



CUYAHOGA COUNTY COUNCIL

PUBLIC WORKS, PROCUREMENT & CONTRACTING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
4th FLOOR

MEETING AGENDA

WEDNESDAY, SEPTEMBER 17, 2025 — 10:00 A.M.

Committee Members

Pernel Jones, Jr., Chair | Dist. 8
Mark Casselberry, Vice Chair | Dist. 4
Yvonne M. Conwell | Dist. 7
Dale Miller | Dist. 2
Martin J. Sweeney | Dist. 3

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES FROM THE JULY 30, 2025 MEETING

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0266: A Resolution declaring that public convenience and welfare requires the rehabilitation of Fairmount Bridge No. 10.80 over the Chagrin River in the Village of Hunting Valley; total estimated project cost \$2,300,800.00; finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; authorizing the County Executive to enter into an agreement of cooperation with said municipality; and declaring the necessity that this Resolution become immediately effective.
- b) R2025-0267: A Resolution declaring that public convenience and welfare requires the rehabilitation of McCracken Road Bridge No. 01.36 over Mill Creek in the Cities of Garfield Heights and Maple Heights; total estimated project cost \$3,000,000.00; finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; authorizing the County Executive to enter into agreements of cooperation with said municipalities; and declaring the necessity that this Resolution become immediately effective.
- c) R2025-0268: A Resolution authorizing an amendment to Contract No. 2359 (fka Contract Nos. 900 & CE1500299-01, 02, 03 and 06) with Halle Industrial Park, LLC for lease of space located at 1890 East 40th Street, Cleveland for the period 6/1/2015 - 8/31/2025, to extend the time period to 8/31/2030, to amend terms, and for additional funds in the amount not-to-exceed \$8,513,154.72; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

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. Download the Metropolis smartphone app and create an account to have parking validated at meetings. Please scan the QR code posted in Council Chambers to input your license plate information for parking to be validated by Metropolis, a non-County entity. You will be responsible for the cost of parking if you are unable to utilize this online parking service.*

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



CUYAHOGA COUNTY COUNCIL

PUBLIC WORKS, PROCUREMENT & CONTRACTING
COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
4th FLOOR

Committee Members

Pernel Jones, Jr., Chair | Dist. 8
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Martin J. Sweeney | Dist. 3

MEETING MINUTES

WEDNESDAY, JULY 30, 2025 — 10:00 A.M.

1. CALL TO ORDER

Chairman Jones called the meeting to order at 10:02 a.m.

2. ROLL CALL

Mr. Jones asked Deputy Clerk Carter to call the roll. Committee members Jones, Casselberry and Conwell were in attendance and a quorum was determined. Committee member Miller joined the meeting after the roll call was taken. Committee member Sweeney was absent from the meeting.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE JULY 16, 2025 MEETING

A motion was made by Mr. Casselberry, seconded by Ms. Conwell and approved by unanimous vote to approve the minutes from the July 16, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0250: A Resolution authorizing a revenue generating Utility Agreement with the Village of Bratenahl for maintenance and repair of storm and sanitary sewers and pumping stations, located in County Sewer District No. 25, effective upon signatures of all parties; authorizing the County Executive to execute Agreement No. 5497 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Mellany Seay, Finance and Operations Administrator; and Mr. Michael Dever, Director of the Department of Public Works, addressed the Committee regarding Resolution No. R2025-0250. Discussion ensued.

Committee members asked questions of Ms. Seay and Mr. Dever pertaining to the item, which they answered accordingly.

On a motion by Mr. Miller with a second by Mr. Casselberry, Resolution No. R2025-0250 was considered and approved by unanimous vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules.

Ms. Conwell requested to have her name added as a co-sponsor to the legislation.

- b) R2025-0253: A Resolution ratifying an amendment to the code of regulations of the Northeast Ohio Areawide Coordinating Agency; and declaring the necessity that this Resolution become immediately effective.

Ms. Annie Pease, Senior Advisor for Transportation, addressed the Committee regarding Resolution No. R2025-0253. Discussion ensued.

Committee members asked question of Ms. Pease pertaining to the item, which she answered accordingly.

On a motion by Mr. Miller with a second by Ms. Conwell, Resolution No. R2025-0253 was considered and approved by unanimous vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules.

6. PRESENTATION

- a) Update on Cuyahoga County Energy Participation Program

Mr. Matthew Rymer, Facilities Design & Maintenance Administrator; Mr. Chris Mizerak, representing Palmer Energy; and Mr. Michael Foley, Administrator of Cuyahoga Green Energy, provided the Committee with an overview of the contracts, projects, facilities, and accounts relating to the Energy Participation Program. Discussion ensued.

Committee members asked questions of Messrs. Rymer, Mizerak, and Foley pertaining to the item, which they answered accordingly.

7. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

8. ADJOURNMENT

With no further business to discuss, Chairman Jones adjourned the meeting at 10:44 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0266

Sponsored by: County Executive
Ronayne/Department of Public
Works

A Resolution declaring that public convenience and welfare requires the rehabilitation of Fairmount Bridge 10.80 over the Chagrin River in the Village of Hunting Valley; total estimated project cost \$2,300,800.00 finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, the County Executive/Department of Public Works recommends that public convenience and welfare requires the rehabilitation of Fairmount Bridge 10.80 over the Chagrin River in the Village of Hunting Valley; and

WHEREAS, the anticipated start-completion date is fall of 2027 to fall of 2028; and

WHEREAS, that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; and

WHEREAS, the primary goal is to properly maintain the County's infrastructure for which the County is responsible; and

WHEREAS, the project is located in Council District 6; and

WHEREAS, the estimated project cost is \$2,300,800.00; and

WHEREAS, this project will be funded 100% Road and Bridge Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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

SECTION 1 That the Cuyahoga County Council hereby declares that public convenience and welfare requires the rehabilitation of Fairmount Bridge 10.80 over the Chagrin River in the Village of Hunting Valley.

SECTION 2. That special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvements.

SECTION 3. Requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation

SECTION 4. 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 5. 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: September 9, 2025
Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20____

PUBLIC CONVENIENCE AND WELFARE TRANSACTIONS

TITLE	Declare Public Convenience and Welfare for the rehabilitation of Fairmount Boulevard Bridge 10.80 over the Chagrin River in the Village of Hunting Valley
DEPARTMENT OR AGENCY NAME	Public Works

REQUESTED ACTION	<input checked="" type="checkbox"/> Public Convenience and Welfare <input type="checkbox"/> Agreements related to Public Convenience and Welfare <input type="checkbox"/> Amendments to Agreements related to Public Convenience and Welfare
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PROJECT DESCRIPTION:	Rehabilitation of Fairmount Boulevard Bridge 10.80 over the Chagrin River in the Village of Hunting Valley. Finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement. Requesting authority for the County Executive to enter into and execute the necessary agreement(s) of cooperation with: Village of Hunting Valley Project part of NOACA TIP: N/A
ADDITIONAL INFORMATION (IF APPLICABLE)	
PROJECT COUNCIL DISTRICT(S):	Council District 6
PROJECT ANTICIPATED START/END DATES	Construction is anticipated to start in the Fall of 2027 and is anticipated to be completed by the Fall of 2028
TOTAL PROJECT COST:	\$2,300,800

FUNDING SOURCE:	Is funding for this included in the approved budget?
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if "no" please explain):
	Please provide the complete, proper name of the funding source (no acronyms). Include percentages of funding if using more than one source.
	100% County Road & Bridge (\$2,300,800)

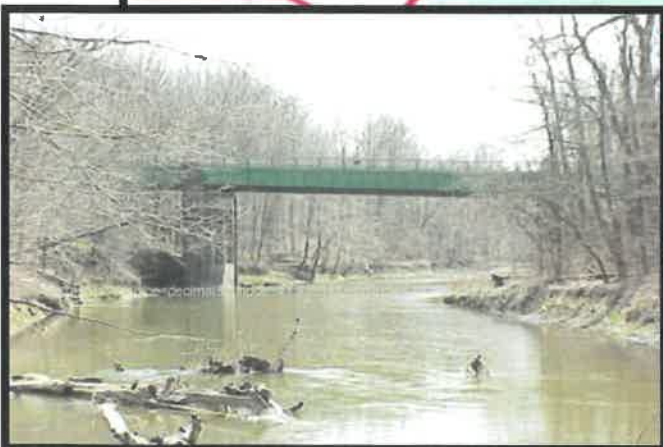
PROJECT'S CURRENT/HISTORICAL INFO	DATE BOC APPROVED/ COUNCIL'S JOURNAL DATE	APPROVAL NO.
ORIGINAL PUBLIC CONVENIENCE AND WELFARE		
AMENDMENT PUBLIC CONVENIENCE AND WELFARE		
AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE		
AMENDED AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE		



CUYAHOGA COUNTY DEPARTMENT of PUBLIC WORKS

Project Fact Sheet – Fairmount Boulevard Bridge 10.80 Over the Chagrin River Village of Hunting Valley

Project Type	Bridge Rehabilitation
Project Limits	Fairmount Boulevard Bridge 10.80 over the Chagrin River
Average Daily Traffic	3,656 vehicles per day
Year Built/Last Rehab	Year Built: 1941 / Last Rehab: 1976
General Appraisal Rating	5A
Sufficiency Rating	71.1
Deficiency Rating	SD – Structurally Deficient
Council District	6
Project Cost	\$2,300,800
Proposed Funding	100% County (\$2,300,800)
Project Design	Cuyahoga County Department of Public Works (Consultant)
Construction Admin	Cuyahoga County Department of Public Works



County Council of Cuyahoga County, Ohio

Resolution No. R2025-0267

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution declaring that public convenience and welfare requires the rehabilitation of McCracken Road Bridge 01.36 over Mill Creek in the Cities of Garfield Heights and Maple Heights; total estimated project cost \$3,000,000.00 finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Public Works recommends that public convenience and welfare requires the rehabilitation of McCracken Road Bridge 01.36 over Mill Creek in the Cities of Garfield Heights and Maple Heights; and

