

Department of Port Control

Ordinance: 310-2024

EXECUTIVE SUMMARY

The Department of Port Control is requesting authority to enter into a Lease Agreement with RAS Aviation d/b/a Zone Aviation (“Zone”) for the lease of office space at Burke Lakefront Airport for the operation of a flight training school, aircraft management, and pilot support services, for a period of one year, with four one-year options to renew, exercisable by the Director of Port Control.

Background/Purpose:

On August 5, 2019 the Department of Port Control (“Department”) entered into a Lease Agreement #CT 3001 LS 2019*016 with Zone under the authority of Ordinance number 918-18 passed by the Council of the City of Cleveland on July 28, 2018 the use and occupancy of approximately 1,452 square feet of office space located in Rooms #149 and #152 of the Terminal Building at Burke Lakefront Airport, for the purpose of operating flight training, aircraft management, and pilot support services (“Lease”), for a period of two years with three one-year options to renew.

Zone Aviation has requested to enter into a new lease for the aforementioned space, for a period of one (1) year, with four (4) one-year options to renew, exercisable by the Director of Port Control.

Scope: The following are provisions to be contained in the lease agreement:

(A) The Director of Port Control is authorized to enter into a Lease for the use and occupancy of approximately 1,452 square feet of office space in Rooms 149 and 152 at Burke Lakefront Airport (“Leased Premises”).

(B) The leased premises will be used for the purpose of operating flight training, aircraft management and pilot support services at the Airport

(C) The initial rental rate shall be based on an independent third-party appraisal; and for each year after the initial term, on the effective date of the lease, 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.

(D) The term of the Lease shall be for a period of one (1) year with four (4), one-year options to renew, exercisable by the Director of Port Control.

(E) The Lease will authorize Zone Aviation to make additional improvements to the leased premises at its own cost, subject to approval of the Director and appropriate City agencies and officials.

Justification /Urgency: The Lease of the space is necessary to maintain a flight training school, aircraft management and pilot support services at Burke Lakefront Airport.

Anticipated Cost: None

Schedule or Term of Contract:

The Department is requesting a term of one (1) year, with four (4) one-year options to renew, exercisable by the Director of Port Control.

Current Contract:

Description	Contract Number	Expiration Date	Annual Rent \$
RAS/dba Zone Aviation	CT 3001 LS 2019*016	8-4-2024	\$26,139.28

Employee Demographics:

Total number of employees – 16

Number of employees that are minorities – 0.

Number that are women – 3

Number that are City of Cleveland residents - 1