

# Ordinance No. 1159-18

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

## **AN EMERGENCY ORDINANCE**

Authorizing the Director of Port Control to enter into a Lease Agreement with Wargo Law, LLC, for the lease of space in the Terminal Building at Burke Lakefront Airport for operating a law firm, for the Department of Port Control, for a period of two years, with three one-year options to renew, the first of which is exercised by additional legislative authority.

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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 Wargo Law, LLC ("Lessee") for use and occupancy of approximately 491 square feet of office space located in the Terminal Building Room 182 at Burke Lakefront Airport ("Leased Premises") for operating a law firm.

Section 2. The term of the Lease shall be for a two-year period, with three one-year options to renew. The first of the one-year options to renew may not be exercised without additional legislative authority. If such additional legislative authority is granted and the first of the one-year options to renew is exercised, then the second and third one-year options to renew may be exercised at the option of the Director of Port Control, without the necessity of obtaining additional authority of this Council.

Section 3. That the per annum rental rate shall be \$8,592.50 and is payable in twelve monthly installments of approximately \$716.00, based on a 2018 Fair Market Valuation appraisal rate of \$17.50 per square foot; and the rental rate for each of the option terms shall be adjusted based on the United States Department of Labor, Consumer Price Index: "All Urban Consumers" Cleveland and Akron; however, never lower than the rate during the initial term.

Section 4. That the Lease may authorize Lessee to make improvements to the Leased Premises subject to approval of the Director of Port Control and appropriate City agencies and officials.

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Section 5. That the Director of Port Control, the Director of Law, and other appropriate City officials will have the authority to execute any other documents and certificates, and may take any other actions that may be necessary or appropriate to implement this ordinance.

Section 6. That the Lease authorized shall be prepared by the Director of Law.

Section 7. 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.

RB:nl  
9-17-18

FOR: Director Kennedy

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**READ FIRST TIME on SEPTEMBER 17, 2018**  
**and referred to DIRECTORS of Port Control,**  
**City Planning Commission, Finance, Law;**  
**COMMITTEES on Transportation, Finance**

## REPORTS

**CITY CLERK**

**READ SECOND TIME**

**CITY CLERK**

**READ THIRD TIME**

**PRESIDENT**

**CITY CLERK**

**APPROVED**

**MAYOR**

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

**PASSAGE RECOMMENDED BY  
COMMITTEE ON  
TRANSPORTATION**

FILED WITH COMMITTEE

**PASSAGE RECOMMENDED BY  
COMMITTEE ON  
FINANCE**

FILED WITH COMMITTEE