WHEREAS, the anticipated start-completion date is spring 2028 to fall of 2028; and

WHEREAS, that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; and

WHEREAS, the primary goal is to properly maintain the County's infrastructure for which the County is responsible; and

WHEREAS, the project is located in Council District 8; and

WHEREAS, the estimated project cost is \$3,000,000.00; and

WHEREAS, this project will be funded 80% Federal Fund (\$2,400,000.00) and 20% Road and Bridge Fund (\$600,000.00); and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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

SECTION 1 That the Cuyahoga County Council hereby declares that public convenience and welfare requires the rehabilitation of McCracken Road Bridge 01.36 over Mill Creek in the Cities of Garfield Heights and Maple Heights.

SECTION 2. That special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvements.

SECTION 3. Requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation

SECTION 4. 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 5. 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: September 9, 2025

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20____

PUBLIC CONVENIENCE AND WELFARE TRANSACTIONS

TITLE	Declare Public Convenience and Welfare for the rehabilitation of the McCracken Road Bridge 01.36 over Mill Creek in the Cities of Garfield Heights and Maple Heights
DEPARTMENT OR AGENCY NAME	Public Works

REQUESTED ACTION	<input checked="" type="checkbox"/> Public Convenience and Welfare <input type="checkbox"/> Agreements related to Public Convenience and Welfare <input type="checkbox"/> Amendments to Agreements related to Public Convenience and Welfare
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PROJECT DESCRIPTION:	(LIST ROAD JOB/PROJECT NAME) Rehabilitation of the McCracken Road Bridge 01.36 over Mill Creek in the Cities of Garfield Heights and Maple Heights Finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement. Requesting authority for the County Executive to enter into and execute the necessary agreement(s) of cooperation with: (LIST CITY/CITIES) Cities of Garfield Heights and Maple Heights Project part of NOACA TIP: (LIST TIME PERIOD) SFY2028
ADDITIONAL INFORMATION (IF APPLICABLE)	Railroad involvement: Wheeling & Lake Erie (W&LE) railroad tracks cross McCracken Road at the western end of bridge.
PROJECT COUNCIL DISTRICT(S):	Council District 8
PROJECT ANTICIPATED START/END DATES	It is anticipated to start in the Spring of 2028 and be completed in the Fall of 2028
TOTAL PROJECT COST:	\$3,000,000

FUNDING SOURCE:	Is funding for this included in the approved budget?
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if "no" please explain):
	Please provide the complete, proper name of the funding source (no acronyms). Include percentages of funding if using more than one source.
	20% County Road & Bridge (\$600,000), and 80% Federal (\$2,400,000)

PROJECT'S CURRENT/HISTORICAL INFO	DATE BOC APPROVED/ COUNCIL'S JOURNAL DATE	APPROVAL NO.
ORIGINAL PUBLIC CONVENIENCE AND WELFARE		
AMENDMENT PUBLIC CONVENIENCE AND WELFARE		
AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE		
AMENDED AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE		



CUYAHOGA COUNTY DEPARTMENT of PUBLIC WORKS

Project Fact Sheet – McCracken Road Bridge 01.36 Over Mill Creek Cities of Garfield Heights and Maple Heights

Project Type	Bridge Rehabilitation
Project Limits	McCracken Road Bridge 01.36 Over Mill Creek
Average Daily Traffic	4,167 vehicles per day
Railroad Involvement	Wheeling & Lake Erie Railroad
Year Built/Last Rehab	Year built: 1996 / Last Rehab: Unknown
General Appraisal Rating	5A
Sufficiency Rating	59.2
Deficiency Rating	FO – Functionally Obsolete
Council District	8
Project Cost	\$3,000,000
Proposed Funding	20% County (\$600,000), 80% Federal (\$2,400,000)
Project Design	Cuyahoga County Department of Public Works
Construction Admin	Cuyahoga County Department of Public Works



County ID: 1429

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0268

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution authorizing an amendment to Contract No. 2359 (fka Contract Nos. 900 & CE1500299-01, 02, 03 and 06) with Halle Industrial Park, LLC for lease of space located at 1890 East 40 th Street, Cleveland, Ohio 6/1/2015 - 8/31/2025, to extend the time period to 8/31/2030, to amend terms, and for additional funds in the amount not-to-exceed \$8,513,154.72; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Public Works has recommended an amendment to Contract No. 2359 (fka Contract Nos. 900 & CE1500299-01, 02, 03 and 06) with Halle Industrial Park, LLC for lease of space located at 1890 East 40th Street, Cleveland, Ohio 6/1/2015 - 8/31/2025, to extend the time period to 8/31/2030, to amend terms, and for additional funds in the amount not-to-exceed \$8,513,154.72; and

WHEREAS, the County and Halle Industrial Park, LLC entered into Contract No. CE1500299 for lease of office and storage space at 1890 East 40th Street, Cleveland, Ohio, for various, County functions, including Archives, Board of Elections and Children and Family Services, for the period of 6/1/2015 – 8/31/2025 , to extend the time period to 8/31/2030 and for additional funds in the amount not-to-exceed \$8,513,154.72; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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

SECTION 1. That the Cuyahoga County Council authorizes an amendment to Contract No. 2359 (fka Contract Nos. 900 & CE1500299-01, 02, 03 and 06) with Halle Industrial Park, LLC for lease of space located at 1890 East 40th Street, Cleveland, Ohio 6/1/2015 - 8/31/2025, to extend the time period to 8/31/2030, to amend terms, and for additional funds in the amount not-to-exceed \$8,513,154.72.

