

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: June 18, 2015
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Proposed Lease Agreement with Marine Services**

RECOMMENDATION:

That Harbor Commission review and recommend to the City Council approval of a two-year lease agreement and three, one-year options with Marine Services for 490 square feet of commercial space at 117-G Harbor Way in the Santa Barbara Harbor at a rent of \$1,200 per month.

DISCUSSION:

After a very competitive Request For Proposal process, congratulations to Marine Services for being selected to lease the space at 117-G Harbor Way.

The former site of TransPac Marine for many years, the site includes approximately 490 square feet of leasable space and is located on the south side of the building, providing a generous amount of daily exposure from foot and vehicle traffic. Marine Services plans on selling general and special order marine-related parts including filters, impellers, alternator belts, oil, coolant, etc. The space is also proposed to be used as a showroom for various products such as Yanmar engines and Kohler generators, outboards motors and inflatable boats.

Waterfront staff will replace the dilapidated windows and doors and Marine Services will be improving the interior of the space to accommodate and showcase their new retail venture. Look for the retail store to open early fall.

The basic terms of the proposed lease agreement are summarized as follows:

- **Term:** Two-year initial term with three, one-year options.
- **Base Rent:** The lease rate will be \$1,200 per month and will be adjusted upward, but not downward, annually on July 1 in accordance with the Consumer Price Index.
- **Site:** Located at 117-G Harbor Way, the lease site consists of 490 square feet of commercial space in the Santa Barbara Harbor.
- **Insurance:** City standard insurance requirements including that lessee shall maintain a general liability insurance policy in the amount of \$2,000,000.

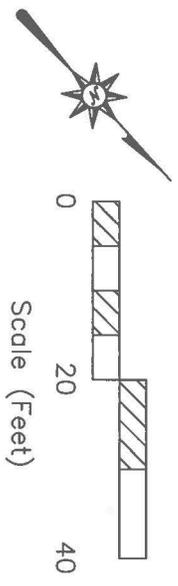
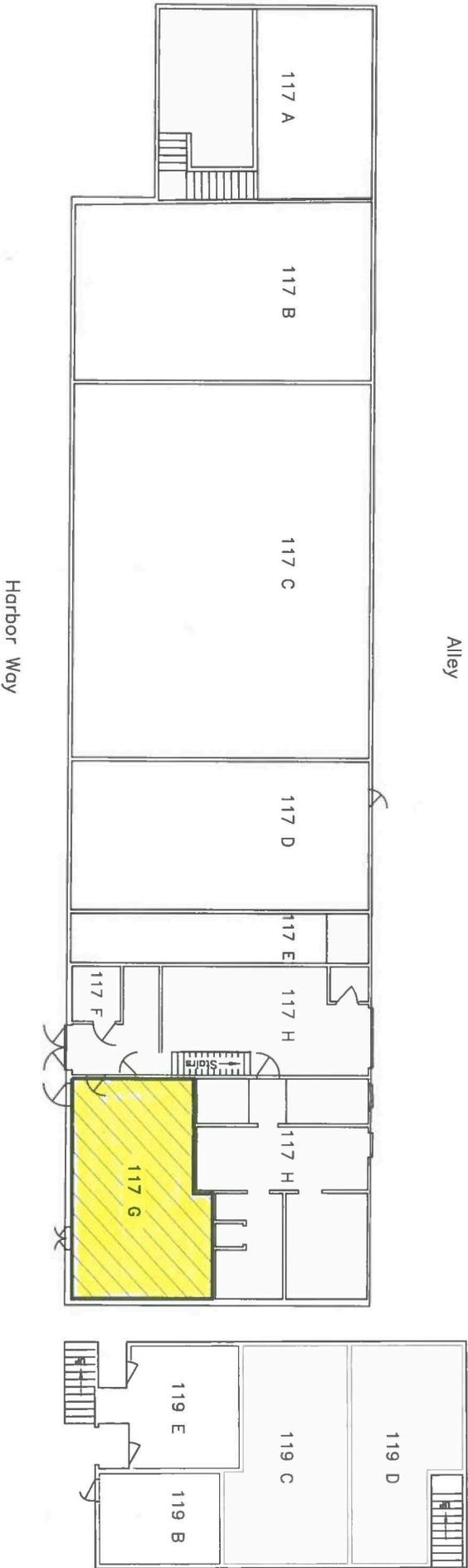
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A copy of the draft lease agreement is available for review at the Waterfront Administration office.

Attachment: Site Map of Lease Space

Prepared by: Brian J. Bosse, Waterfront Business Manager

117-G HARBOR WAY
490 SQ. FT.



Attachment

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|------------------|--|-------------------------|----------------------|
| 117-G | | EXHIBIT "A" | |
| REVISIONS | | DATE: 1/11/2014 | APPROVED BY: |
| | | ADDRESS: 117 Harbor Way | |
| | | City of Santa Barbara | DRAWN BY: T. Lawler |
| | | Waterfront Department | SHEET NO. 1 of 1 |
| | | | DRAWING NO. 1170-027 |