

County Council of Cuyahoga County, Ohio

Resolution No. R2013-0170

Sponsored by: **County Executive FitzGerald/Department of Public Works**

A Resolution making an award on RQ24534 to Halle Industrial Park, LLC in the amount of \$11,074,288.79 for lease of space for the period anticipated to be 3/1/2015 - 5/31/2025; authorizing the County Executive to take all necessary actions and to execute all documents necessary to consummate the contemplated transactions, and authorizing the Director of Public Works to administer the project; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, Cuyahoga County engaged the services of Allegro Realty Advisors (“Allegro”) to conduct an audit of the County’s real-estate needs and come forth with a set of recommendations for the County; and

WHEREAS, Allegro recommended that the County place 13 properties currently owned by the County for sale, including County Archives Building on 2843 and 2905 Franklin Avenue in Cleveland, Ohio, and the consolidation of the county’s storage facilities; and

WHEREAS, the County engaged the services of CBRE, Inc. (“CBRE”), a commercial real estate services firm, to serve as the real estate portfolio program manager, provide brokerage services, and represent the County in connection with the real estate portfolio program; and,

WHEREAS, CBRE worked with the County to prepare and issue a request for proposals, RFP # 24534, (the “RFP”) for the real property consolidation project in accordance with the County’s Contracting and Purchasing Procedures Ordinance; and,

WHEREAS, Halle Industrial Park, LLC proposed leasing approximately 222,712 square feet to the County in the Halle Warehouse at 1890 E. 40th Street, Cleveland, Ohio, where the County currently leases a smaller amount of space; and

WHEREAS, the property is proposed to be leased for various County functions, including Archives, Board of Elections and Children and Family Services; and

WHEREAS, the proposed lease is for an initial term of 10 years and 3 months, with two five-year renewal options; and

WHEREAS, rent of the leased property begins at \$4.76 per square foot (\$1,059,831.12 annually) and escalates through the Initial Term to \$4.99 per square foot (\$1,111,054.92 annually), subject to annual appropriations; and

WHEREAS, the proposed lease contains rights to contract the size of the County's Premises, an option to purchase the Building at fair market value and an option to purchase the Building at the end of the term (including renewals) for \$1.00; and

WHEREAS, the Landlord is obligated to perform substantial renovations to the Building and is providing an additional Tenant Improvement Allowance for the County's build-out in the amount of \$2,302,604.69; and

WHEREAS, the County Council has determined that it is in the County's interest to award the proposed lease to Halle Industrial Park, LLC and to enter into a Lease with Halle Industrial Park, LLC for same; 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 awards Initiative II of the RFP for a consolidated storage facility to Halle Industrial Park, LLC and authorizes the County Executive to enter into the proposed Lease with Halle Industrial Park, LLC.

SECTION 2. That the County Executive or his authorized designee is authorized to (a) take all actions, and to execute, acknowledge, deliver and/or file for record (as and where appropriate) (i) all documents and instruments necessary or desirable to facilitate and/or consummate the transactions contemplated hereby, including, but not limited to, a lease agreement and all documents to be executed by the County thereunder, and all financing-related documents (including but not limited to subordination, non-disturbance and attornment agreements, pledges, and security agreements), (ii) all other and further documents, instruments, certificates, agreements, amendments, assignments, subleases, consents, affidavits, certifications, disbursement authorizations, settlement statements, closing statements, proration statements, escrow agreements, escrow instructions, and notices, and (iii) amendments, modifications and supplements to any of the foregoing, that the County Executive may deem necessary or advisable in connection with the consummation of the transactions contemplated hereby, in all cases containing such terms and

conditions as may be approved by the County's Director of Law, (b) agree to such payments, prorations, credits, deposits, holdbacks, escrows and other arrangements as may be necessary or advisable in connection therewith to facilitate and/or consummate such transactions, and (c) prosecute and/or defend any actions or proceedings that may be necessary or advisable relative to any of the foregoing matters.

SECTION 3. That the Director of Public Works is authorized to administer the project through its milestones and be responsible for any ongoing approval rights under the Lease.

SECTION 4. That all documents to be executed in connection with the transactions contemplated herein be subject to the Law Director's approval as to legal form and correctness.

SECTION 5. 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 Ordinance 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 6. 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.

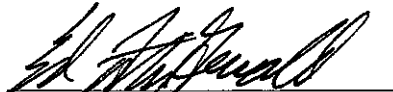
On a motion by Mr. Schron, seconded by Ms. Conwell, the foregoing Resolution was duly adopted.

Yeas: Brady, Germana, Gallagher, Schron, Conwell, Jones, Hairston, Simon, Greenspan, Miller and Connally

Nays: None


County Council President


Date


County Executive

8/15/14
Date


Clerk of Council

8/12/2014
Date

First Reading/Referred to Committee: July 23, 2013
Committee(s) Assigned: Committee of the Whole

Committee Report/Second Reading/Referred to Committee: October 22, 2013
Committee(s) Assigned: Committee of the Whole

Legislation Substituted on the Floor: August 12, 2014

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