SECTION 2. That the County Executive is authorized to execute the amendment and all other documents consistent with this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of 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: September 9, 2025
Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	Halle Warehouse Lease Extension 2025-2030
Department or Agency Name	Department of Public Works
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input type="checkbox"/> Purchase Order <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CE15000299	Halle Industrial Park, LLC	6/1/2015 – 8/31/2025	\$11,074,288.79	8/12/2014	R2013-0170
A-#1	CE15000299	Halle Industrial Park, LLC	6/1/2015 – 8/31/2025	\$450,000.00	3/12/2019	R2019-0059
A-#2	CM 900	Halle Industrial Park, LLC	6/1/2015 – 8/31/2025	\$1,369,804.54	7/21/2020	R2020-0140
A-#3	CM 2359	Halle Industrial Park, LLC	8/31/2025 – 8/31/2030	\$8,513,154.72	Pending	Pending

Service/Item Description (include quantity if applicable).

The Department of Public Works plans to amend Contract No. 2359 with Halle Industrial Park, LLC to extend the lease of Halle Warehouse by 5 years/60 months from 8/31/2025 to 8/31/2030 in the amount of \$8,513,154.72. This amendment also clarifies key details of the lease including rent commencement date and rentable square footage.

Indicate whether: ☐ New service/purchase ☒ Existing service/purchase ☐ Replacement for an existing service/purchase (provide details in Service/Item Description section above)

For purchases of furniture, computers, vehicles: ☐ Additional ☐ Replacement
Age of items being replaced: _____ **How will replaced items be disposed of?** _____

Project Goals, Outcomes or Purpose (list 3):

Extend the lease at Halle Warehouse in order to continue providing a suitable workspace for various Cuyahoga County agencies as well as sufficient public space for the County Archives.

In the boxes below, list Vendor/Contractor, etc. Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify)

Vendor Name and address:	Owner, executive director, other (specify):
Halle Industrial Park, LLC 3615 Superior Avenue #3101C Cleveland, OH 44114	Michelle Asher Vice President
Vendor Council District:	Project Council District:

7	7
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# _____ (Insert RQ# for formal/informal items, as applicable) <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date: _____	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation: _____	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) _____ / _____	<input type="checkbox"/> State Contract, list STS number and expiration date <input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): (<input type="checkbox"/>) DBE (<input type="checkbox"/>) SBE (<input type="checkbox"/>) MBE (<input type="checkbox"/>) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	<input type="checkbox"/> Sole Source <input type="checkbox"/> Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain:	<input type="checkbox"/> Government Purchase <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received?	<input checked="" type="checkbox"/> Contract Amendment - (list original procurement) RFP # 24534 <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, complete section below:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. 80% General Fund 20% Health and Human Services Levy
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain): 2025 funding

List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit.

BE100100, HS260145, PS100100, PW100105, PW750100

Payment Schedule: ☐ Invoiced ☒ Monthly ☐ Quarterly ☐ One-time ☐ Other (please explain):

Provide status of project.

Is contract/purchase late ☒ No ☐ Yes, In the fields below provide reason for late and timeline of late submission

Reason:

Timeline

Project/Procurement Start Date (date your team started working on this item):

Date documents were requested from vendor:

Date of insurance approval from risk manager:

Date Department of Law approved Contract:

Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:

If late, have services begun? ☐ No ☒ Yes (if yes, please explain)

Have payments been made? ☒ No ☐ Yes (if yes, please explain)

HISTORY (see instructions): N/A

Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.

Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Infor/Lawson RQ# (if applicable):	N/A
Buyspeed RQ# (if applicable):	24534
Infor/Lawson PO # Code (if applicable):	CONV
CM Contract#	2359 fka 900 CE1500299

Late Submittal Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC or CTO Required or Authorized IT Standard	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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Contract Amendments Reviewed by Purchasing				
			Department Initials	Purchasing
Briefing Memo			MTH	Attached
Justification Form			MTH	OK
IG#	25-0198-REG		MTH	OK
Annual Non-Competitive Bid Contract Statement (See Contracts Checklist Glossary on the intranet for form requirements).	Date:		N/A	N/A
Debarment/Suspension Verified	Date:	6/17/2025	MTH	OK
Auditor's Findings	Date:	6/17/2025	MTH	OK
Independent Contractor (I.C.) Form	Date:	6/16/2025	MTH	OK
Cover - Master contracts only			N/A	OK
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)			MTH	OK
TAC/CTO Approval or IT Standards (if required attach and identify relevant page #s or meeting approval number)			N/A	N/A
Checklist Verification			MTH	OK

