



CITY OF CLEVELAND
Mayor Justin M. Bibb

Municipal Services and Properties Committee

March 21, 2022

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Ord. No. 223-2022

To amend Section 131.21 of the Codified Ordinances of Cleveland, Ohio, 1976, as enacted by Ordinance No. 1330-A-10, passed December 6, 2010, relating to the rental of market stalls; and to repeal Section 553.07, Intoxicating Liquors, as enacted by Ordinance No. 63410-A, passed September 22, 1924.

- Hold rent rates at their 2020 levels for 2022
 - Vendors have not had leases since December 31, 2020.
 - Section 131.21 and the lease provide a rigid method for calculating annual rent.
 - The method laid out in Section 131.21 assures that vendor rent will cover all operating expenses for West Side Market.
 - The prescribed method has not been applied since at least 2018
 - If the City uses the prescribed method for calculating rent, each vendor's rent would increase between 30% and 80% (depending on the vendor)
 - Currently, there is no exception in the ordinance that allows the City to calculate rent in any other manner aside from the manner prescribed in the ordinance and lease.
- Cap annual rent increases to no more than a 3% increase in future years.

Ord. No. 223-2022 continued

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- Allow the City to enter leases for up to three years with one, three-year option to renew.
 - Currently, the City is not permitted to enter leases for longer than one year at a time, which prevents some businesses from securing financing and is a disincentive for those who may want to invest in their space.
- Permit short-term leases.
 - This would allow the West Side Market to consider daily pop-up events, seasonal vendors, and food trucks.
 - Rates would be set by Director of Public Works and approved by Board of Control.
- Charge prepared food vendors the same rate as traditional (butcher, meat, vegetable) vendors.
 - Currently, prepared food vendors pay a 60% premium on space compared to traditional vendors.
- Repeal the City of Cleveland ordinance that prohibits alcohol sales at West Side Market stands.

Ord. No. 209-2022

Authorizing the Director of Public Works to enter into an agreement with Ohio City Incorporated to re-establish and continue to manage programs to benefit the West Side Market, for a period not to exceed four year

- Ohio City, Inc. maintained a fund to support programs for the West Side Market starting in 2011 with the West Side Market's centennial celebration
 - 2011 legislation is Ordinance No. 1124-11
 - The legislation authorizing the fund expired in 2016
 - Ohio City, Inc. currently holds \$85,872.41 in its West Side Market fund leftover from the 2012 Centennial
- Funds to be spent on programs benefiting the West Side Market including marketing, establishing new revenue-generating activities at and near the West Side Market, and facilitating long-term planning for the West Side Market.
- Legislation would authorize the City and Ohio City, Inc. to resume collecting donations for the West Side Market.



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