

RESOLUTION NO. 2002- 181

AUTHORIZING THE AMENDMENT OF RESOLUTION NO. 2000-165, "AUTHORIZING A LEASE AGREEMENT WITH NATIONAL CITY BANK CORPORATION FOR A PORTION OF THE PURITAS RAPID TRANSIT STATION USED FOR THEIR PARKING LOCATED AT WEST 150TH STREET FOR A TERM OF 5 YEARS TO NOVEMBER 30, 2005."

WHEREAS, the Greater Cleveland Regional Transit Authority (GCRTA) and the National City Bank (NCB) did on the 1st day of December 2000 enter into a certain Lease agreement to lease a portion the GCRTA's Puritas Rapid Transit Station parking lot; and

WHEREAS, National City Bank currently leases 65 parking spaces from the GCRTA and NCB has requested that the lease be amended to reflect an increase to 203 parking spaces at NCB's expense for the construction and on-going maintenance of the parking space.

WHEREAS, the current lease expires on November 30, 2005; and

WHEREAS, the Greater Cleveland Regional Transit Authority has determined that it would be in the best interest of the Authority to amend the current lease agreement to reflect an increase in the total number of rental spaces, the increase in the rental payment and the effective dates of the lease.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the agreement with National City Bank to lease 65 parking spaces at the GCRTA's Puritas Rapid Transit Station from December 1, 2000 to November 30, 2005 is hereby amended.

Section 2. That the General Manager is hereby authorized to amend the lease agreement with National City Bank for the rental of 203 parking spaces at GCRTA's Puritas Rapid Transit Station located at West 150th Street for a five-year period from December 1, 2002 until November 30, 2007.

Section 3. That the new base rent is calculated at \$1.75 daily per space on a 365-day year bringing the first year's lease payment to \$129,666.25 with a ten-percent late fee charge. Each renewal period rent will be compounded at five-percent (5%) increase from the previous year's base rent for each extension period through the fifth year. The Rent Schedule will be: Year 1 = \$129,666.25; Year 2 = \$136,149.56; Year 3 = \$142,957.04; Year 4 = \$157,252.74; Year 5 = \$165,115.38. That National City Bank will be responsible for the additional construction and on-going maintenance of the parking lot in accordance with the maintenance specifications and schedule included in the lease terms, with monthly inspections of the property by GCRTA.

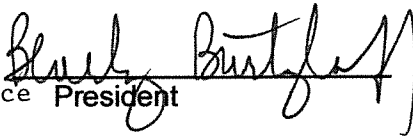
Section 4. That National City Bank will be responsible for their share of any Real property taxes or utilities as described in the current lease terms under Additional Rents. All other terms and conditions of the current lease agreement attached hereto remain unchanged.

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Section 5. That the General Manager be and he is hereby authorized to execute and sign any and all instruments necessary to the execution of said agreement.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: November 18, 2002


Vice President

Attest: 
CEO, General Manager/Secretary-Treasurer



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

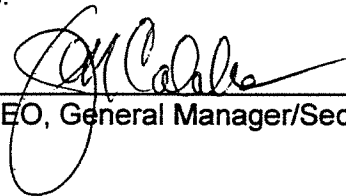
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| TITLE/DESCRIPTION: AUTHORIZING THE AMENDMENT OF RESOLUTION NO. 2000-165, "AUTHORIZING A LEASE AGREEMENT WITH NATIONAL CITY BANK CORPORATION FOR A PORTION OF THE PURITAS RAPID TRANSIT STATION USED FOR THEIR PARKING LOCATED AT WEST 150 TH STREET FOR A TERM OF 5 YEARS TO NOVEMBER 30, 2005." | Resolution No.: 2002-181 |
| | Date: NOVEMBER 14, 2002 |
| | Initiator: PROPERTY MANAGEMENT |
| ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____ | |