Other documentation may be required depending upon your specific item

Glossary of Terms at: <https://intranet.cuyahoga.cc/policies-procedures/procurement-information>

Reviewed by Law	
	Department Initials
Agreement/Contract and Exhibits	MTH
Matrix Law Screen shot	MTH
COI	MTH
Workers' Compensation Insurance	MTH
Original Executed Contract (containing insurance terms) & all executed amendments	MTH

Department of Purchasing – Required Documents Checklist

CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
6/1/2025 – 12/31/2025 Effective Date – 12/31/2025	BE100100	54400-100			\$359,379.23
1/1/2026 – 12/31/2026	BE100100	54400-100			\$616,078.69
1/1/2027 – 12/31/2027	BE100100	54400-100			\$616,078.69
1/1/2028 – 12/31/2028	BE100100	54400-100			\$616,078.69
1/1/2029 – 12/31/2029	BE100100	54400-100			\$616,078.69
1/1/2030 – 5/31/2030	BE100100	54400-100			\$256,699.45
6/1/2025 – 12/31/2025 Effective Date – 12/31/2025	HS260145	54400-100	UCH00101	54400	\$131,480.20
1/1/2026 – 12/31/2026	HS260145	54400-100	UCH00101	54400	\$225,394.64
1/1/2027 – 12/31/2027	HS260145	54400-100	UCH00101	54400	\$225,394.64
1/1/2028 – 12/31/2028	HS260145	54400-100	UCH00101	54400	\$225,394.64
1/1/2029 – 12/31/2029	HS260145	54400-100	UCH00101	54400	\$225,394.64
1/1/2030 – 8/31/2030	HS260145	54400-100	UCH00101	54400	\$93,914.43
6/1/2025 – 12/31/2025 Effective Date – 12/31/2025	PS100100	54400-100			\$70,122.78
1/1/2026 – 12/31/2026	PS100100	54400-100			\$120,210.48
1/1/2027 – 12/31/2027	PS100100	54400-100			\$120,210.48
1/1/2028 – 12/31/2028	PS100100	54400-100			\$120,210.48
1/1/2029 – 12/31/2029	PS100100	54400-100			\$120,210.48
1/1/2030 – 8/31/2030	PS100100	54400-100			\$50,087.70
6/1/2025 – 12/31/2025 Effective Date – 12/31/2025	PW100105	54400-100			\$201,602.98
1/1/2026 – 12/31/2026	PW100105	54400-100			\$345,605.12
1/1/2027 – 12/31/2027	PW100105	54400-100			\$345,605.12
1/1/2028 – 12/31/2028	PW100105	54400-100			\$345,605.12
1/1/2029 – 12/31/2029	PW100105	54400-100			\$345,605.12
1/1/2030 – 8/31/2030	PW100105	54400-100			\$144,002.13

Department of Purchasing – Required Documents Checklist

6/1/2025 – 12/31/2025 Effective Date – 12/31/2025	PW750100	54400-100	UCFAC50001	54400	\$113,949.51
1/1/2026 – 12/31/2026	PW750100	54400-100	UCFAC50001	54400	\$195,342.02
1/1/2027 – 12/31/2027	PW750100	54400-100	UCFAC50001	54400	\$195,342.02
1/1/2028 – 12/31/2028	PW750100	54400-100	UCFAC50001	54400	\$195,342.02
1/1/2029 – 12/31/2029	PW750100	54400-100	UCFAC50001	54400	\$195,342.02
1/1/2030 – 8/31/2030	PW750100	54400-100	UCFAC50001	54400	\$81,392.51
1/1/2030 – 8/31/2030	PW600100	72200			\$1,000,000.00
			TOTAL		\$8,513,154.72

CONTRACT HISTORY (see Contract Evaluation, if applicable/ to be completed by Department)

