



CUYAHOGA COUNTY COUNCIL

PUBLIC WORKS, PROCUREMENT & CONTRACTING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
4th FLOOR

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

MEETING AGENDA

WEDNESDAY, SEPTEMBER 30, 2026 — 11:00 A.M.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES FROM THE SEPTEMBER 16, 2026 MEETING

5. MATTERS REFERRED TO COMMITTEE

- a) R2026-0275: A Resolution declaring that public convenience and welfare requires the replacement of the railing of Solon Road Bridge No. 06.88 over the Chagrin River in the Village of Bentleyville; total estimated project cost \$240,000.00; 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 agreement of cooperation; and declaring the necessity that this Resolution become immediately effective.
- b) R2026-0276: A Resolution declaring that public convenience and welfare requires the retrofitting of Stone Road Bridge No. 01.30 and Riverview Road Bridge No. 07.28 over the Ohio and Erie Canal in the Village of Valley View; total estimated project cost \$500,000.00; 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 agreement of cooperation; and declaring the necessity that this Resolution become immediately effective.
- c) R2026-0277: A Resolution authorizing an amendment to Revenue Generating Agreement No. 3101 with Flexjet, LLC for lease of additional land and facilitation of the private construction of new hangers at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway for the period 2/15/2021 – 2/14/2041 to extend the time period to 12/31/2046, to amend various terms, and for additional revenue in the anticipated amount of \$3,597,387.00, effective 1/1/2027; 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.

- d) R2026-0278: A Resolution authorizing a Revenue Generating Agreement with ReCon Development Group Ohio, LLC in the anticipated amount of \$558,106.36 for lease of land for the construction and operation of hangar buildings for housing aircraft and related facilities, and improvements at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, effective upon signatures of all parties for a period of 240 months; authorizing the County Executive to execute Agreement No. 6390 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.
- e) R2026-0279: A Resolution authorizing a Revenue Generating Agreement with Corporate Wings, LLC in the anticipated amount of \$2,094,839.00 for lease of land for the Tie-Down area at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, for the period 1/1/2027-12/31/2066; authorizing the County Executive to execute Agreement No. 6412 and all other documents consistent with said agreement and 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
Mark Casselberry, Vice Chair | Dist. 4
Yvonne M. Conwell | Dist. 7
Dale Miller | Dist. 2
Martin J. Sweeney | Dist. 3

MEETING MINUTES

WEDNESDAY, SEPTEMBER 16, 2026 — 10:00 A.M.

1. CALL TO ORDER

Chairman Jones called the meeting to order at 10:03 a.m.

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE JULY 29, 2026 MEETING

A motion was made by Mr. Sweeney, seconded by Mr. Miller and approved by unanimous vote to approve the minutes from the July 29, 2026 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2026-0235: A Resolution authorizing a Revenue Generating Agreement with State of Ohio, Department of Transportation in the anticipated amount not-to-exceed \$1,191,360.00 for the sale of various County owned real property for the CUY-90-16.28 Project, effective upon signatures of all parties; authorizing the County Executive to execute Contract No. 6326 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Jessica Shamshoum-French, Senior Project Manager, addressed the Committee regarding Resolution No. R2026-0235. Discussion ensued.

Committee members asked questions of Ms. Shamshoum-French pertaining to the item, which she answered accordingly.

On a motion by Mr. Miller with a second by Mr. Casselberry, Resolution No. R2026-0235 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Jones requested to have his name added as a co-sponsor to the legislation.

- b) R2026-0252: A Resolution declaring that public convenience and welfare requires the rehabilitation of Dover Center Road Bridge No. 03.17 over the Cahoon Creek in the City of Westlake; total estimated project cost \$2,800,000.00; 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 agreement of cooperation; and declaring the necessity that this Resolution become immediately effective.

Mr. Eric Mack, Section Chief Engineer, addressed the Committee regarding Resolution No. R2026-0252. Discussion ensued.

Committee members asked questions of Mr. Mack pertaining to the item, which he answered accordingly.

On a motion by Mr. Miller with a second by Mr. Sweeney, Resolution No. R2026-0252 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- c) R2026-0253: A Resolution making awards on RQ16374 to various providers in the total amount not-to-exceed \$900,000.00 for general engineering services, effective upon signatures of all parties for a period of (3) years; authorizing the County Executive to execute Contract Nos. 6303 & 6304 and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:
 - 1) Contract No. 6303 with AECOM Services of Ohio, Inc. in the amount not-to-exceed \$450,000.00.
 - 2) Contract No. 6304 with Euthenics, Inc. in the amount not-to-exceed \$450,000.00

Mr. Mack addressed the Committee regarding Resolution No. R2026-0253. Discussion ensued.

Committee members asked questions of Mr. Mack pertaining to the item, which he answered accordingly.

On a motion by Mr. Sweeney with a second by Mr. Casselberry, Resolution No. R2026-0253 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.

Mr. Sweeney requested to have his name added as a co-sponsor to the legislation.

- d) R2026-0254: A Resolution authorizing a Revenue Generating Agreement with Northeast Ohio Regional Sewer District in the anticipated amount not-to-exceed \$918,260.00 for construction management services for the Sheldon Road Profile Raising & Bridge

Replacement Project, effective upon signatures of all parties through 12/31/2028; authorizing the County Executive to execute Agreement No. 6387 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Mack addressed the Committee regarding Resolution No. R2026-0254. Discussion ensued.

Committee members asked questions of Mr. Mack pertaining to the item, which he answered accordingly.

On a motion by Mr. Miller with a second by Mr. Casselberry, Resolution No. R2026-0254 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.

Messrs. Miller, Casselberry and Sweeney requested to have their names added as co-sponsors to the legislation.

6. MISCELLANEOUS BUSINESS

Mr. Miller announced that due to scheduling conflicts, Ordinance No. O2026-0005 will be discussed at the Committee of the Whole meeting on Tuesday, October 13, 2026.

7. ADJOURNMENT

With no further business to discuss, Chairman Jones adjourned the meeting at 10:29 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0275

Sponsored by: County Executive Ronayne/Department of Public Works Co-sponsored by: Councilmember Schleper	A Resolution declaring that public convenience and welfare requires the replacement of the railing of Solon Road Bridge 06.88 over the Chagrin River in the Village of Bentleyville; total estimated project cost \$240,000.00; 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 declaring that public convenience and welfare require the replacement of the railing of Solon Road Bridge 06.88 over the Chagrin River in the Village of Bentleyville; total estimated project cost \$240,000.00; and

WHEREAS, the anticipated start-completion date is spring of 2027 and to be completed by summer of 2027; 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 \$240,000.00; 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 require the replacement of the railing of Solon Road Bridge 06.88 over the Chagrin River in the Village of Bentleyville; total estimated project cost \$240,000.00.

