

**Department of Port Control  
Request for Legislation**

Ordinance No.: 214-2022

Commercial Development & Governmental Affairs

**EXECUTIVE SUMMARY**

The Department of Port Control is requesting authority to enter into a Lease Agreement with the Cleveland Clinic Foundation (“Clinic”), for the use of approximately 480 square feet located at Cleveland Hopkins International Airport on Concourse B; for the purpose of constructing and operating a Concierge Lounge for arriving and departing domestic and international patients of the Clinic, for a term of three years with three one-year options to renew, exercisable by the Director of Port Control.

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**Background/Purpose:**

The Cleveland Clinic Foundation (“Clinic”) is proposing to lease approximately 480 square feet of space near the entrance of Concourse B to develop and operate a Concierge Lounge for its domestic and international patients utilizing Cleveland Hopkins International Airport (“CLE”). A welcome area, premium seating, registration terminals, and refreshment options for Clinic patients arriving and departing domestically and internationally from CLE will be programmed within the space.

The Department is requesting a term of three (3) years with three one-year options to renew, exercisable by the Director of Port Control.

**Scope:**

The following are the material provisions to be contained in the Lease:

- (A) The Director of Port Control is authorized to enter into a lease for the use and occupancy of approximately 480 square feet to the Clinic on Concourse B;
- (B) The Leased Premises shall be used to provide a Concierge Lounge for arriving and departing domestic and international patients of the Clinic;
- (C) Rent will be \$216.84 per square foot of leasable space, subject to annual adjustments based on the formula outline in Airport’s Master Lease and Use Agreement for Non-Airline Space;
- (D) The term of the lease shall be for a period of three (3) years with three (3) one-year options to renew, exercisable by the Director of Port Control; and
- (E) All development costs within the designated space will be borne by the Clinic.

**Justification/Urgency:**

The proposed lease will be located in an underutilized portion of CLE, will increase the Airport's non-airline revenue, and will be one of the first Concierge Lounges geared toward traveling patients and their families worldwide.

**Anticipated Cost:**

None.