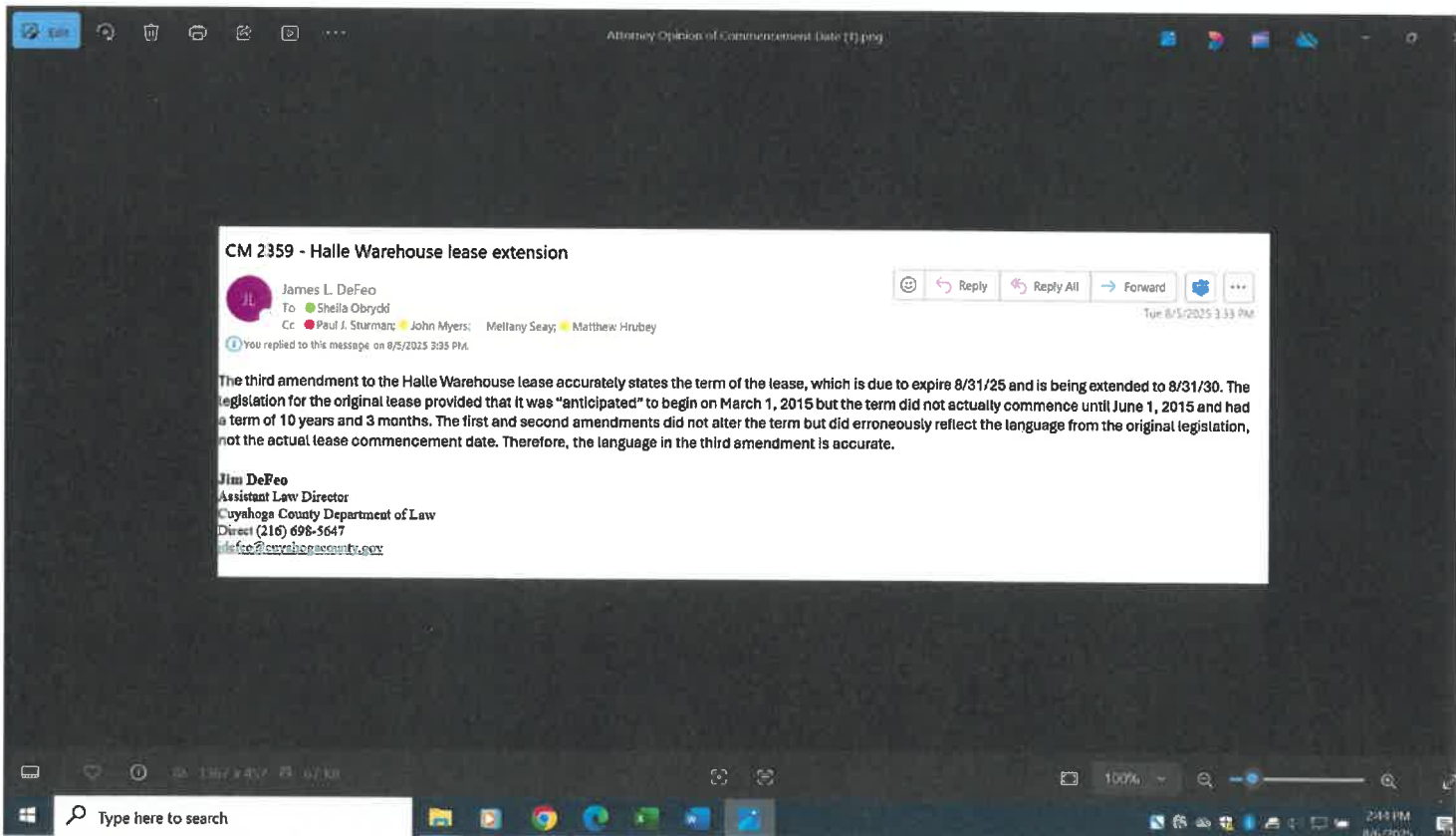
CE/AG# (if applicable)		CE15000299			
Infor/Lawson PO# and PO Code (if applicable)		211428 CONV			
Lawson RQ# (if applicable)		N/A			
CM Contract#		2359 fka 900			
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$11,074,288.79		6/1/2015 – 8/31/2025 3/1/2015 – 5/31/2025	8/12/2014	R2013-0170
Prior Amendment Amounts (list separately) (A-#)		\$450,000.00	6/1/2015 – 8/31/2025 5/31/2025	3/12/2019	R2019-0059
		\$1,369,804.54	6/1/2015 – 8/31/2025 5/31/2025	7/21/2020	R2020-0140
		\$			
Pending Amendment		\$8,513,154.72	6/1/2015 – 8/31/2030	Pending	Pending
Total Amendments		\$10,332,959.26			
Total Contract Amount		\$21,407,248.05			

PURCHASING USE ONLY

Prior Resolutions:	R2020-0140, R2019-0059, R2013-0170
CM#:	2359
Vendor Name:	Halle Industrial Park, LLC
Time Period:	3/1/2015-5/31/2025* EXT 8/31/2030
Amount:	Add'l \$8,513,154.72mm

Department of Purchasing – Required Documents Checklist

History/CE:	OK
EL:	Needs WET
Purchasing Notes:	<p>8/6/2025: Department has entered comment they are not entering lines for the amendment at this time.</p> <p>*See attached communication from Law regarding contract dates. Prior resolutions/amendments have not been corrected. Purchasing has entered reference dates on checklist as used in previous amendments and resolutions and the dates on the contract cover per the Law Department's dates.</p> <p>8/5/2025: Must use current checklist, as available on the county intranet.</p> <p>Per amendments 1 & 2, the contract period is 3/1/2025-5/31/2025; however, amendment 3 refers to lease expiration of 8/31/2025 – this needs corrected and the prior whereas clause of 60 months needs corrected. Contract tab expiration needs updated to new expiration date. Contract spending plan needs corrected, as only goes through 5/31/2030, not the amendment expiration date. Amendment lines have not been added and there is no comment as to why. Justification dates do not reflect the approved contract dates.</p>
Purchasing Agents Initials and date of approval	OK, ssp 8/7/2025



