

Ordinance No. 588-2023

By Council Members McCormack and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Port Control to enter into a Lease with United Airlines, Inc. for the use and occupancy of certain property located at 5840 Cargo Road, Building No. 212, at Cleveland Hopkins International Airport to operate an aircraft hangar facility to store and maintain aircraft owned by United Airlines, 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 40,000 square foot of space commonly known as United Hangar 2, Building No. 212 located at 5840 Cargo Road (“Leased Premises”) to operate an aircraft hangar facility to store and maintain aircraft owned by Lessee at Cleveland Hopkins International Airport. 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 rental rate based on a third party appraisal for fair market value at a per square foot rate. 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, never lower than the rate during the initial terms. The rent is payable in twelve (12) 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