- 1.0 PURPOSE/SCOPE: To amend the existing lease agreement in which the Authority leases 65 parking spaces to National City Bank and increasing the number of parking spaces to 203 by agreeing to allow National City Bank to pave some additional grassy area that is congruent to the current leased area at their expense, by modifying the method of rent calculation from a monthly rate to a daily rate, by increasing the rental payment to account for the increased number of spaces and by modifying the effective dates of the lease. All other terms and conditions in the current agreement will remain unchanged.
- 2.0 DESCRIPTION/JUSTIFICATION: National City Bank is requesting an additional 138 parking spaces for their use. RTA has no current plans to use this area for parking and by amending the existing lease agreement with National City Bank, National City Bank will be increasing the total number of parking spaces to 203 for their use. RTA retains all rights to the land and use of it with a 24-hour notice. National City Bank will construct the additional parking area and maintain it at their expense using RTA's standards for construction and maintenance.
- 3.0 PROCUREMENT BACKGROUND: Not Applicable
- 4.0 DBE/AFFIRMATIVE ACTION BACKGROUND: Not Applicable
- 5.0 POLICY IMPACT: This action is compliant with the Board of Trustees Real Estate Policy of May 21, 2002.
- 6.0 ECONOMIC IMPACT: The increase to 203 parking spaces will create additional incidental revenue for the RTA at the daily rate of \$1.75 per space for a 365-day or one-year period renewable for four (4) one-year periods each with a five-percent increase compounded in years two through five at National City Bank's expense for the cost of construction and on-going maintenance.
- 7.0 ALTERNATIVES: Reject the offer and continue the current use of the space.
- 8.0 RECOMMENDATION: Approve the amendment to the current lease agreement allowing National City Bank to increase their parking spaces to 203 total parking spaces at their expense.

9.0 ATTACHMENTS: Resolution NO. 2000-165

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



CEO, General Manager/Secretary-Treasurer

RESOLUTION No. 2000- 165

AUTHORIZING A LEASE AGREEMENT WITH NATIONAL CITY CORPORATION FOR A PORTION OF THE PURITAS RAPID TRANSIT STATION PARKING LOT LOCATED AT WEST 150TH STREET FOR A TERM OF FIVE YEARS TO NOVEMBER 30, 2005.

WHEREAS, the Greater Cleveland Regional Transit Authority and the National City Corporation did on the 1st day of December 1995 enter into a certain Lease agreement to lease a portion of the Authority's Puritas Rapid Transit Station parking lot; and

WHEREAS, the current lease term expires November 30, 2000; and

WHEREAS, the National City Corporation has offered to continue leasing a portion of the Puritas Rapid Transit Station parking lot from the Authority for an additional five years to November 30, 2005. The base term is a one-year period with four renewal periods of one year each; and

WHEREAS, the General Manager deems the offer of National City Corporation to be in the Authority's best interest and recommend the same to the Board.

WHEREAS, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1: That the offer of National City Corporation to lease from the Authority the Puritas Station Parking Lot located at West 150th Street, for a period of five years beginning December 1, 2000 and ending November 30, 2005, be and the same is hereby accepted.

Section 2: That the General Manager be and he is hereby authorized to enter into a Lease agreement with National City Corporation for the lease of the Puritas Station parking lot at West 150th Street for a five-year period from December 1, 2000 until November 30, 2005.

Section 3: That the base rent will be \$36,000 with a ten percent (10%) late fee charge. Each renewal period rent will be compounded at a five (5%) increase from the previous year's base rent for each extension period through the fifth year. The rent schedule will be: Year 1 = \$36,000; Year 2 = \$37,800; Year 3 = \$39,690; Year 4 = \$41,674.50; Year 5 = \$43,758.23. That National City Corporation will be responsible for the maintenance of the parking lot in accordance with our maintenance specifications and schedule included in the lease terms, with monthly inspections of our property performed by GCRTA.

Section 4: That the General Manager be and he is hereby authorized to execute and sign any and all instruments necessary to the execution of said agreement.

Section 5: That this resolution shall become effective immediately upon its adoption.

Adopted: November 28, 2000



President

Attest: 

CEO and General Manager/Secretary - Treasurer