Department of Purchasing – Required Documents Checklist

Contract Mgmt & Sourcing - Info x +

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CUYAHOGA County Homepages

Menu

Update Contract Comment

Contract Group
CUYA CUYAHOGA COUNTY ENTERPRISE

Contract
2359 Halle Industrial Park Lease - 2022

Supplier
520 Halle Industrial Park

Contract Status
Released

Comment Type
Manual

Vendor Agreement Comment Type

Title
Disapproval comment response from DPW

Description
New checklist has been uploaded.
See Attorney opinion on agreement and amendment dates.
Contract tab expiration date has been updated to match the 3rd amendment.
Contract spending has been corrected on updated checklist.
Per our Fiscal Department we are not encumbering any 3rd amendment funds at this time. We will do so as needed.
Dates on the Justification form are correct based on the attorney's opinion on the agreement and amendment dates.

☒ Send Comment To Sourcing

Attachment
Type: File

☐ Include Attachment In Email

(09:07:56 - P020.1) Inquiry Complete (30, 25803136, FINMT)

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7:43 PM
8/6/2025

Department of Purchasing – Required Documents Checklist

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**FIRST AMENDMENT
TO
LEASE
BETWEEN
COUNTY OF CUYAHOGA, OHIO
AND
HALLE INDUSTRIAL PARK, LLC**

*R2019-0059
3/12/19 Council*

This FIRST AMENDMENT ("Amendment") made effective as October 1, 2017, by and between the County of Cuyahoga, Ohio, a body corporate and politic and a political subdivision of the State of Ohio organized and existing under the Charter of Cuyahoga County effective January 1, 2010, as same may have been amended, modified, and supplemented to the date hereof, on behalf of the Department of Public Works ("Tenant"), and Halle Industrial Park, LLC, an Ohio limited liability company ("Landlord"). The Landlord and the Tenant shall be referenced herein individually as a "Party" and collectively as "Parties."

RECITALS:

WHEREAS, Landlord and Tenant entered into a Lease Agreement for a certain property located at 1890 East 40th Street, Cleveland, Ohio, for a term starting on March 1, 2015 through May 31, 2025 and base rent in the amount not to exceed \$11,074,288.79 (the "Lease"); and

WHEREAS, in addition to base rent and Taxes, Tenant is obligated to pay Landlord additional rent for the Operating Expenses defined in Exhibit C; and

WHEREAS, the Parties desire to enter into this First Amendment to pay for Operating Expenses and Taxes and increase the Lease amount by \$450,000.00; and

WHEREAS, Landlord has agreed to the terms and conditions for the consideration indicated herein below.

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**SECOND AMENDMENT
TO
LEASE
BETWEEN
COUNTY OF CUYAHOGA, OHIO
AND
HALLE INDUSTRIAL PARK, LLC**

R2020-0140

This SECOND AMENDMENT ("Amendment") made effective as April 1, 2020, by and between the County of Cuyahoga, Ohio, a body corporate and politic and a political subdivision of the State of Ohio organized and existing under the Charter of Cuyahoga County effective January 1, 2010, as same may have been amended, modified, and supplemented to the date hereof, on behalf of the Department of Public Works ("Tenant"), and Halle Industrial Park, LLC, an Ohio limited liability company ("Landlord"). The Landlord and the Tenant shall be referenced herein individually as a "Party" and collectively as "Parties."

RECITALS:

WHEREAS, Landlord and Tenant entered into a Lease Agreement for a certain property located at 1890 East 40th Street, Cleveland, Ohio, for a term starting on March 1, 2015 through May 31, 2025 and base rent in the amount not to exceed \$11,074,288.79 (the "Lease"); and

WHEREAS, in addition of base rent, Tenant is obligated to pay Landlord additional rent for the Operating Expenses defined in Exhibit C; and

WHEREAS the Parties desire to enter into this Second Amendment to for additional Operating Expenses and increase the Lease amount by \$1,369,804.54; and

WHEREAS, Landlord has agreed to the terms and conditions for the consideration indicated herein below.

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Page 4 of 4

Department of Purchasing – Required Documents Checklist

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Sign in

Menu

Contract #2359

Contract Participants Lines* Rebates Related Documents (1) Contacts (2) Comments (123) Retainage Milestones Deliverables Email Notifications* Purchase From

SERVICE CONTRACT

* Contract Classification

GENERAL CONTRACT

Contract Subclassification

Vendor Agreement Reference

HALLE INDUSTRIAL PARK, 2022

Vendor Agreement Description

Halle Industrial Park - 2022

Effective Date

3/1/2015

Effective Time

Expiration Date

5/31/2025

Expiration Time

Primary Internal Contact

Toni Wosowicz

Document Template

Currency Code

USD

US Dollars

Diversity Code

Commodity Code

[08:11:12 - PO20.1] Ready Contract 10.2022.10.2022

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Sign in

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CONTRACT AGREEMENT
CUYAHOGA COUNTY, OHIO