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 22, 2026
Committee(s) Assigned: Public Works, Procurement & Contracting

Additional Sponsorship Requested on the Floor: September 22, 2026

Journal _____
_____, 20__

PUBLIC CONVENIENCE AND WELFARE TRANSACTIONS

TITLE	Declare Public Convenience and Welfare for the replacement of the railing of Solon Road Bridge 06.88 over the Chagrin River in the Village of Bentleyville
DEPARTMENT OR AGENCY NAME	Department of Public Works

REQUESTED ACTION	☒ Public Convenience and Welfare ☐ Agreements related to Public Convenience and Welfare ☐ Amendments to Agreements related to Public Convenience and Welfare
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PROJECT DESCRIPTION:	(LIST ROAD JOB/PROJECT NAME) Replacement of the railing of Solon Road Bridge 06.88 over the Chagrin River in the Village of Bentleyville. 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) Village of Bentleyville Project part of NOACA TIP: (LIST TIME PERIOD) N/A
ADDITIONAL INFORMATION (IF APPLICABLE)	
PROJECT COUNCIL DISTRICT(S):	Council District 6
PROJECT ANTICIPATED START/END DATES	It is anticipated to start in the Spring of 2027 and is anticipated to be completed by the Summer of 2027.
TOTAL PROJECT COST:	\$240,000

FUNDING SOURCE:	Is funding for this included in the approved budget? ☒ YES ☐ 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 (\$240,000)
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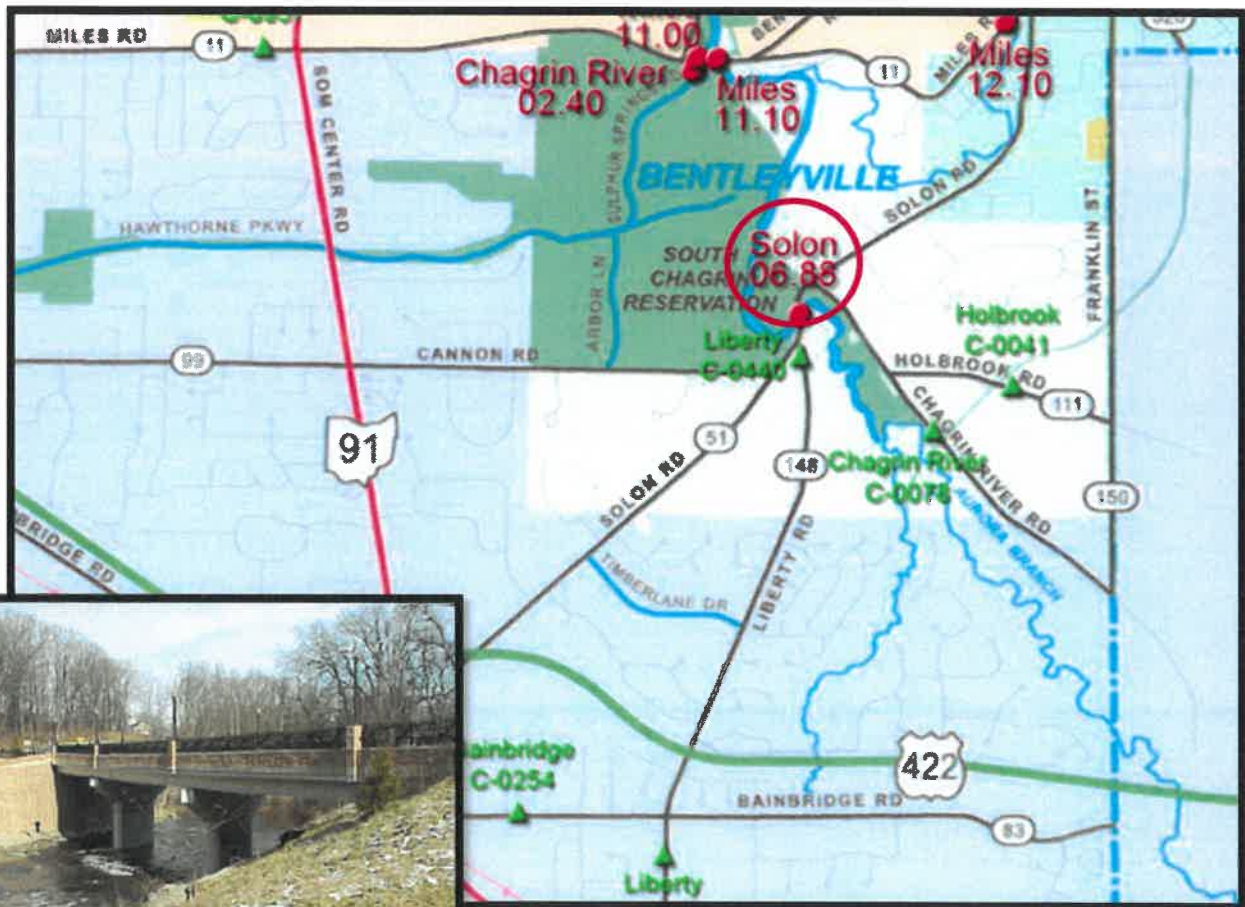
PROJECT'S CURRENT/HISTORICAL INFO	DATE BOC APPROVED/ COUNCIL'S JOURNAL DATE	APPROVAL NO.
ORIGINAL PUBLIC CONVENIENCE AND WELFARE		
AMENDMENT PUBLIC CONVENIENCE AND WELFARE		
AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE		
AMENDED AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE		



CUYAHOGA COUNTY DEPARTMENT of PUBLIC WORKS

Project Fact Sheet – Solon Road Bridge 06.88 over the Chagrin River Village of Bentleyville

Project Type	Replacement of Bridge Railing
Project Limits	Solon Road Bridge 06.88 over the Chagrin River
Average Daily Traffic	6,891 vehicles per day
Year Built/Last Rehab	Year Built: 1997 / Last Rehab: N/A
General Appraisal Rating	7A
Sufficiency Rating	78.3
Deficiency Rating	N/A
Council District	6
Project Cost	\$240,000
Proposed Funding	100% County (\$240,000)
Project Design	Cuyahoga County Department of Public Works
Construction Admin	Cuyahoga County Department of Public Works



County ID: 1471

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0276

Sponsored by: County Executive Ronayne/Department of Public Works Co-sponsored by: Councilmember Schleper	A Resolution declaring that public convenience and welfare require the retrofitting of Stone Road Bridge 01.30 and Riverview Road Bridge 07.28 over the Ohio and Erie Canal in the Village of Valley View; total estimated project cost \$500,000.00; 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 declaring that public convenience and welfare require the retrofitting of Stone Road Bridge 01.30 and Riverview Road Bridge 07.28 over the Ohio and Erie Canal in the Village of Valley View; total estimated project cost \$500,000.00; and

WHEREAS, the anticipated start-completion date is winter of 2027 and to be completed by spring 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 \$500,000.00; 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 require the retrofitting of Stone Road Bridge 01.30 and Riverview Road Bridge 07.28 over the Ohio and Erie Canal in the Village of Valley View; total estimated project cost \$500,000.00.

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 22, 2026

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

Additional Sponsorship Requested on the Floor: September 22, 2026

Journal _____
_____, 20____

PUBLIC CONVENIENCE AND WELFARE TRANSACTIONS

TITLE	Declare Public Convenience and Welfare for the retrofitting of Stone Road Bridge 01.30 and Riverview Road Bridge 07.28 over the Ohio and Erie Canal in the Village of Valley View
DEPARTMENT OR AGENCY NAME	Department of Public Works

REQUESTED ACTION	☒ Public Convenience and Welfare ☐ Agreements related to Public Convenience and Welfare ☐ Amendments to Agreements related to Public Convenience and Welfare
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PROJECT DESCRIPTION:	(LIST ROAD JOB/PROJECT NAME) Retrofitting of Stone Road Bridge 01.30 and Riverview Road Bridge 07.28 over the Ohio and Erie Canal in the Village of Valley View. 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) Village of Valley View Project part of NOACA TIP: (LIST TIME PERIOD) N/A
ADDITIONAL INFORMATION (IF APPLICABLE)	
PROJECT COUNCIL DISTRICT(S):	Council District 6
PROJECT ANTICIPATED START/END DATES	It is anticipated to start in Winter of 2027 and is anticipated to be completed by Spring of 2027.
TOTAL PROJECT COST:	\$500,000

