

RESOLUTION No. 2003-104

**AUTHORIZING THE AMENDMENT OF RESOLUTION No. 2002- 181,  
"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<sup>TH</sup> STREET  
FOR A TERM OF 5 YEARS TO NOVEMBER 30, 2007."**

WHEREAS, the Greater Cleveland Regional Transit Authority (GCRTA) and National City Bank (NCB) did on the 1<sup>st</sup> day of December 2000 enter into a certain Lease agreement for a portion of GCRTA's Puritas Rail Station parking lot that was amended by Resolution No 2002-181; and

WHEREAS, Under Resolution No. 2002-181, the Board of Trustees authorized the General Manager/ Secretary- Treasurer to amend the previous agreement with National City Bank to reflect the new agreement terms which would allow National City Bank to increase the total number of parking spaces they were leasing from GCRTA at the Puritas Rail Station; and

WHEREAS, the current lease is a five-year (5) year lease that expires on November 30, 2007 for a total of 203 parking spaces with the first year's rent being \$129,666.25 with a five percent (5%) graduated increase for years 2 through 5; and

WHEREAS, National City Bank has completed its design plan review with the City of Cleveland's Planning Commission; and

WHEREAS, National City Bank's design plans have been altered to reflect the required "green" space, raised islands and curb cuts throughout the parking lot; all of which caused a reduction of the additional parking spaces that NCB had intended to construct reducing the total number of leased parking spaces to 156; and

WHEREAS, National City Bank has requested that Greater Cleveland Regional Transit Authority amend the current lease agreement to reflect the actual number of parking spaces that National City Bank will be leasing and the actual rental income that will be generated for the Authority.

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

Section 1. That Resolution No. 2002-181 is hereby amended to reflect the agreement new terms between the Greater Cleveland Regional Transit Authority and National City Bank.

Section 2. That the General Manager is hereby authorized to amend and enter into the lease agreement with National City Bank to reflect the rental of 156 parking spaces at GCRTA's Puritas Rail Station located at West 150<sup>th</sup> Street for a five-year period from December 1, 2002 until November 30, 2007.

Section 3. That the new base rent is calculated at an average of \$1.78 daily per space for 156 spaces on a 365-day year bringing the first year's lease payment to \$101,561.25 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 = \$101,561.25; Year 2 = \$106,639.31; Year 3 = \$111,971.28; Year 4 = \$117,569.84; Year 5 = \$123,448.33.

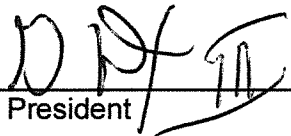
Section 4. That National City Bank will be responsible for the additional construction costs and on-going maintenance expenses of the parking lot in accordance with the maintenance specifications and schedule included in the lease agreement as part of the terms, with monthly inspections of the property by GCRTA.

Section 5. That National City Bank will be responsible for their share of any Real property taxes or utilities charges as described in the proposed lease terms under Additional Rents.

Section 6. That the General Manager be and he is hereby authorized to execute, sign any and all instruments necessary for the execution of said agreement and to enter into the lease agreement with National City Bank.

Section 7. That this resolution shall become effective immediately upon its adoption.

Adopted: July 15, 2003

  
\_\_\_\_\_  
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. 2002-181 "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 <sup>TH</sup> STREET FOR A TERM OF 5 YEARS TO NOVEMBER 30, 2007."	Resolution No.: 2003-104
	Date: July 10, 2003 Initiator: PROPERTY MANAGEMENT
ACTION REQUEST: xx Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

- 1.0 PURPOSE/SCOPE: Resolution No.2002-181 amended the original lease with National City Bank (NCB). It allowed NCB to construct at their expense an additional 138 spaces that would bring the total number of leased parking spaces to 203 at GCRTA's Puritas Rail Station. However, once the design plans were reviewed and approved by the City of Cleveland, NCB could only construct 91 additional spaces due to requirements for "green space", traffic islands and curbs. This brought the total number of leased spaces to 156. National City Bank is requesting that the total number of spaces be reduced to reflect the actual number of spaces they will be able to construct as well as altering the rental payment to reflect this change. All other terms and conditions in the agreement will remain unchanged.
- 2.0 DESCRIPTION/JUSTIFICATION: Resolution 2002-181 will be amended and in effect, it will amend the current lease with National City Bank. The number of spaces will be reduced from 203 to 156, which is still an increase from the original agreement of 65 spaces. With the Board of Trustees previous approval of Resolution 2002-181, National City Bank has constructed the spaces under the current agreement and is requesting the amendment to better reflect the actual rental amounts and number of spaces.
- 3.0 PROCUREMENT BACKGROUND: Does not apply
- 4.0 DBE/AFFIRMATIVE ACTION BACKGROUND: Does not apply
- 5.0 POLICY IMPACT: This action is compliant with the Board of Trustees Real Estate Policy of May 21, 2002.
- 6.0 ECONOMIC IMPACT: Although the 156 parking spaces total of \$101, 561.25 is a decrease of \$28, 105 from the rental of 203 spaces, it will more accurately reflect the actual number of parking spaces constructed and used by National City Bank. Furthermore, National City Bank is committed to GCRTA as one of its long standing corporate customers through the improvement of GCRTA's property for the construction of the new parking lot, the on-going maintenance of GCRTA's property, having the responsibility of all other related fees or costs for that property, all at NCB's expense along with supporting GCRTA's Commuter Advantage program for their employees.
- 7.0 ALTERNATIVES: Reject the amendment and reimburse NCB for the cost of the 91 new parking spaces at GCRTA's Puritas Rail Station, which may jeopardize GCRTA's longstanding relationship with National City Bank.
- 8.0 RECOMMENDATION: Approve the amendment allowing National City Bank to utilize the 156 parking spaces at their Regional Operations center, that NCB has constructed under the terms of the current agreement.

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9.0 ATTACHMENTS: Resolution No. 2002-181

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

 acting for  
\_\_\_\_\_  
CEO, General Manager/Secretary-Treasurer

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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<sup>TH</sup> 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 1<sup>st</sup> 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 150<sup>th</sup> 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.

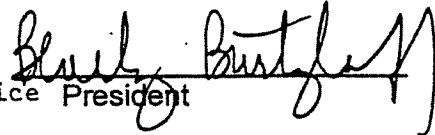
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Section 5. That the General Manager be and he is hereby authorized to execute and sign any and all instruments necessary to the execution of said agreement.

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

Adopted: November 18, 2002

  
Vice President

Attest:   
CEO, General Manager/Secretary-Treasurer