FOR

123-Month Lease of 222,712 square feet Halle Industrial Park

WITH

CONTRACTOR

Halle Industrial Park, LLC

FEDERAL ID

43-1001058

REMITTANCE ADDRESS

3015 Superior Avenue
Cleveland, OH 44114

CONTACT PERSON

Tony Asher, President

TELEPHONE NUMBER

(440) 814-8400

BASE RENT TIME PERIOD

3/1/2015 - 5/31/2025 Anticipated Period. Base rent started 8/01/2019 - 11/30/2025

CONTRACT AGREEMENT PRICE

\$1,300,000.00

Suffix	Various Terms	Accounting Unit	Account	Suffix	Activity	Amount
-01	08/1/20-12/31/20	PW100105	\$4400	100		\$ 38,597.51
	01/1/21-12/31/21	PW100105	\$4400	100		\$ 107,234.38
	01/1/22-12/31/22	PW100105	\$4400	100		\$ 96,479.88
	01/1/23-12/31/23	PW100105	\$4400	100		\$ 102,777.88
	01/1/24-12/31/24	PW100105	\$4400	100		\$ 111,836.43
	01/1/25-11/30/25	PW100105	\$4400	100		\$ 124,000.00
-02	08/1/20-12/31/20	BE100100	\$4400	100		\$ 34,509.04
	01/1/21-12/31/21	BE100100	\$4400	100		\$ 85,337.13
	01/1/22-12/31/22	BE100100	\$4400	100		\$ 84,970.53
	01/1/23-12/31/23	BE100100	\$4400	100		\$ 91,987.93
	01/1/24-12/31/24	BE100100	\$4400	100		\$ 100,203.71
	01/1/25-11/30/25	BE100100	\$4400	100		\$ 110,303.00
-03	08/1/20-12/31/20	HS200145	\$4400	100	UCH00101	\$ 12,800.00
	01/1/21-12/31/21	HS200145	\$4400	100	UCH00101	\$ 35,761.43
	01/1/22-12/31/22	HS200145	\$4400	100	UCH00101	\$ 31,838.88
	01/1/23-12/31/23	HS200145	\$4400	100	UCH00101	\$ 34,739.25
	01/1/24-12/31/24	HS200145	\$4400	100	UCH00101	\$ 37,610.44
	01/1/25-11/30/25	HS200145	\$4400	100	UCH00101	\$ 41,353.66
-06	08/1/20-12/31/20	PW750100	\$4400	100	NOEMERRES Pool	\$ 78,000.00
-06	08/1/20-12/31/20	PW750100	\$4400	100		\$ 823.30

I hereby certify that the money required for the County's proportion of this Contract/Agreement in the sum of

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Page 1 of 2

Department of Purchasing – Required Documents Checklist

Contract Mgmt & Sourcing - Info X ContractComment(CUYA,2359,11 X +

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on the Land (hereinafter defined) and located for street address purposes at 1890 E. 40th Street, Cleveland, Ohio 44103.

(d) Building Systems:	All building systems and equipment, including without limitation, HVAC, plumbing, electrical and mechanical systems.
(e) Commencement Date:	April 1, 2015 or if Tenant begins its Tenant Alterations prior to April 1, 2015, the date that Tenant begins Tenant Alterations to the Premises.
(f) Common Areas and Facilities:	Not Applicable.
(g) Comparison Year:	The first full calendar year following the Base Year and each subsequent full calendar year of the Term.
(h) CPI:	United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for all Urban Consumers (CPI-U) for the Cleveland-Akron-Lorain Area, All Items (1982-84 = 100).
(i) Date of Lease:	The date on which the last party executes this Lease, as set forth on the signature page(s) hereof.
(j) Existing Lease:	As defined in paragraph 52 hereof.
(k) Existing Premises:	As defined in paragraph 52 of this Lease.
(l) Existing Tenant:	National Concession Company (and any successors and assigns) which occupies approximately 12,920 rentable square feet in

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CONTRACT EVALUATION FORM

Contractor	Halle Industrial Park				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	CE15000299 211428 CONV				
RQ#	Buyspeed – 24534				
Time Period of Original Contract	6/1/2015 – 8/31/2025				
Background Statement	The Department of Public Works, on behalf of multiple county agencies, intends to extend the lease for Halle Warehouse by five additional years.				
Service Description	Halle Industrial Park is the landlord for Halle Warehouse and manages the property on Cuyahoga County's behalf.				
Performance Indicators	Tenant satisfaction				
Actual Performance versus performance indicators (include statistics):	Benchmark for success is an average rating for tenant satisfaction. Per J. Myers below, landlord has exceeded benchmark.				
Rating of Overall Performance of Contractor	Superior	Above Average	Average	Below Average	Poor
Select One (X)		X			
Justification of Rating	Halle Industrial landlord has provided services in an appropriate and timely manner pursuant to the terms of the Lease.				
Department Contact	John Myers, 216 299 8510				
User Department	Department of Public Works for County Archives, BOE, Pros. ICAC and HHS records.				
Date	07/02/2025				