

Ordinance No. 920-18

**Council Members Zone and Kelley
(by departmental request)**

AN EMERGENCY ORDINANCE

Authorizing the Director of Public Safety to lease certain space located on various floors of the current Cleveland Police Division Headquarters at 1300 Ontario Street from Cuyahoga County, for a term up to one year beginning October 2, 2018, for the public purpose of conducting City business.

WHEREAS, under Ordinance No. 247-17, passed June 5, 2017, this Council authorized the sale of the City's Division of Police Headquarters located at 1300 Ontario Street ("current Police Headquarters") to Cuyahoga County (the "County") as part of the City/County jail merger; and

WHEREAS, the City has identified a location for its new Police Headquarters located at 1801 Superior Avenue, with construction anticipated to be completed by March 31, 2019; and

WHEREAS, since renovations at the new Police Headquarters will not be completed when the title to the current Police Headquarters transfers to the County on October 2, 2018, the City needs to leaseback portions of the current Police Headquarters from the County to conduct City business; 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 and as an exception to the provisions of Chapters 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Director of Public Safety is authorized to lease from Cuyahoga County, certain space more fully described as follows: All or a portion of floors 3, 5, 6, 7, 8, and 9 of the current Police Headquarters, which shall reduce as the renovated areas within the new Police Headquarters are completed so that applicable portions of the leased floors are no longer needed by City to conduct City business.

Section 2. That the term of the lease authorized by this ordinance shall begin on October 2, 2018 and not exceed one year.

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Section 3. That the rent for the lease authorized by this ordinance shall not exceed \$10.00 per square foot, with the total square footage rental amount not to exceed \$151,074.17 per month; shall allow for up to 143 parking spaces at a cost not to exceed \$105.00 per space per month; and, may include a proportional share of monthly recurring costs, such as routine property and building maintenance, real estate taxes, insurance, snow removal, and utilities, estimated to not exceed \$72,557.00 per month, for a total maximum lease amount not to exceed \$238,646.17 per month at maximum occupancy.

Section 4. That the lease may authorize the City to make improvements to the leased premises under terms to be determined by the parties to be consistent with the public purpose or purposes of conducting City business.

Section 5. That the costs of the lease shall be paid from funds approved by the Director of Finance. (RQS 0117, RLA 2018-47)

Section 6. That the lease 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 7. That the Director of Public Safety, the Director of Law, and other appropriate City officials are authorized to execute any other documents and certificates, and take any other actions which may be necessary or appropriate to effect the lease authorized by this ordinance.

Section 8. 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.

NK:nl
7-18-18

FOR: Director McGrath

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READ FIRST TIME on JULY 18, 2018
and referred to DIRECTORS of Public Safety,
City Planning Commission, Finance, Law;
COMMITTEES on Safety, Finance

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. **105** Page _____

Published in the City Record

REPORT
after second Reading

**PASSAGE RECOMMENDED BY
COMMITTEE ON
SAFETY**

FILED WITH COMMITTEE

**PASSAGE RECOMMENDED BY
COMMITTEE ON
FINANCE**

FILED WITH COMMITTEE