FUNDING SOURCE:	Is funding for this included in the approved budget? ☒ YES ☐ 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 (\$500,000)
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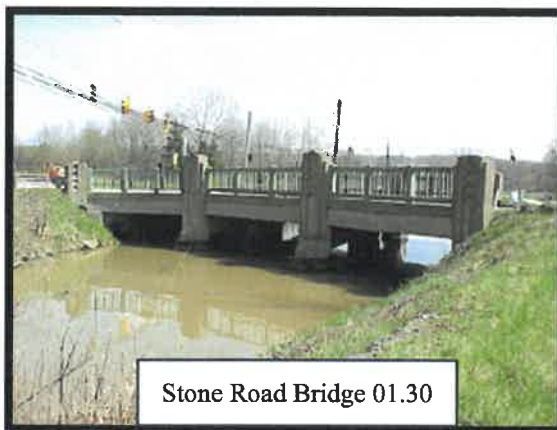
PROJECT'S CURRENT/HISTORICAL INFO	DATE BOC APPROVED/ COUNCIL'S JOURNAL DATE	APPROVAL NO.
ORIGINAL PUBLIC CONVENIENCE AND WELFARE		
AMENDMENT PUBLIC CONVENIENCE AND WELFARE		
AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE		
AMENDED AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE		



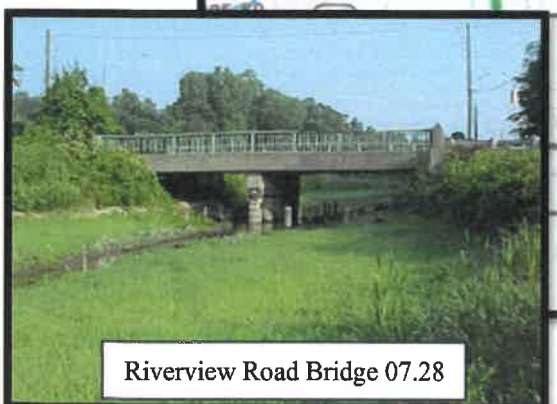
CUYAHOGA COUNTY DEPARTMENT of PUBLIC WORKS

Project Fact Sheet – Stone Road Bridge 01.30 and Riverview Road Bridge 07.28 Over the Ohio and Erie Canal Village of Valley View

Project Type	Retrofitting the existing bridges
Project Limits	Stone Road Bridge 01.30 and Riverview Road Bridge 07.28 over the Ohio and Erie Canal
Average Daily Traffic	0 vehicles per day for both bridges. The bridges have been closed to vehicular traffic since 2015.
Year Built/Last Rehab	Year Built: 1950 (Stone Road) and 1954 (Riverview Road) Last Rehab: Unknown
General Appraisal Rating	4K (Both)
Sufficiency Rating	56.9 (Stone Road) and 46.2 (Riverview Road)
Deficiency Rating	SD – Structurally Deficient (Both)
Council District	6 (Both)
Project Cost	\$500,000
Proposed Funding	100% County (\$500,000)
Project Design	Village of Valley View
Construction Admin	Village of Valley View



Stone Road Bridge 01.30



Riverview Road Bridge 07.28



County ID 1472

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0277

Sponsored by: **County Executive Ronayne/Department of Public Works/Division of County Engineer**

A Resolution authorizing an amendment to a Revenue Generating Agreement with Flexjet, LLC for lease of additional space and the facilitation of private construction of additional improvements at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway for the period 2/15/2021 – 2/14/2041 to extend the time period to 12/31/2046, to amend various terms, and for additional revenue in the anticipated amount of \$3,597,387.00, effective 1/1/2027; 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.

WHEREAS, the County Executive/Department of Public Works recommends an amendment to a Revenue Generating Agreement with Flexjet, LLC to increase the leased space, to provide for the private construction of additional improvements at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, to extend the lease term to 12/31/2046, to amend various terms, and for additional revenue in the anticipated amount of \$3,597,387.00, effective 1/1/2027; and

WHEREAS, the primary goal of this project is to add an expansion area of 11.87 acres and remove the tie-down area of 2.86 acres; 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 authorizes an amendment to a Revenue Generating Agreement with Flexjet, LLC for lease of space and the facilitation of private construction of a new corporate headquarters, a

flight operations center and related improvements of certain properties at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway for the period 2/15/2021 – 2/14/2041 to extend the time period to 12/31/2046, to amend various terms, and for additional revenue in the anticipated amount of \$3,597,387.00, effective 1/1/2027.

SECTION 2. That the County Executive is authorized to execute the amendment 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: September 22, 2026
Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	Revenue Generating First Amendment with Flexjet, LLC, for land, hanger space and an expansion area of 11.87 acres. The initial term shall be January 1, 2027, to December 31, 2046, with two, ten (10) year renewal terms.
Department or Agency Name	Department of Public Works
Requested Action	☐ Contract ☐ Agreement ☐ Lease ☒ Amendment ☒ Revenue Generating ☐ Purchase Order ☐ 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	3101	Flexjet, LLC	2/15/21 – 2/14/41	\$11,059,572 Revenue Generating	02/09/21	R2021-0037
(A-1)	3101	Flexjet, LLC	01/01/27 – 12/31/46	\$3,597,387 Revenue Generating	Pending	Pending

Service/Item Description (include quantity if applicable).	
Department of Public Works: Revenue Generating First Amendment with Flexjet LLC., for land, hanger space and an expansion area of 11.87 acres at the Cuyahoga County Airport (CGF). The initial term shall be January 1, 2027, to December 31, 2046, with two, ten (10) year renewal terms. The initial term is \$3,597,387 in revenue.	
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): Revenue generating lease for land and hanger space. The new agreement will add an Expansion Area of 11.87 acres, and will remove the tie-down area of 2.86 acres. Generate \$14,656,959 of revenue to the County.	

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):
Flexjet, LLC 26180 Curtis Wright Parkway, Cleveland, OH 44143	Debra Perlman, General Council

Vendor Council District: 11	Project Council District: 11
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) ☐ RFB ☐ RFP ☐ RFQ ☐ Informal ☐ Formal Closing Date:	Provide a short summary for not using competitive bid process. Revenue Generating lease with Flexjet for land and hanger space at the County airport. *See Justification for additional information.
The total value of the solicitation:	☒ Exemption
Number of Solicitations (sent/received) /	☐ State Contract, list STS number and expiration date ☐ Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): () DBE () SBE () MBE () WBE. Were goals met by awarded vendor per DEI tab sheet review? ☐ Yes ☐ No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	☐ Sole Source ☐ Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: ☐ Yes ☐ No, please explain:	☐ Government Purchase ☐ Alternative Procurement Process
How did pricing compare among bids received?	☒ Contract Amendment - (list original procurement) Revenue Generating ☐ Other Procurement Method, please describe:

Is Purchase/Services technology related ☐ Yes ☒ No. If yes, complete section below:	
☐ 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? ☐ No ☐ Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? ☐ Yes ☐ No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed.

Revenue Generating

Is funding for this included in the approved budget? ☐ Yes ☒ No (if "no" please explain): The project is entirely revenue generating to the County, no expenditure of funds is required.

Revenue Generating

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

Revenue Generating

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): see chart at top



JUSTIFICATION FOR USE OF NON-COMPETITIVE PROCESS

1st Amendment for Flex Jet Airport Lease

The County requires submitting departments to provide a business case which includes specific details supporting the Contract/Purchase being made.

As a consequence, departments need to provide detailed information justifying any purchases to be made non-competitively. The County has developed a justification packet for completion. If submitting a request for a non-competitive purchase, the department must complete this form, and attach it (along with supporting documentation) in the Procurement software system.

A review of the Contract/Purchase request will not be completed without a signed completed Justification packet uploaded as an attachment when submitting the contract/purchase request in the Procurement software system. It is critically important, and incumbent upon the department to fully and accurately complete the form in order to avoid any lengthy and unnecessary delays in processing the contract/purchase request.

Requestor	John Myers
Requestor Phone Number	216 698 2517
Date	July 20, 2026
Requisition Number	Revenue Gen.

OPERATING DEPARTMENT & ACTIVITY: (Choose 1)

This First Amendment to a Revenue Generating lease with Flexjet, LLC., for land, hanger space and expansion area at the Cuyahoga County Airport (CGF). Initial term shall be from January 1, 2027, to December 31, 2046, with two (2) ten year renewal terms.

