

Ordinance No. 107-2025

By Council Members McCormack and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Port Control to enter into a triple-net lease agreement with PrimeFlight Aviation Services, Inc. to lease certain space located at Building No. 208 at 5851 Cargo Road at Cleveland Hopkins International Airport, for office and storage space to support aviation ground handling operations and ground service equipment maintenance for various airlines at the airport, for a term of one year, with four one-year options to renew, exercisable by the Director of Port Control.

WHEREAS, the City of Cleveland owns certain space known as Building No. 208 at 5851 Cargo Road at Cleveland Hopkins International Airport, which is not needed for public use; and

WHEREAS, PrimeFlight Aviation Services, Inc. has sought to lease the property from the City; 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, the Director of Port Control is authorized to enter into a triple-net lease agreement with PrimeFlight Aviation Services, Inc. (“Lessee”), for the use and occupancy of approximately 9,920 square feet of building and adjacent parking support space at Building No. 208 at 5851 Cargo Road at Cleveland Hopkins International Airport, which is not needed for public use, to support aviation ground handling operations and ground service equipment maintenance for various airlines at the airport.

Section 2. That the term of the lease authorized by this ordinance shall be one (1) year, with four (4) one-year options to renew, exercisable by the Director of Port Control.

Section 3. That Lessee shall pay the City rent for the initial one (1) year term as determined by an independent third-party appraisal based on the fair market value of the leased premises and rental rates charged for comparable facilities. Rental rates for each of the option terms shall be adjusted based on the Consumer Price Index published

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by the U.S. Department of Labor; however, the rate shall not be adjusted lower than the rate during the initial term.

Section 4. That the lease shall be prepared by the Director of Law.

Section 5. 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 6. 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
1-27-2025
FOR: Director Francis

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READ FIRST TIME on JANUARY 27, 2025
and referred to DIRECTORS of Port Control, 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

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REPORT
after second Reading

FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY
COMMITTEE ON
TRANSPORTATION and
MOBILITY

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