



AGENDA
CUYAHOGA COUNTY COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 9, 2024
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. ITEM REFERRED TO COMMITTEE

- a) R2024-0129: A Resolution making an award on RQ12232 and authorizing a lease agreement bearing Contract No. 4313 with Cleveland Superior LLC, for lease of space located at 1801 Superior Avenue, Cleveland, Ohio, for the period 7/1/2024 – 6/3/2041 in the amount not-to-exceed \$91,000,000.00, which includes but is not limited to rent, initial capital expenditures, management fees, utilities, operating expenses, and a general contingency amount; authorizing the County Executive to execute the lease agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

5. EXECUTIVE SESSION

- a) Pending or imminent court action

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

**Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0129

<p>Sponsored by: County Executive Ronayne/Departments of Public Works</p> <p>Co-sponsored by: Councilmembers Conwell, Miller, and Byrne</p>	<p>A Resolution making an award on RQ12232 and authorizing a lease agreement bearing Contract No. 4313 with Cleveland Superior LLC, for the lease of space located at 1801 Superior Avenue, Cleveland, Ohio 44114, for the period of 7/1/2024 – 6/3/2041 in an amount not-to-exceed \$91,000,000.00, which includes but is not limited to rent, initial capital expenditures, management fees, utilities, operating expenses, and a general contingency amount; authorizing the County Executive to execute the lease agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, the County Executive/Departments of Public Works recommends making an award on RQ12232 and entering into a lease agreement bearing Contract No. 4313 with Cleveland Superior LLC, for lease of space located at 1801 Superior Avenue, Cleveland, Ohio 44114, for the period of 7/1/2024 – 6/30/2041 in an amount not-to-exceed \$91,000,000.00; and

WHEREAS, the not-to-exceed \$91,000,000.00 amount is to be paid over seventeen (17) years and accounts for rent in the amount of \$49,678,927.98 for the initial term of the lease, initial capital expenditures of \$550,000.00, estimated management fees of \$2,019,500.00, estimated utilities payments of \$10,304,000.00, estimated operating expenses of \$27,553,500.00, plus a general contingency for other related potential costs and expenses of \$894,072.02; and

WHEREAS, the primary goal of this project is to provide appropriate space for operations of the Cuyahoga County Board of Elections, including additional footage for early in-person voting and enhanced on-site voter parking, as well as certain offices of the Department of Health and Human Services; and

WHEREAS, this project is funded by 61% General Fund and 39% Health and Human Service Levy Funds; and

WHEREAS, the lease premises is located in Cuyahoga County Council District 7; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of a County entity.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby makes an award on RQ12232 and authorizes entering into a lease agreement with Cleveland Superior LLC, for lease of space located at 1801 Superior Avenue, Cleveland, Ohio 44114, for the period of 7/1/2024 – 6/30/2041 in an amount not-to-exceed \$91,000,000.00.

SECTION 2. That the County Executive is authorized to execute the lease agreement bearing Contract No. 4313 and all documents consistent with this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President Date

County Executive Date

Clerk of Council Date

First Reading/Referred to Committee: March 26, 2024

Committee(s) Assigned: Committee of the Whole

Journal _____
_____, 20__