Check the appropriate box:

Governmental Purchase - County Code 501.12 (B)(8)

State Contract Purchase – County Code 501.12(B)(19)

Lower than State Contract Purchase

Government Cooperative Purchasing - County Code 501.12(B)(18)

Federal Contracts

Joint Purchasing Programs (includes GSA)

X Contract Amendment

Contract # CM3101 **RQ#** Rev Gen

RFP Exemption – County Code 501.12(D)

Community Rehabilitation Program (CRP) - O.R.C. 125.60 - O.R.C. 125.607

Ohio Industries for the Handicapped (OIH) - County Code 501.12(B)(13)

Public Utility (911 System) - O.R.C. 128.03 (F)

Exemption from Aggregation of Contracts -County Code 501.05(C)

Alternative Procurement Process – County Code 501.12(B)(15)

Federal, State, or Other Grant Application Program (County Code 501.12(B)(16)

Revised: 08/14/2018

Page 2 of 4

1. Description of Supplies or Services, amount of purchase; if a contract or an amendment list start date and end date, and/or scope change if an amendment.

This First Amendment to a Revenue Generating lease with Flexjet, LLC., for land hangar space and expansion area (11.87 acres) at the Cuyahoga County Airport (CGF). The initial term shall be 01/01/27 through 12/31/2046. The initial term is \$3,597,387 in revenue.

If contract or contract amendment term has begun, please respond to questions 1a. and 1b below:

1a. Why is the contract/amendment being submitted late? N/A

1b. What is being done to prevent this from reoccurring? N/A

2. Funding Source(s) including percentage breakdown and identify the actual fund name(s).

REV Generating

3. Was the specific project funding included in OBM-approved budget for the current year? If not, please explain.

REV Generating

**4. Rationale Supporting the Use of the Selected Procurement Method
(include state contract # or GSA contract # and expiration date)**

Amendment to current revenue generating lease with Flexjet, LLC a major employer in Cuyahoga County which provides important services to the flying public.

5. What other available options and/or vendors were evaluated? If none, include the reasons why (*Attach supporting documentation such as other vendor quotes/pricing*).

Current lease in place provides for amendment

6. What ultimately led you to this product or service? Why was the recommended vendor selected? How was it determined that the anticipated cost is fair and reasonable? (*Attach supporting documentation*).

Comparable Fair Market Value

7. Provide an explanation of unacceptable delays in fulfilling the County's need that would be incurred if award was made through a competitive process.

This is revenue generating and the vendor provides important services for the flying public at the County Airport.

8. Describe what future plans, if any, your department can take to permit competition before any subsequent purchases of the required supplies or services. In none, please explain why.

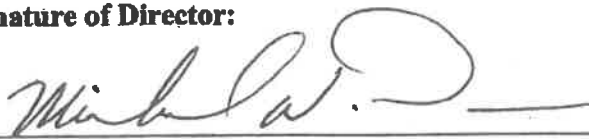
N/A - this is a revenue generating lease.

CERTIFICATION REQUIREMENTS

I certify that the information contained in and attached to this Justification is accurate and complete to support the recommendation.

I further certify that the attached narrative justification verifies Cuyahoga County's minimum need or schedule requirements and any rationale used to justify the non-competitive request.

Signature of Director:



Date: July 20, 2026

RQ# _____

Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

RQ# (if applicable)	N/A
PO Code	N/A
CM Contract #	3101

Late Submittal Required:	Yes ☐	No ☒
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC Approval/Request Item?	Yes ☐	No ☒
----------------------------	------------------------------	--

Contract Amendments Reviewed by Purchasing				
			Department Initials	Purchasing
Briefing Memo			SMO	Attached
Justification Form			SMO	OK (revised attached 9/2/2026)
IG#	26-0165-Reg		SMO	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:	07/15/26 7/14/2026	SMO	OK
Auditor's Findings	Date:	07/15/26	SMO	OK
Independent Contractor (I.C.) Form	Date:	07/14/26	SMO	OK
Cover - Master contracts only			N/A	OK
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)			SMO	OK
TAC/CTO Approval or TAC Request Communication (if required attach and identify relevant page # or meeting approval number)			N/A	N/A
Checklist Verification			SMO	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	SMO
Matrix Law Screen shot	SMO
COI	SMO
Workers' Compensation Insurance	SMO
Original Executed Contract (containing insurance terms) & all executed amendments	SMO

Department of Purchasing – Required Documents Checklist

Revenue-generating, no spending plan required

CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Budget Edit Group	Activity Code	Amount
01/01/27 – 12/31/66	PW700100	Charge for Services	N/A	\$36,226,085
			TOTAL	\$36,226,085

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

CE/AG# (if applicable)					
Infor/Lawson PO# and PO Code (if applicable)					
Lawson RQ# (if applicable)					
CM Contract#		3101			
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$11,059,572		02/15/2021 – 02/14/2041	02/09/21	R2021-0037
A-1		\$36,226,085	01/01/2027 – 12/31/2066 12/31/2046	Pending	Pending
Pending Amendment	Pending Amendment	\$36,226,085 \$3,597,387			
Total Amendments					
Total Contract Amount		\$47,285,657 \$14,656,959			

PURCHASING USE ONLY

Prior Resolutions:	R2021-0037
Current CM#:	3101
Vendor Name: (if applicable include any fka, dba, or aka's)	Flexjet, LLC
Time Period:	2/15/2021-2/14/2041 EXT 12/31/2046, effective as of the latest date of signature of the Parties
Amount:	Add'l \$3,597,387.00mm (revenue-generating)
History/Contract Evaluation:	OK
Electronic Language:	☐ Yes If No, ☒ select box to indicate "WET" signature required

Department of Purchasing – Required Documents Checklist

Purchasing Notes:	9/2/2026: Revised, signed/notarized amendment attached 9/1/2026 for review that must be presented for wet signature once approved. If changes made during Council agenda duration, must be re-reviewed. 9/1/2026: Attach revised briefing memo and justification for the correct amount of the amendment only, per previous disapproval comments, and as stated during the meeting yesterday. Revised amendment attached 9/1/2026 for review, not signed/notarized by vendor – must attach the signed/notarized revised amendment once received by vendor and e-mail to Purchasing attendees from 8/31/2026 meeting once upload completed. Correct contract tab total amount of contract. 8/13/2026: Amendment states Exhibit D is deleted in its entirety and replaced by new; however, the new Exhibit D does not have the initial term listed through 2026 as the original contract was approved 2/15/2021-2/14/2041. The amendment's first paragraph states effective as of the latest date of signature; however, amendment's Term paragraph states it shall commence 1/1/2027 and with renewal terms shall not exceed 40 years; however, the term started in 2021 going through 2066 is over 40 years (see previous comment). Attach revised briefing memo and justification for the correct amount of the amendment and correction in the amendment end date. Please see previous comment re: amendment amount. You must set up a meeting between Purchasing, your department and Law prior to re-submission for Council's agenda. 8/7/2026: Upon further review, this item will be disapproved in Infor in order for the below changes to be made: The original term was approved for 2/15/2021-2/14/2041 for \$11,059,572.00. The amendment's "Term" paragraph should delete the reference to NTE 40 years to just expiring 12/31/2046. That would take care of the 5 year reference on the justification and briefing. Renewal terms would not be a part of this unless they are not actual renewal terms and it will go forth with no renewals until 12/31/2066. In that instance, the amended Exhibit D would not have first & second renewal terms, just listing 40 years of rent. The "term" would then reference 12/31/2066. The actual amendment amount for either ending in 2046 or 2066 would be the total amounts listed in the new rent schedule, minus the already-approved amount from the 2021 resolution. If there are any questions, please feel free to set up a meeting between Purchasing, your department and Law prior to re-submission for Council's agenda. (sent via e-mail) 7/27/2026: Justification and briefing memo reference adding an additional 5 years to the term, but is being extended 25 years.
Purchasing Agents Initials and date of approval	OK, ssp 9/2/2026

