

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: July 18, 2013

To: Harbor Commission

From: Scott Riedman, Waterfront Director

Subject: **Lease Agreement with the National Oceanic and Atmospheric Administration for Mooring the Research Vessel *Shearwater* at a Rent of \$2,000 per Month.**

RECOMMENDATION:

That Harbor Commission recommend City Council approve a five-year lease agreement with the National Oceanic and Atmospheric Administration for the approximately 2,160 square feet of water space at 4-B-End Tie, at a rent of \$2,000 per month plus utilities for mooring the 65-foot research vessel *Shearwater*.

BACKGROUND:

The City of Santa Barbara has leased mooring space at the end of Marina 4-B for over 40 years. The leased area consists of approximately 11,062 square feet of water space at the end of Marina 4-B (see attachment). In 2008, the Waterfront Department built out the water lease space to accommodate three vessels instead of one. The three resultant berths are 28-feet wide "Mediterranean mooring" style berths that can accommodate vessels up to 80-feet in length. The berths are sub-metered for electrical usage and the tenants are billed monthly for electrical consumption in addition to lease rent. One of the Marina 4-B end tie berths was developed with the intention of leasing to the National Oceanic and Atmospheric Administration (NOAA) for the Channel Islands National Marine Sanctuary's 65-foot research vessel, *Shearwater*. NOAA contributed \$10,000 in advance to assist the Waterfront Department with design and engineering costs and the specifications of the *Shearwater* were taken into account during that process. The *Shearwater* has occupied this berth since 2008.

DISCUSSION:

In June 2013, NOAA relocated the majority of their local Channel Islands National Marine Sanctuary headquarters to a new building on the University of California Santa Barbara campus. Wanting to maintain a presence in the Santa Barbara Harbor, NOAA recently leased 452 square feet of office and storage space. In addition to leasing office space NOAA would like to continue to have their research vessel, *Shearwater*, reside in the Harbor. Staff has worked with NOAA representatives to develop a proposed lease for the *Shearwater*.

The basic terms of the proposed lease at 4-B-End Tie are as follows:

- **Term:** Five years;
- **Base Rent:** \$2,000 per month;
- **Utilities:** Metered for electricity;
- **Percentage Rent:** N/A; and,
- **Annual Rent Adjustment:** N/A

A copy of the proposed lease is available for review at the Waterfront Department Administration office located at 132A Harbor Way.

Attachment: Proposed *Shearwater* Lease Space

Prepared by: Brian J. Bosse, Waterfront Business Manager