

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

LEASE RENEWAL OF SUPERIOR VIADUCT ARCH NO. 6

Ordinance No: 1200-2024

Legislative Purpose: To authorize the Mayor's Office of Capital Projects to lease property located under Superior Viaduct Arch Number 6 to John G. Johnson Construction Company or its designee for parking and material storage.

Project Summary: John G. Johnson Construction Company is a commercial General Contractor/Construction Manager that has been building commercial construction projects under the same Federal ID since 1943, over 80 years. The company is currently located at 1284 Riverbed Road Cleveland, OH, 44113 on the west bank of the Flats.

M&M Companies, LLC, an affiliated company of John G. Johnson Construction Company, purchased the building located at 1284 Riverbed Road on the west bank of the Flats in February 2014. Now the building is John G. Johnson Construction Company's business headquarters.

The rear of the property abuts City's Superior Viaduct structure and the Superior Viaduct Arch Number 6. The property located under the arch was leased from City to John G. Johnson Construction Company for use as employee parking and material storage for a 5 year term with one 5 year option to renew in 2015. John G. Johnson Construction Company would like to renew their lease with the City for use of the property located under Superior Viaduct Arch Number 6 for continued use for employee parking and material storage. Their existing lease will expire in March 2025. Presently, the only vehicle access to the arch is by way of the original driveway behind the John G. Johnson building.

The lease will have a term of 5 years with one 5 year option exercisable by approval of Director of Capital Projects.

The lease will prohibit the storage of combustible noxious or volatile materials or liquids.

The lease will reserve the right of access to the City, through its officers, employees, agents, representatives and contractors for maintenance of the bridge.

Price: Lease rate will be \$1,165 which is fair market rent, as established by licensed appraiser Buckholz, Caldwell Commercial Appraisals.

**Permanent
Parcel No:** N/A

Ward: Ward 3 (Kerry McCormack)

Attachments: Location Map & Legal Description