

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

**Lease Extension of 1300 Ontario Street from Cuyahoga County**

Ordinance No: 908-2023

Legislative Purpose: To authorize the City of Cleveland to extend its existing lease with Cuyahoga County at current Cleveland Police Division headquarters at 1300 Ontario Street for a 1 year period beginning October 2, 2023.

Project Summary: City has been leasing space at 1300 Ontario Street for Cleveland Police Division Headquarters since October 1, 2018 until City constructs a new Police Headquarters. City wishes to extend the lease for its existing space for an additional 1 year, starting October 2, 2023 through October 1, 2024.

The City is seeking authorization to incur the following expenses related to the lease extension for a 1 year period:

- The Division of Police will occupy approximately 124,233 rentable square feet in Tower II of the Justice Center. The base rent for 124,233 square feet is \$18/square foot and \$9/square foot for 7,557 square feet of shared space with County for space known as the gymnasium, located on the 5<sup>th</sup> Floor, with the mat room to be scheduled by the County Sheriff's office, and the weight room open at any time to the Sheriff's office;
- The Division of Police will lease a maximum of 93 parking spaces located on Level P1 in the underground parking area at \$125 per vehicle, per month;
- The Division of Police will pay a proportional share of routine property and building maintenance, real estate taxes, insurance, snow removal, electricity, water, steam, chilled water and sewer based on the square footage occupied in the Police Headquarters; and
- The City will provide for janitorial services for leased space and, provide rubbish removal services.

Cost: Anticipated maximum cost to the City during lease extension:

- 124,233 SF at \$18/SF = \$2,236,194 per year, plus 7,557 SF at \$9/SF = \$68,013 per year = total of \$2,304,207 per year or \$192,017 per month; plus
- 93 parking spaces at \$125 per month = \$11,625 per month; plus
- Proportional Share of Utility Costs (based on actual costs for the previous 1 year term which began October 2, 2022, of \$395,842) = \$32,986.83 per month.

Total approximately \$236,628.83 (\$192,017 + \$11,625 + \$32,986.83) per month, but actual expenditures may be less if City terminates lease early or incrementally vacates the Justice Center site.

Permanent Parcel No: PPN 101-06-013

Ward: 3, Councilman Kerry P. McCormack

Attachments: Map