

Ordinance No. 468-2025

By Council Members Conwell and Griffin
(by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Public Health to enter into a lease of certain space located at the Northern Ohio Blanket Mills building at 3466 St. Rocco's Court, Cleveland, Ohio, with Blanket Mills Prime Tenant, LLC, or its designee, for a term of ten (10) years, for the public purpose of establishing and operating a health care clinic.

WHEREAS, the City of Cleveland requires certain space located at the Northern Ohio Blanket Mills building at 3466 St. Rocco's Court, Cleveland, Ohio, for the public purpose of establishing and operating a health care clinic; and

WHEREAS, Blanket Mills Prime Tenant, LLC, has proposed to lease the space to the City of Cleveland; 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 Public Health is authorized to lease from Blanket Mills Prime Tenant, LLC, or its designee, certain space more fully described as follows: approximately 6,034 square feet of the Northern Ohio Blanket Mills building and fifteen (15) dedicated parking spaces located at 3466 St. Rocco's Court, Cleveland, Ohio.

Section 2. That the term of the lease authorized by this ordinance shall not exceed ten (10) years.

Section 3. That the rent, which does not include utilities, for the lease authorized by this ordinance shall not exceed \$14.50 per square foot for years 1 and 2 of the lease; \$14.75 per square foot for year 3 of the lease; \$15.50 per square foot for years 4 and 5 of the lease; \$16.00 per square foot for year 6 of the lease; \$16.50 per square foot for years 7 and 8 of the lease; and \$17.00 per square foot for years 9 and 10 of the lease. In addition, this lease will include a pro-rata share of common area maintenance, real estate taxes, insurance and operating expenses of the leased premises.

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Section 4. That the lease may authorize the City to make improvements to the leased premises under terms to be determined by the parties to be consistent with the public purpose or purposes of establishing and operating a health care clinic.

Section 5. That the lease shall be prepared by the Director of Law and shall contain any terms and conditions as are required to protect the interests of the City.

Section 6. That the Director of Public Health, 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 7. 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.

ST:uo
4-7-2025
FOR: Director Margolius

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READ FIRST TIME on APRIL 7, 2025
and referred to DIRECTORS of Public Health, Finance, Law;
COMMITTEES on Health Human Services and the Arts,
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

PASSAGE RECOMMENDED BY
COMMITTEE ON
HEALTH, HUMAN SERVICES
and the ARTS

FILED WITH COMMITTEE

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

FILED WITH COMMITTEE