

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 16, 2013
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Office Lease Agreement with the National Oceanic and Atmospheric Administration**

RECOMMENDATION:

That Harbor Commission recommend City Council approve a five-year lease agreement with the National Oceanic and Atmospheric Administration for office space located at 113 Harbor Way, at a rent of \$1,396.98 per month.

DISCUSSION:

In June 2013, the National Oceanic and Atmospheric Administration will be relocating the majority of their local Channel Islands National Marine Sanctuary (CINMS) offices to a new building on the University of California Santa Barbara campus. In addition to their vessels currently in the Santa Barbara Harbor, CINMS would like to maintain an office presence in the Harbor as well. CINMS will be reducing their overall office footprint from the current 1,472 square feet (five offices and the kitchen) to 452 square feet consisting of two offices and the storage space.

The basic terms of the proposed lease are as follows:

- **Term:** Five years;
- **Base Rent:** \$1,396.68 per month (\$3.09 / square foot);
- **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.

This will result in three offices spaces being vacated by CINMS. One of the office spaces will be occupied, via a condition in their current lease agreement, by Chuck's Waterfront Grill for use by their accountant. This lease will require approval by the Harbor Commission at a future meeting.

Attachment: Lease Area

Prepared by: Brian J. Bosse, Waterfront Business Manager