

Department of Port Control

Ordinance No.: 813-2025

Council Summary

The Department of Port Control is requesting to amend lease contracts LS2022-0011 and LS2024-0006 respectively, to reflect a name change for MARKENCAMI, LLC to BigPlay, LLC. ("BigPlay").

Background/Purpose:

Ordinance No. 217-2023 & 917-18 authorized the Department of Port Control to enter into lease agreements with MARKENCAMI, LLC for the lease of space located in the terminal building at Burke Lakefront Airport ("BKL"), for the operation of a podcast studio and software company.

All lease terms authorized under the original Ordinance No. 217-2023 & 917-18 respectively, shall remain the same and unchanged.

Scope:

The following are the material provisions contained in each lease agreement

Ls3001 2022-0011:

- A. The Director of Port Control is authorized to enter into a lease for the use and occupancy of up to 429 square feet of space ("Leased Premises") located in the terminal building at BKL for the operation of a software company.
- B. The Leased Premises shall be used for general office use to operate a software company.
- C. Prospect shall pay the City an annual rental rate to be determined based on a third party independent appraisal, subject to annual changes based on the "All Urban Consumer CPI-U; Midwest region, North Central". The rent will be payable in twelve (12) equal monthly installments.
- D. The term of the lease shall be for a period of two (2) years with three (3) one-year options to renew, first option subject to additional legislative authority.

(A)The lease will authorize Big Play to make additional improvements to the Leased Premises at its own cost, subject to approval of the Director and appropriate City agencies and officials.

Ls3001 2024-0006:

- A. The Director of Port Control is authorized to enter into a lease for the use and occupancy of up to 1947 square feet of space ("Leased Premises") located in the terminal building at BKL for the operation of a podcast studio.
- B. The Leased Premises shall be used for general office use to operate a podcast studio.
- C. Prospect shall pay the City an annual rental rate to be determined based on a third party independent appraisal. The rent will be payable in twelve (12) equal monthly installments.
- D. The term of the lease shall be for a period of two (2) years with three (3) one-year options to renew, exercisable by the Director of Port Control.
- E. The lease will authorize Big Play to make additional improvements to the Leased Premises at its own cost, subject to approval of the Director and appropriate City agencies and officials.

Justification/Urgency:

The amendment is required to ensure the Lessee enters into an agreement under the legal entity's name.

Anticipated Cost:

None.

Current Contract:

Name	Term/Expiration	Amount
MarKenCami LLC Lease # 2024*0006	Initial term expires 11/17/2025 w/three one-year options to renew.	\$ 2,506.00 per month
MarKenCami LLC Lease # 2022*0011	Initial term expired 6/30/2024 w/ three one-year options to renew	\$572.00 per month