C OF C 125-174

Ordinance No. 586-2023

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 United Airlines, Inc. for the use and occupancy of certain space located in the South Cargo Facility Building No. 216 at Cleveland Hopkins International Airport, Department of Port Control, to support its cargo operation, for a period of five years, with one five-year option 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 the Director of Port Control is authorized to enter into a Lease Agreement ("Lease") with United Airlines, Inc. ("Lessee") for use and occupancy of approximately 21,371 square feet of space in Building 216 in the South Cargo Building to support its cargo operation and approximately 100,000 square feet of space outside the South Cargo Building for employee parking (collectively, the "Leased Premises"). The term of the Lease shall be for a period of five years, with one five-year option to renew, exercisable by the Director of Port Control. For use of the Leased Premises, Lessee shall pay the City an annual rate based on the third-party appraisal, for fair market value, at a per square foot. The rental amount will be adjusted annually on the effective date of the agreement based on the United States Department of Labor, Consumer Price Index: "All Urban Consumers (CPI): Midwest Region"; however, the rental rate shall never be lower than the rate during the initial term. The rent is payable in twelve (12) equal monthly installments.

Section 2. That the Lease authorized shall be prepared by the Director of Law and shall contain such additional provisions to protect and benefit the public interest.

Section 3. 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.

AP:uo
5-8-2023
For: Interim Director Kramer

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READ FIRST TIME on MAY 8, 2023 **REPORTS**
and referred to DIRECTORS of Port Control, Finance, Law;
COMMITTEES on Transportation and Mobility,
Finance Diversity Equity and Inclusion

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. **110** Page_____

Published in the City Record _____

REPORT
after second Reading

PASSAGE RECOMMENDED BY COMMITTEE ON
TRANSPORTATION and MOBILITY

FILED WITH COMMITTEE

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

FILED WITH COMMITTEE