

Legislative Summary
Department of Public Works
2023 West Side Market Lease and Management Agreement

DIVISION: Public Works and Community Development

ORDINANCE NO: 1093-2023

DESCRIPTION: Authorizing the Directors of Public Works and Community Development to enter into one or more lease and/or management agreements with Cleveland Public Market Corporation, an Ohio non-profit corporation, to lease the West Side Market, the West Side Market Parking Lot and the Hicks Parking Lot and to provide professional services to manage, operate, and improve the properties and assist with capital improvement fundraising; authorizing agreement(s) necessary to secure funding through tax credits for the improvement of West Side Market; authorizing real property tax abatement, if necessary; authorizing the Director of Public Works to apply for and accept any gifts, grants or services from any public or private entity; and to amend Sections 131.21, 131.22, 131.78 and repeal Chapter 553 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various sections, relating to the West Side Market.

PURPOSE: This legislation is necessary for the City to allow CPMC to assume responsibility for the management, operations, and improvement of West Side Market.

This includes:

- Lease of Market Properties to vendors
- Management and day-to-day operations
- Maintenance of the Market Properties
- Capital improvement fundraising for Market Properties

This legislation is also necessary to enter into agreement(s) required to secure funding through any available tax credits to benefit the Market Properties, and, if necessary, to permit abatement of real property taxes.

The legislation also amends Sections 131.21, 131.22, 131.78 and repeals Chapter 553 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various sections, relating to the West Side Market, to accommodate non-profit operation of West Side Market.

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**CONTRACT
TERMS:**

The term of the lease with Cleveland Public Market Corporation will be for a period not to exceed 10 years.

The City will provide \$200,000 to Cleveland Public Market Corporation upon execution of the agreement and, subject to annual appropriation by City Council, provide support for West Side Market operations.

Cleveland Public Market Corporation will improve, renovate, and/or develop the West Side Market. Cleveland Public Market Corporation will operate West Side Market in a manner that accomplishes the City's goals, including that CPMC shall use its best efforts to:

- Increase the diversity of the tenants on the Market
- Utilize union labor for services and construction where possible
- Meet or exceed City's OEO standards for construction projects
- Ensure Market vendors are involved in the governance and decision-making at West Side Market, with three members of the CPMC Board of Directors nominated by the United West Side Market Tenant Association
- Expand the Market's positive impact on food access for city residents
- Integrate workforce development programs in its operations
- Pursue grants and private gifts and increase the operating revenue of the Market to minimize and eventually eliminate the need for City funding for operations
- Further the City's sustainability goals including integrating cardboard recycling and food waste diversion into its operations
- Support small business entrepreneurship and take reasonable measures to maintain, develop, and maximize the business generated by the Market Facilities
- Preserve the Market's historic facilities and activities
- Permit the City to host a maximum of 4 city-wide community events every year on the Market Facilities

Final terms will be set by the Board of Control.