costs, charges, expenses, insurance premiums, impositions and obligations of every kind and nature whatsoever relating to the ownership, use, occupancy, repair and maintenance of the improvements at the leased-premises.

Section 7. That the Consolidated Lease shall be prepared by the Director of Law and approved by the Director of Port Control.

Section 8. That the Director of Port Control, the Director of Law, and other appropriate City officials are authorized to enter into any agreement necessary to implement this ordinance, or to execute any agreement, documents, instruments, or certificates that are necessary.

Section 9. 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.

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AP:uo
11-17-25

FOR: Director Francis

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READ FIRST TIME on NOVEMBER 17, 2025
and referred to DIRECTORS of Port Control,
City Planning Commission, Finance, Law;
COMMITTEES on Transportation and Mobility,
Finance Diversity Equity and Inclusion

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

REPORT
after second Reading

PASSAGE RECOMMENDED BY
COMMITTEE ON
TRANSPORTATION and
MOBILITY

FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY
COMMITTEE ON
FINANCE, DIVERSITY, EQUITY
and INCLUSION

FILED WITH COMMITTEE