	orig ex D	amend ex D	verification			
			2027	2028	2029	2030
2021	\$ 414,000.00	\$ 624,420.00	\$ 474,473.00	\$ 149,947.00	\$ 624,420.00	\$ 624,420.00
2022	\$ 496,800.00	\$ 633,786.00	\$ 481,590.00	\$ 152,196.00	\$ 633,786.00	\$ 633,786.00
2023	\$ 496,800.00	\$ 643,293.00	\$ 488,814.00	\$ 154,479.00	\$ 643,293.00	\$ 643,293.00
2024	\$ 496,800.00	\$ 652,942.00	\$ 496,146.00	\$ 156,796.00	\$ 652,942.00	\$ 652,942.00
2025	\$ 496,800.00	\$ 662,736.00	\$ 503,588.00	\$ 159,148.00	\$ 662,736.00	\$ 662,736.00
2026	\$ 503,016.00	\$ 672,677.00	\$ 511,142.00	\$ 161,535.00	\$ 672,677.00	\$ 672,677.00
2027	\$ 510,564.00	\$ 682,767.00	\$ 518,809.00	\$ 163,958.00	\$ 682,767.00	\$ 682,767.00
2028	\$ 518,220.00	\$ 693,009.00	\$ 526,591.00	\$ 166,418.00	\$ 693,009.00	\$ 693,009.00
2029	\$ 525,996.00	\$ 703,404.00	\$ 534,490.00	\$ 168,914.00	\$ 703,404.00	\$ 703,404.00
2030	\$ 533,880.00	\$ 713,956.00	\$ 542,508.00	\$ 171,448.00	\$ 713,956.00	\$ 713,956.00
2031	\$ 544,116.00	\$ 728,235.00	\$ 553,358.00	\$ 174,877.00	\$ 728,235.00	\$ 728,235.00
2032	\$ 555,000.00	\$ 742,799.00	\$ 564,425.00	\$ 178,374.00	\$ 742,799.00	\$ 742,799.00
2033	\$ 566,100.00	\$ 757,656.00	\$ 575,714.00	\$ 181,942.00	\$ 757,656.00	\$ 757,656.00
2034	\$ 577,428.00	\$ 772,809.00	\$ 587,228.00	\$ 185,581.00	\$ 772,809.00	\$ 772,809.00
2035	\$ 588,972.00	\$ 788,264.00	\$ 598,972.00	\$ 189,292.00	\$ 788,264.00	\$ 788,264.00
2036	\$ 600,756.00	\$ 804,030.00	\$ 610,952.00	\$ 193,078.00	\$ 804,030.00	\$ 804,030.00
2037	\$ 612,768.00	\$ 820,111.00	\$ 623,171.00	\$ 196,940.00	\$ 820,111.00	\$ 820,111.00
2038	\$ 625,020.00	\$ 836,514.00	\$ 635,635.00	\$ 200,879.00	\$ 836,514.00	\$ 836,514.00
2039	\$ 637,524.00	\$ 853,243.00	\$ 648,347.00	\$ 204,896.00	\$ 853,243.00	\$ 853,243.00
2040	\$ 650,268.00	\$ 870,308.00	\$ 661,314.00	\$ 208,994.00	\$ 870,308.00	\$ 870,308.00
2041	\$ 108,744.00	\$ 14,656,959.00			\$ 14,656,959.00	\$ 14,656,959.00
R2021-0037	\$ 11,059,572.00				\$ (11,059,572.00)	\$ (11,059,572.00)
2021-2026 collected	\$ 2,904,216.00				\$ 3,597,387.00	\$ 3,597,387.00
2027-2041	\$ 10,472,753.00		2027-2041	\$ 10,472,753.00		
2042-2046	\$ 4,184,206.00		2041-2046	\$ 4,184,206.00		
new contract total	\$ 14,656,959.00			\$ 14,656,959.00		
already approved	\$ (11,059,572.00)		Approved	\$ (11,059,572.00)		
amendment amt	\$ 3,597,387.00		add'l rev-gen	\$ 3,597,387.00		

CONTRACT EVALUATION FORM

Contractor	Flexjet, LLC.				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	Revenue Generating: R2021-0037				
RQ#					
Time Period of Original Contract	02/15/2021 – 02/14/2041				
Background Statement	Revenue generating agreement with Flexjet, LLC for lease of space and the facilitation of private construction of a new corporate headquarters, a flight operations center and related improvements of certain properties at the Cuyahoga County Airport.				
Service Description	The County leases space for the Flexjet corporate headquarters and a flight operations center at the County Airport.				
Performance Indicators	Tenant has met the terms and conditions of the lease agreement.				
Actual Performance versus performance indicators (include statistics):	Tenant is current with its rent.				
Rating of Overall Performance of Contractor	Superior	Above Average	Average	Below Average	Poor
Select One (X)			X		
Justification of Rating	Met all requirements.				
Department Contact	Sheila Obrycki				
User Department	Department of Public Works.				
Date	7/15/2026				

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0278

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution authorizing a Revenue Generating Agreement with ReCon Development Group Ohio, LLC in the anticipated amount of \$558,106.36 for lease of space for the construction and operation of hangar buildings for housing aircraft and related facilities and improvements at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, effective upon signatures of all parties for a period of 240 months; authorizing the County Executive to execute Agreement No. 6390 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.
--	--

WHEREAS, the County Executive/Department of Public Works recommends a Revenue Generating Agreement with ReCon Development Group Ohio, LLC in the anticipated amount of \$558,106.36 for lease of space for the construction and operation of hangar buildings for housing aircraft and related facilities and improvements at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, effective upon signatures of all parties for a period of 240 months; and

WHEREAS, the primary goal of this project is construction and operation of new hangers for housing aircraft and related facilities and improvements at the County Airport; 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 authorizes a Revenue Generating Agreement with ReCon Development Group Ohio, LLC in the anticipated amount of \$558,106.36 for lease of space for the construction and operation of hangar buildings for housing aircraft and related facilities and

improvements at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, effective upon signatures of all parties for a period of 240 months.

SECTION 2. That the County Executive is authorized to execute Agreement No. 6390 and all documents consistent with said agreement and 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 22, 2026
Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	DPW - Revenue Generating lease with ReCon Development Group Ohio, LLC for the construction and operation of hanger buildings for housing aircraft and related facilities and improvements at the County Airport.
Department or Agency Name	Department of Public Works
Requested Action	☐ Contract ☐ Agreement ☐ Lease ☐ Amendment ☒ Revenue Generating ☐ Purchase Order ☐ 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	6390	ReCon Development Group Ohio, LLC	Upon full execution of lease, 20 years from that date	\$558,106.36	Pending	Pending

Service/Item Description (include quantity if applicable).

Revenue Generating lease with ReCon Development Group Ohio, LLC for the construction and operation of hanger buildings for housing aircraft and related facilities and improvements at the County Airport. Initial term is for 20 years generating \$558,106.36 in revenue. The lease includes two (2) renewal options.

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):

Revenue generating lease with ReCon Development Group Ohio, LLC for the construction of hanger buildings at the County Airport.

Agreement with ReCon Development Group Ohio, LLC to operate the new hangers for housing aircraft and related facilities and improvements at the County Airport

Generate \$558,106.36 in revenue during the 20-year term.

