Department of Port Control

Ordinance No.: 965-2025

Executive Summary

The Department of Port Control ("Department") is requesting authority to enter into a Lease Agreement ("Lease") with BigPlay, LLC for the lease of certain City of Cleveland ("City") owned space located in the passenger terminal building at Burke Lakefront Airport ("BKL") to support the operation of a podcast studio, for a period of one (1) year, with four (4) one-year options to renew, exercisable by the Director of Port Control.

Background/Purpose:

BigPlay, LLC has requested to lease up to 266 square feet located in the passenger terminal building at BKL for use as office space to support the staff and operation of a podcast studio.

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 up to 266 square feet of space in Room #161 ("Leased Premises") located in the terminal building of Burke Lakefront Airport ("BKL") at 1501 North Marginal Road, Cleveland, OH 44115.

B. The Leased Premises shall be used to support Lessee's operation as a podcast studio.

C. BigPlay, LLC shall pay the annual rental rate based on an independent third-party appraisal; and for each year after the initial term, on the effective date of the lease, the rental rate shall be adjusted based on the United States Department of Labor, Consumer Price Index: All Urban Consumers ("CPI-U"); however, never lower than the rate during the initial term. Rent will be payable in twelve (12) equal monthly installments.

D. The term of the lease shall be for a period of one (1) year with four (4) one-year options to renew, exercisable by the Director of Port Control.

E. The lease will authorize BigPlay, LLC 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 space is needed by BigPlay, LLC to support its' podcast studios at BKL.

Anticipated Cost:

None.

Schedule or Term of Contract:

The Department is requesting a term of one (1) year, with four (4) one-year options to renew, exercisable by the Director of Port Control.

Current Contract:

Name	Term/Expiration	Amount
BigPlay, LLC	One-year w/four one-year options to renew.	$3,192/annum

Employee Demographics:

- Total Number of Employees: 35
  - Predominantly 1099 status
- Total Number of City of Cleveland Residents: 10
- Total Number of Women: 7
- Total Number of Minorities:12