

**Department of Port Control  
Request for Legislation**

Ordinance No.: 404-2026

Commercial Business & Revenue

**EXECUTIVE SUMMARY**

Requesting authorization for the Director of Port Control to enter into a license agreement with the North Coast Waterfront Development Corporation (“NWDC”) to improve and occupy approximately 65,000 square feet of City-owned land located on Dock 32, situated at 101 Erieside Avenue, for the purpose of operating the North Coast Yard and providing event programming for a period of one (1) year, with one (1) one-year renewal option at the Director of Port Control’s discretion.

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**Background/Purpose:**

The Department of Port Control (“DPC”) entered into a one-year license agreement with the North Coast Waterfront Development Corporation (“NWDC”) to occupy 65,000 square feet of City-owned property, which expires on March 31, 2026, to create and operate the North Coast Yard. The North Coast Yard is a pop-up lakefront public space located on Dock 32, next to the Steamship Mather and north of Huntington Field. This initiative provided programming, concessions, and additional park space for more than 25,000 visitors between June and September 2025.

The proposed license agreement will provide NWDC with sufficient term to continue operating the North Coast Yard and, where feasible, expand amenities and programming to further increase public access and enhance the visitor experience.

**Scope:**

The following are the material provisions to be contained in the new consolidated license agreement:

- The licensed premises shall not exceed 65,000 square feet;
- NWDC shall pay \$1.00 per year;
- NWDC is solely responsible for all costs, charges, expenses and insurance premiums related to the use, occupancy, repair and maintenance of the improvements and license premises; and
- The license shall be for a term of one (1) year, with one (1) one-year renewal option at the Director of Port Control’s discretion.

**Justification/Urgency:**

The North Coast Yard has demonstrated significant public benefit by activating underutilized lakefront property. Its continued operation and expansion align with the City’s broader goals of enhancing public space and providing Clevelanders with greater access to the Downtown Lakefront.