# Ordinance No. 1042-2026

**By Council Members Slife and Griffin (by departmental request)**

**AN EMERGENCY ORDINANCE**

Authorizing the Director of Port Control to enter into an Amended Lease Agreement with I-X Center Corporation, or wholly-owned subsidiary or successor in interest, to incorporate a payroll credit provision into the original lease.

WHEREAS, under Ordinance No. 68-94, passed January 18, 1994, this Council authorized the purchase of property known as the I-X Center from the I-X Center Corporation; and

WHEREAS, under Ordinance No. 77-99, passed January 14, 1999, this Council amended Ordinance No. 68-94 to authorize the Director of Port Control to enter a Lease Agreement with the I-X Center Corporation for the lease of the I-X Center for a period of fifteen years (the "Original Lease"); and

WHEREAS, under Ordinance No. 1327-08, passed November 10, 2008, this Council authorized an amendment to the Original Lease to change the areas comprising the leased premises, to extend the term for an additional five years with four options to renew for additional periods of five years each, and to change other terms of the Original Lease; and

WHEREAS, under Ordinance No. 168-17, passed March 6, 2017, this Council authorized an amendment to the Original Lease, as amended, to extend the term for an additional seven months until August 31, 2019; and

WHEREAS, under Ordinance No. 1241-2024, passed June 2, 2025, this Council authorized an amendment to the Original Lease, as amended, to change the leased premises, to extend the term for an additional forty-nine (49) years from the date of execution of the amended lease, and to change other terms of the Original Lease, as amended; and

WHEREAS, this Council wishes to enter into an amendment to the Original Lease, as amended, to incorporate a payroll credit provision into the terms and conditions of the Original Lease, as amended ("Amended Lease Agreement"); 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:

# Ordinance No. 1042-2026

Section 1. That the Director of Port Control is authorized to enter into an Amended Lease Agreement with I-X Center Corporation, or wholly-owned subsidiary or successor in interest ("I-X Center Corporation"), to incorporate the following terms:

A. Payroll credited against base rent based on the total payroll for the premises/building for subtenants in specific industries, as determined by the Director of Port Control, brought into the premises/building by Lessee in the following amounts:

i. Total payroll under $25,000,000: 0% reduction in rent;

ii. Total payroll between $25,000,000 to $49,999,999: 10% reduction in rent;

iii. Total payroll between $50,000,000 to $74,999,999: 15% reduction in rent; and

iv. Total payroll $75,000,000 and above: 20% reduction in rent

B. The reduction in rent received by the Department of Port Control will be offset by a transfer of funds from the Brook Park Settlement Special Revenue Fund to the Department of Port Control Operating Fund, 60 SF 001.

C. Base rent will be established by a fair market value appraisal.

All other terms and conditions contained in the original authorizing legislation, as amended by the ordinances referenced in this legislation, shall remain the same.

Section 2. That the Amended Lease Agreement with I-X Center Corporation shall be prepared by the Director of Law.

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.

JSM:nl
9-14-26
FOR: Director Francis

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**READ FIRST TIME on September 14, 2026** **REPORTS**
**and referred to DIRECTORS of Port Control, Finance and 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**

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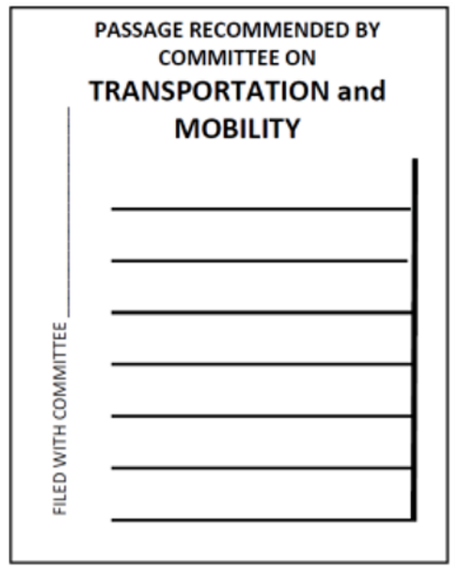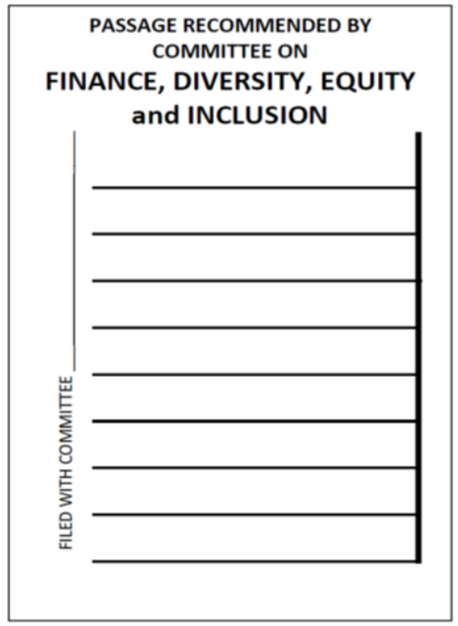
**REPORT**
**after second Reading**