

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: March 18, 2010
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: **One-Year Lease Agreement with Mike Pyzel**

RECOMMENDATION:

That Harbor Commission recommend Council approval of a one-year lease agreement with a one-year option with Mike Pyzel, at a monthly rent of \$408.65 or six percent of gross sales, whichever is greater, for a marine surveyor's office at 125 Harbor Way, Suite 23.

DISCUSSION:

Mike Pyzel has lease an office on the second floor of the Marine Center building at 125 Harbor Way since March 2008. The current lease expired on February 28, 2010.

Mr. Pyzel has over twenty years experience in marine survey and consultation. Although Mike performs survey work from Morro Bay to San Diego, his primary work area is in the Ventura, Channel Islands, and Santa Barbara Harbors. He is well-known for his magazine articles, books, and manuals on navigation and other marine-related topics. Mr. Pyzel also teaches marine-oriented classes at Ventura College, Santa Barbara City College and the Santa Barbara Maritime Museum.

The basic terms of the proposed lease are as follows:

- **Term:** One year, with a one-year option to extend;
- **Base Rent:** \$408.65 per month (\$2.44 p.s.f.);
- **Utility surcharge:** \$0.15 per square foot per month;
- **Percentage Rent:** Base rent or 6% of gross sales, whichever is greater;
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI); and
- **Permitted Uses:** A business office for marine surveys, appraisals and consultation for vessel purchases, financing, insurance, voyage preparation and damage assessment.

Mike Pyzel is considered by the Department to be a tenant in good standing as he is always prompt with rent payments and has no lease compliance problems on file. A copy of the lease agreement is available for review at the Waterfront Administration office.

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A copy of the proposed lease is available for review at the Waterfront Department Administration office.

Attachments: Site Plan

Prepared by: Scott Riedman, Waterfront Business Manager