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):
ReCon Development Group Ohio, LLC 6545 Market Ave., North Suite 100 Canton, OH 44721	John McNamara, President
Vendor Council District: 11	Project Council District: 11
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT

NON-COMPETITIVE PROCUREMENT

Rev. 05/07/2024

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

Is Purchase/Services technology related ☐ Yes ☒ No. If yes, complete section below:	
☐ 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? ☐ No ☐ Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? ☐ Yes ☐ No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. Revenue Generating
Is funding for this included in the approved budget? ☐ Yes ☒ No (if "no" please explain): The project is entirely revenue generating to the County, no expenditure of funds is required. Revenue Generating
List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit. Revenue Generating

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

Annually

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): see chart at top

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

RQ# (if applicable)	
PO Code	
Event(s) #	
CM Contract #	6390

Late Submittal Required:	Yes ☐	No ☒
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC Approval/Request Item?	Yes ☐	No ☒
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REVENUE-GENERATING NON-COMPETITIVE RFP Exemptions (Contract) Reviewed by Purchasing					
				Department Initials	Purchasing
Briefing Memo				SMO	Revised Attached
Justification Form, if purchase over \$10k				SMO	OK (revised attached 9/4/2026)
IG#	26-0182-REG			SMO	OK
Debarment/Suspension Verified		Date:	8/5/26	SMO	OK
Auditor's Findings		Date:	8/5/26	SMO	OK
Independent Contractor (I.C.) Form		Date:	7/22/26	SMO	OK (revised attached 9/4/2026)
Annual Non-Competitive Bid Contract Statement (See Contracts Checklist Glossary on the intranet for form requirements).		Date:		N/A	N/A
Cover - Master contracts only				N/A	OK
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)				N/A	N/A
TAC/CTO Approval or TAC Request Communication (if required attach and identify relevant page # or meeting approval number)				N/A	N/A
Checklist Verification				SMO	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	SMO
Matrix Law Screen shot	SMO
COI	SMO
Workers' Compensation Insurance	SMO

Department of Purchasing – Required Documents Checklist

CONTRACT SPENDING PLAN

Note: There should be no spend plan for Revenue Generating. If funds are being paid to Awarded Vendor PO Code must be RFP not “NONPO” (Revenue Generating where no payment will be paid to Vendor) in Contract Management.

Time Period	Accounting Unit	Budget Edit Group	Activity Code	Amount
			TOTAL	<u>Revenue Generating</u>

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

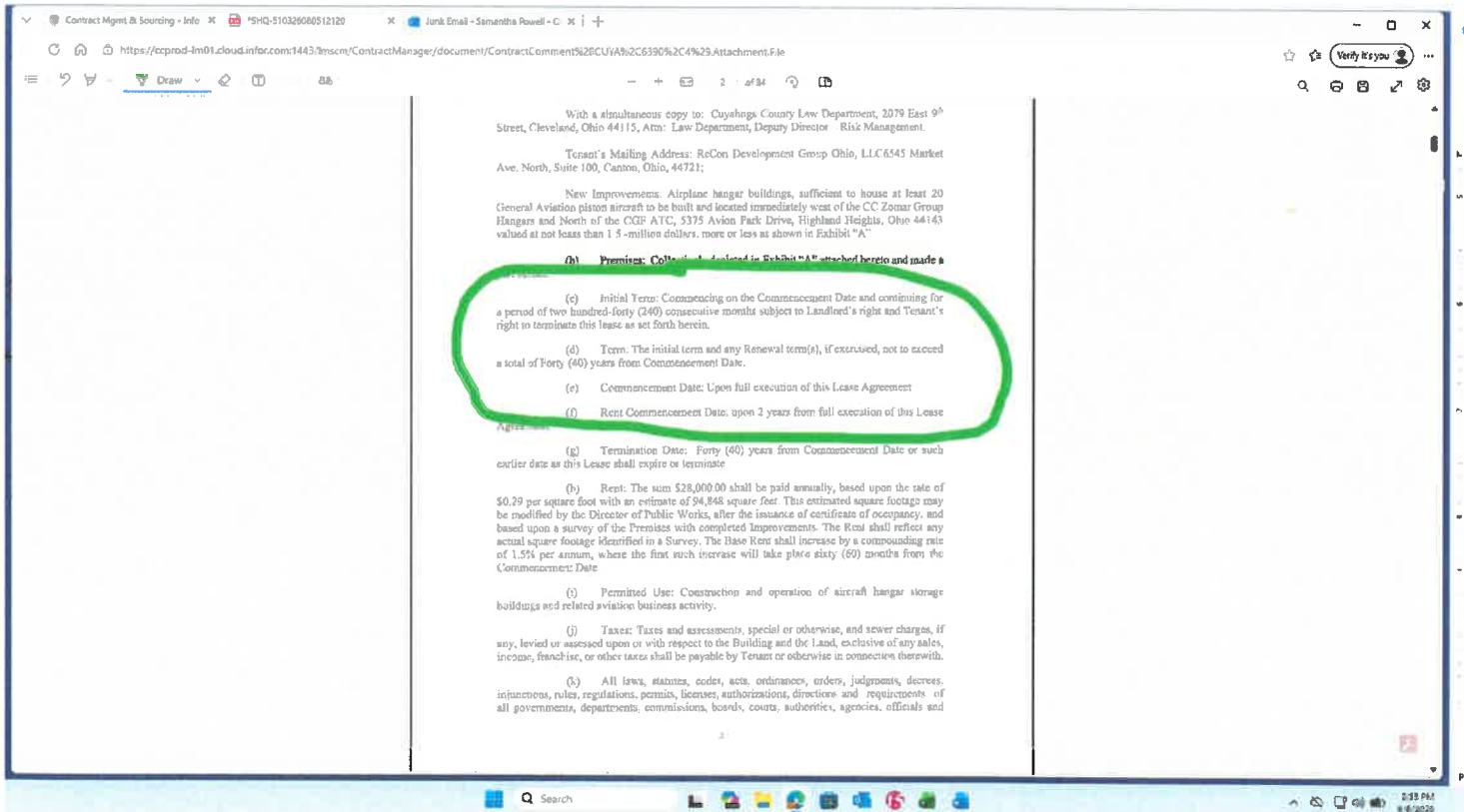
CE/AG# (if applicable)					
RQ# (if applicable)					
CM Contract #					
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$				
Prior Amendment Amounts (list separately) (A-#)		\$			
		\$			
		\$			
Pending Amendment		\$			
Total Amendments		\$			
Total Contract Amount		\$			

PURCHASING USE ONLY

Prior Resolutions:	
Current CM#:	6390
Vendor Name: (if applicable include any fka, dba, or aka's)	ReCon Development Group Ohio, LLC
Time Period:	Commencement Date – 240 months from commencement date, effective upon full execution
Amount:	\$558,106.36mm (anticipated revenue amount)
History/Contract Evaluation:	OK
Electronic Signature Language:	☐ Yes If No, ☒ select box to indicate “WET” signature required

Department of Purchasing – Required Documents Checklist

Purchasing Notes:	9/8/2026: Department e-mailed to “Delete any document in the action that is not part of your current request for approval.” 9/4/2026: Must attach correctly-calculated spreadsheet with revised briefing and justification. Department was given opportunity to schedule meeting per e-mail “You will need to schedule a teams meeting with you, your department fiscal person, Anitra and me as my calculations for the total revenue amount does not match your spreadsheet.” which was not done today. 9/2/2026: Vendor must complete the additional pages of the Independent Contractor form based on their designation. Rent commencement date 2 years from execution date (paragraph 1(f), and rent annual payment, including increases (paragraph 1(h) - attach a spreadsheet verifying the revenue amount, as there is no exhibit referred to or attached in the contract. Briefing memo, contract tab and justification must match anticipated revenue amount.
Purchasing Agents Initials and date of approval	OK, ssp 9/8/2026





JUSTIFICATION FOR USE OF NON-COMPETITIVE PROCESS

The County requires submitting departments to provide a business case which includes specific details supporting the Contract/Purchase being made.

As a consequence, departments need to provide detailed information justifying any purchases to be made non-competitively. The County has developed a justification packet for completion. If submitting a request for a non-competitive purchase, the department must complete this form, and attach it (along with supporting documentation) in the Procurement software system.

A review of the Contract/Purchase request will not be completed without a signed completed Justification packet uploaded as an attachment when submitting the contract/purchase request in the Procurement software system. It is critically important, and incumbent upon the department to fully and accurately complete the form in order to avoid any lengthy and unnecessary delays in processing the contract/purchase request.

