C OF C 125-174

Ordinance No.1172-2026

By Council Members Kazy and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Public Utilities to amend Contract No. CT-2004-LS-2024*024 to substitute the name of the lessor from City Rose, Ltd. to Darley Holdings Group LLC or its designees and to extend the term to a seven-year term with one five-year option to renew, exercisable with additional legislative authority.

WHEREAS, commencing on September 1, 2020, the City of Cleveland (the "City") entered into a lease pursuant to Ordinance No. 816-2000, passed June 19, 2000, with City Rose, Ltd., under Contract No. 57192 (the "Lease"), for the property and use for the Division of Cleveland Public Power's Eastside Service Center located at 14100 Darley Avenue; and

WHEREAS, under Ordinance Nos. 816-2000 passed June 19, 2000, (CT 2004-LS-2020*010) and 167-2024, passed May 6, 2024 (CT 2004-LS-2024*0024), this Council amended the Lease to extend the term ("Original Lease, as amended") up to August 31, 2029; and

WHEREAS, On June 15, 2026, City Rose, Ltd. transferred the property located at 14100 Darley Avenue to Darley Holdings Group LLC, or its designee ("New Owner") and the lease must be amended to substitute the name of the New Owner; and

WHEREAS the New Owner offered to extend the original lease, as amended to a seven (7)-year term with one five (5)-year option to renew with all other terms and conditions of the lease to remain the same; 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 any provision of the Codified Ordinances of Cleveland, Ohio, 1976, to the contrary, the Director of Public Utilities is authorized to enter into an amendment to the Original Lease, as amended, to change the entity name from City Rose, Ltd. to Darley Holdings Group LLC, or its designee ("Lease Amendment") and to extend the term to a seven (7) year term with one five (5) year option to renew, exercisable with additional legislative authority, and All other terms and conditions of the Original Lease and Lease Amendment shall remain the same.

Section 2. That the Lease Amendment 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 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
9-28-2026

FOR: Director Keane

Ord. No. 1172-2026

By Council Members Kazy and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Public Utilities to amend Contract No. CT-2004-LS-2024*024 to substitute the name of the lessor from City Rose, Ltd. to Darley Holdings Group LLC or its designees and to extend the term to a seven-year term with one five-year option to renew, exercisable with additional legislative authority.

READ FIRST TIME on September 28, 2026 **REPORTS**
and referred to DIRECTORS of Public Utilities, Finance and Law; COMMITTEES on Utilities; Finance, Diversity, Equity and Inclusion

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

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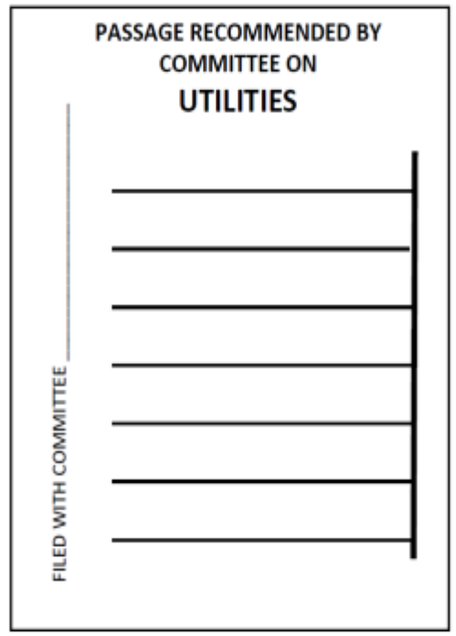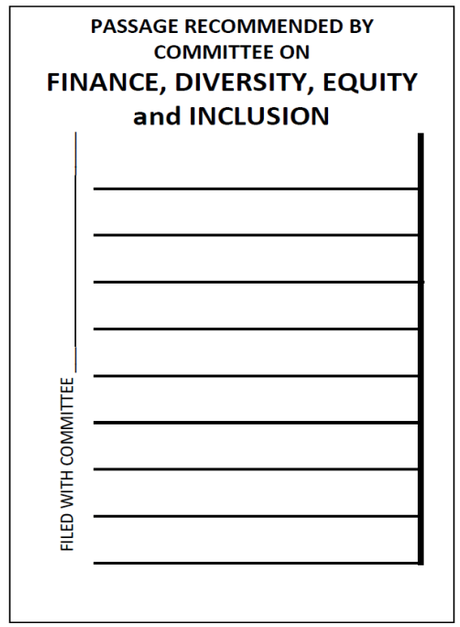
REPORT
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