

Ordinance No. 310-2024

By Council Members McCormack and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Port Control to enter into a Lease Agreement with RAS Aviation, LLC dba Zone Aviation for the lease of certain city owned space at Burke Lakefront Airport, for a period of one year with four one-year options to renew, exercisable by the Director of Port Control.

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 Lease Agreement (“Lease”) with RAS Aviation, LLC dba Zone Aviation (“Lessee”) for use and occupancy of approximately 1,452 square feet of certain city-owned space located in Rooms 149 and 152 in the passenger terminal building at Burke Lakefront Airport (“Leased Premises”) which space has been determined to be not needed for public use for the term of the Lease. The Leased Premises shall be used for the operation of a flight training, aircraft management and pilot support services at Burke Lakefront Airport. The term of the Lease shall be for a period of one year with four one-year options to renew, exercisable by the Director of Port Control. For use of the Leased Premises, Lessee shall pay the City, an initial rental rate based on an independent third-party appraisal; and for each year after the initial term, the rental rate shall be adjusted based on the United States Department of Labor, Consumer Price Index: “All US City Average, Urban Wage Earners and Clerical Workers”; however, never lower than the rate during the initial term.

Section 2. That the Lease may authorize the Lessee to make improvements to the Leased Premises subject to the approval of appropriate City agencies and officials.

Section 3. That the Lease authorized by this ordinance shall be prepared by the Director of Law.

Section 4. 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:nl
3-18-2024
FOR: Director Francis