Requestor	John Myers
Requestor Phone Number	216 698 2517
Date	August 10, 2026
Requisition Number	Revenue Gen.

OPERATING DEPARTMENT & ACTIVITY: (Choose 1)

Revenue Generating lease with ReCon Development Group Ohio LLC, for the construction and operation of hanger buildings for housing aircraft and related facilities and improvements.

Check the appropriate box:

Governmental Purchase - County Code 501.12 (B)(8)

State Contract Purchase – County Code 501.12(B)(19)

Lower than State Contract Purchase

Government Cooperative Purchasing - County Code 501.12(B)(18)

Federal Contracts

Joint Purchasing Programs (includes GSA)

X Contract Amendment

Contract # CM6390 RQ# Rev Gen

RFP Exemption – County Code 501.12(D)

Community Rehabilitation Program (CRP) - O.R.C. 125.60 - O.R.C. 125.607

Ohio Industries for the Handicapped (OIH) - County Code 501.12(B)(13)

Public Utility (911 System) - O.R.C. 128.03 (F)

Exemption from Aggregation of Contracts -County Code 501.05(C)

Alternative Procurement Process – County Code 501.12(B)(15)

Federal, State, or Other Grant Application Program (County Code 501.12(B)(16)

Revised: 08/14/2018

Page 2 of 4

1. Description of Supplies or Services, amount of purchase; if a contract or an amendment list start date and end date, and/or scope change if an amendment.

Revenue Generating lease with ReCon Development Group Ohio LLC for the construction and operation of hanger buildings for housing aircraft and related facilities and improvements. Initial term is 20 years generating \$558,106.36.

If contract or contract amendment term has begun, please respond to questions 1a. and 1b below:

1a. Why is the contract/amendment being submitted late? N/A

1b. What is being done to prevent this from reoccurring? N/A

2. Funding Source(s) including percentage breakdown and identify the actual fund name(s).

REV Generating

3. Was the specific project funding included in OBM-approved budget for the current year? If not, please explain.

REV Generating

4. Rationale Supporting the Use of the Selected Procurement Method (include state contract # or GSA contract # and expiration date)

Revenue generating lease with ReCon Development Group Ohio LLC to construct and operate hanger space at the Cuyahoga County Airport.

5. What other available options and/or vendors were evaluated? If none, include the reasons why (*Attach supporting documentation such as other vendor quotes/pricing*).

Revenue Generating

6. What ultimately led you to this product or service? Why was the recommended vendor selected? How was it determined that the anticipated cost is fair and reasonable? (*Attach supporting documentation*).

Comparable Fair Market Value

7. Provide an explanation of unacceptable delays in fulfilling the County's need that would be incurred if award was made through a competitive process.

This is revenue generating and the vendor will provide needed hanger space and hanger operations for the flying public at the County Airport.

8. Describe what future plans, if any, your department can take to permit competition before any subsequent purchases of the required supplies or services. In none, please explain why.

N/A - this is a revenue generating lease.

CERTIFICATION REQUIREMENTS

I certify that the information contained in and attached to this Justification is accurate and complete to support the recommendation.

I further certify that the attached narrative justification verifies Cuyahoga County's minimum need or schedule requirements and any rationale used to justify the non-competitive request.

Signature of Director:



Date: August 10, 2026

RQ# _____

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0279

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution authorizing a Revenue Generating Agreement with Corporate Wings, LLC in the anticipated amount of \$2,094,839.00 for lease of the Tie-Down area at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, for the period 1/1/2027-12/31/2066; authorizing the County Executive to execute Agreement No. 6412 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Public Works recommends a Revenue Generating Agreement with Corporate Wings, LLC in the anticipated amount of \$2,094,839.00 for lease of the Tie-Down area at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, for the period 1/1/2027-12/31/2066; and

WHEREAS, the primary goal of this project is for lease of Tie-Down space at the County Airport; 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 authorizes a Revenue Generating Agreement with Corporate Wings, LLC in the anticipated amount of \$2,094,839.00 for lease of the Tie-Down area at the Cuyahoga County Airport, located at 26460 Curtiss Wright Parkway, for the period 1/1/2027-12/31/2066.

SECTION 2. That the County Executive is authorized to execute Agreement No. 6412 and all documents consistent with said agreement and 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 22, 2026

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

Journal _____
_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	Revenue Generating lease with Corporate Wings, LLC for 20 years with two 10-year renewal terms, for Tie-Down space at the County Airport commencing on 01/01/27 through 12/31/66 in the amount of \$2,094,839.
Department or Agency Name	Department of Public Works
Requested Action	☐ Contract ☐ Agreement ☐ Lease ☐ Amendment ☒ Revenue Generating ☐ Purchase Order ☐ 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	6412	Corporate Wings, LLC	01/01/27 – 12/31/66	\$2,094,839 Revenue Generating	Pending	Pending

Service/Item Description (include quantity if applicable). Department of Public Works: Revenue Generating lease with Corporate Wings, LLC for 20 years with two 10-year renewal terms, for Tie-Down space at the County Airport commencing on 01/01/27 through 12/31/66 in the amount of \$2,094,839. The Tie-Down area is 2.86 acres (124,451 SF).
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): Revenue generating lease for Tie-Down space at the County Airport. The Tie-Down space is 2.86 acres (124,451 SF) Generates \$2,094,839 in revenue to the County.

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):
Corporate Wings, LLC 555 Richmond Rd., Richmond Hts., OH 44143	Matt Stanton, Associate Council
Vendor Council District: 11	Project Council District: 11
If applicable provide the full address or list the municipality(ies) impacted by the project.	

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

Is Purchase/Services technology related ☐ Yes ☒ No. If yes, complete section below:	
☐ 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? ☐ No ☐ Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? ☐ Yes ☐ No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. Revenue Generating

Is funding for this included in the approved budget? ☐ Yes ☒ No (if "no" please explain): The project is entirely revenue generating to the County, no expenditure of funds is required.

Revenue Generating

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

Revenue Generating

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): see chart at top

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

RQ# (if applicable)	
PO Code	
Event(s) #	
CM Contract #	6412

Late Submittal Required:	Yes ☐	No ☒
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC Approval/Request Item?	Yes ☐	No ☒
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REVENUE-GENERATING NON-COMPETITIVE RFP Exemptions (Contract) Reviewed by Purchasing				
			Department Initials	Purchasing
Briefing Memo			SMO	Revised Attached
Justification Form, if purchase over \$10k			SMO	OK (revised attached 9/1/2026)
IG#	26-0170-REG		SMO	OK
Debarment/Suspension Verified		Date: 7/14/26	SMO	OK
Auditor's Findings		Date: 7/27/26	SMO	OK
Independent Contractor (I.C.) Form		Date: 7/14/26	SMO	OK
Annual Non-Competitive Bid Contract Statement (See Contracts Checklist Glossary on the intranet for form requirements).		Date:	N/A	N/A
Cover - Master contracts only			N/A	OK
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)			N/A	N/A
TAC/CTO Approval or TAC Request Communication (if required attach and identify relevant page # or meeting approval number)			N/A	N/A
Checklist Verification			SMO	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	SMO
Matrix Law Screen shot	SMO
COI	SMO
Workers' Compensation Insurance	SMO

Department of Purchasing – Required Documents Checklist

CONTRACT SPENDING PLAN

Note: There should be no spend plan for Revenue Generating. If funds are being paid to Awarded Vendor PO Code must be RFP not “NONPO” (Revenue Generating where no payment will be paid to Vendor) in Contract Management.

Time Period	Accounting Unit	Budget Edit Group	Activity Code	Amount
			TOTAL	Revenue Generating

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

CE/AG# (if applicable)					
RQ# (if applicable)					
CM Contract #					
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$				
Prior Amendment Amounts (list separately) (A-#)		\$			
		\$			
		\$			
Pending Amendment		\$			
Total Amendments		\$			
Total Contract Amount		\$			

PURCHASING USE ONLY

Prior Resolutions:	
Current CM#:	6412
Vendor Name: (if applicable include any fka, dba, or aka's)	Corporate Wings, LLC
Time Period:	1/1/2027-12/31/2066
Amount:	\$2,094,839.00 (anticipated revenue amount)
History/Contract Evaluation:	OK
Electronic Signature Language:	☐ Yes If No, ☒ select box to indicate “WET” signature required
Purchasing Notes:	9/1/2026: Revised contract attached 9/1/2026 for review (changed to a period of 40 years, no renewals, amount changes for years 2032, 2052) that must be presented for wet signature once approved. If changes made during Council agenda duration, must be re-reviewed.

Department of Purchasing – Required Documents Checklist

	8/21/2026: Per previous disapproval comments under the now-deleted 6378 “You must set up a meeting between Purchasing, your department and Law prior to re-submission for Council's agenda.” Purchasing invites must include Anitra Curry, Samantha Powell & Cheryl Kinzig. If contract action is re-submitted with no completed meeting, it will be disapproved with no review. Contract tab expiration date must be the contract expiration date. Contract tab proposed total and lifetime max amounts must be the amount of the contract submitted for approval. Effective date of revised contract is, in the 1st paragraph blank but in the Term (d) paragraph is Commencement Date for a period of 20 years, the Term (e) Commencement Date is 1/1/2027 or the full execution of the lease. Either a revised contract needs drafted to set the actual dates or revised documentation, including Briefing memo and Justification, each of which uses the correct dates and amount of the initial contract. Prior CM's 6378 / 6348: 8/13/2026A: Delete contract not being used. Contract tab dates must match the contract dates submitted for approval. Effective date of revised contract is, in the 1st paragraph blank but in the Term paragraph is 10/1/2026 (or full execution of Lease, whichever is later) for a period of 20 years, which would end 9/30/2046 and 2 10-year renewal terms that would end prior to 12/31/2066. Either a revised contract needs submitted or revised documentation, also including the correct amount of the contract. You must set up a meeting between Purchasing, your department and Law prior to re-submission for Council's agenda. 8/13/2026: Effective date of revised contract is 10/1/2026 – exhibit E has term starting 1/1/2027 – the contract dates need to match the rent schedule dates. Justification and briefing memo do not match revised contract. Delete contract not being used. Contract tab dates must match the contract dates submitted for approval. 8/7/2026: the Exhibit E Rent schedule has renewal terms listed, but there is only one term 1/1/2027-12/31/2066. If it to only be through 2046, changes need to be made for that date and amendment amount with renewal terms noted under the "term" paragraph. If there are any questions, please feel free to set up a meeting between Purchasing, your department and Law prior to re-submission for Council's agenda. (sent via e-mail) 8/5/2026: CM6348 closed. New CM# issued to change to correct type of contract. 8/4/2026: Enter comment as to why this contract was not submitted as contract type NonPO, but as service contract EXMT. IF the County will never pay the vendor, it must be entered as NONPO contract, as there is no line to ever activate. The “term” paragraph specifies the date 1/1/2027 or full execution of the lease, whichever is later; however, the 1st paragraph of the lease has an effective date of the lease for a future date in 2026. If the lease is not signed until or after 1/1/2027, the effective date would be in 2027, not 2026.
Purchasing Agents Initials and date of approval	OK, ssp 9/1/2026



JUSTIFICATION FOR USE OF NON-COMPETITIVE PROCESS

The County requires submitting departments to provide a business case which includes specific details supporting the Contract/Purchase being made.

As a consequence, departments need to provide detailed information justifying any purchases to be made non-competitively. The County has developed a justification packet for completion. If submitting a request for a non-competitive purchase, the department must complete this form, and attach it (along with supporting documentation) in the Procurement software system.

A review of the Contract/Purchase request will not be completed without a signed completed Justification packet uploaded as an attachment when submitting the contract/purchase request in the Procurement software system. It is critically important, and incumbent upon the department to fully and accurately complete the form in order to avoid any lengthy and unnecessary delays in processing the contract/purchase request.

Requestor	John Myers
Requestor Phone Number	216 698 2517
Date	July 30, 2026
Requisition Number	Revenue Gen.

OPERATING DEPARTMENT & ACTIVITY: (Choose 1)

Revenue Generating lease with Corporate Wings, LLC for a 20-year term (initial term) with two 10-year renewal terms for Tie-Down space at the County Airport commencing the later of 1/1/27 or the full execution of the lease. Annual rent payments to start 01/01/27 through 12/31/66 in the total amount of \$2,094,839.

Check the appropriate box:

Governmental Purchase - County Code 501.12 (B)(8)

State Contract Purchase – County Code 501.12(B)(19)

Lower than State Contract Purchase

Government Cooperative Purchasing - County Code 501.12(B)(18)

Federal Contracts

Joint Purchasing Programs (includes GSA)

X Contract Amendment

Contract # CM6412 RQ# Rev Gen

RFP Exemption – County Code 501.12(D)

Community Rehabilitation Program (CRP) - O.R.C. 125.60 - O.R.C. 125.607

Ohio Industries for the Handicapped (OIH) - County Code 501.12(B)(13)

Public Utility (911 System) - O.R.C. 128.03 (F)

Exemption from Aggregation of Contracts -County Code 501.05(C)

Alternative Procurement Process – County Code 501.12(B)(15)

Federal, State, or Other Grant Application Program (County Code 501.12(B)(16)

1. Description of Supplies or Services, amount of purchase; if a contract or an amendment list start date and end date, and/or scope change if an amendment. Revenue Generating lease with Corporate Wings, LLC., provides for a term of 20 year (initial term) and two 10-year renewal terms for Tie-Down space at the Cuyahoga County Airport (CGF) commencing the later of 1/1/27 or the full execution of the lease. Annual rent payments to start 01/01/27 – 12/31/66 in the total amount of \$2,094,839. The Tie Down area is 2.86 acres (124,451 SF).

If contract or contract amendment term has begun, please respond to questions 1a. and 1b below:

1a. Why is the contract/amendment being submitted late? N/A

1b. What is being done to prevent this from reoccurring? N/A

2. Funding Source(s) including percentage breakdown and identify the actual fund name(s).

REV Generating

3. Was the specific project funding included in OBM-approved budget for the current year? If not, please explain.

REV Generating

4. Rationale Supporting the Use of the Selected Procurement Method (include state contract # or GSA contract # and expiration date)

Revenue generating lease with Corporate Wings, LLC, an employer in Cuyahoga County which provides important services to the flying public.

5. What other available options and/or vendors were evaluated? If none, include the reasons why (*Attach supporting documentation such as other vendor quotes/pricing*).

Revenue Generating

**6. What ultimately led you to this product or service? Why was the recommended vendor selected? How was it determined that the anticipated cost is fair and reasonable? (*Attach supporting documentation*).
Comparable Fair Market Value**

7. Provide an explanation of unacceptable delays in fulfilling the County's need that would be incurred if award was made through a competitive process.

This is revenue generating and the vendor provides important services for the flying public at the County Airport.

8. Describe what future plans, if any, your department can take to permit competition before any subsequent purchases of the required supplies or services. In none, please explain why.

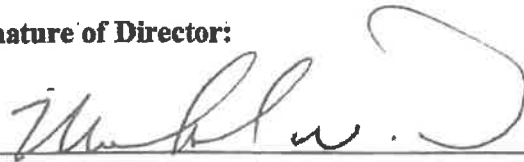
N/A - this is a revenue generating lease.

CERTIFICATION REQUIREMENTS

I certify that the information contained in and attached to this Justification is accurate and complete to support the recommendation.

I further certify that the attached narrative justification verifies Cuyahoga County's minimum need or schedule requirements and any rationale used to justify the non-competitive request.

Signature of Director:



Date: July 30, 2026

RQ# _____