

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: October 15, 2015
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Five-Year Office Lease Agreement with Bob Meyer**

RECOMMENDATION:

That Harbor Commission review and recommend to the City Council approval of a five-year lease agreement with Bob Meyer, for a 218 square foot office located at 125 Harbor Way, #12, at a rate of \$541 per month, subject to annual Cost of Living increases.

DISCUSSION:

The harbor fuel dock has been leased to Union Oil Company of California (Unocal) since the 1950's. A local fuel distributor, McCormix Corporation, assumed the fuel dock lease following a Request for Proposals process in December 2003. Bob Meyer has managed the fuel dock since 1985 under management contracts with Unocal and Tosco, and continues to manage the fuel dock for McCormix Corporation.

Mr. Meyer currently leases office space at 125 Harbor Way, #12, on the second floor of the Marine Center Building. The lease expires on December 31, and Mr. Meyer would like to enter into a new lease with the City at an initial rate of \$541 per month, subject to annual cost of living increases based on changes in the Consumer Price Index (CPI).

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

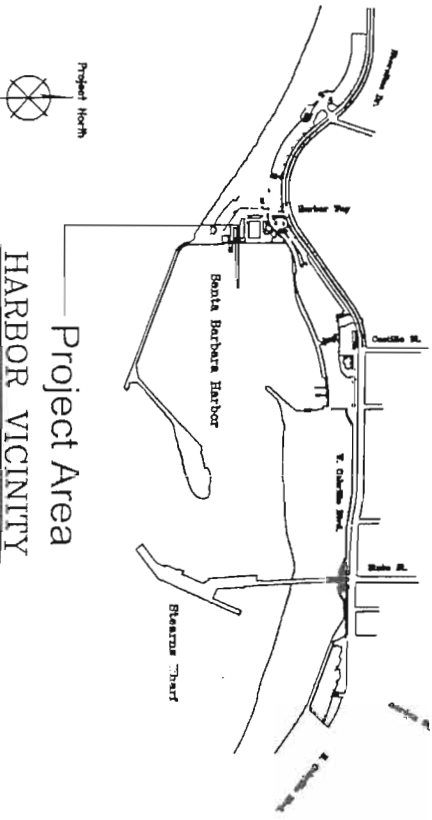
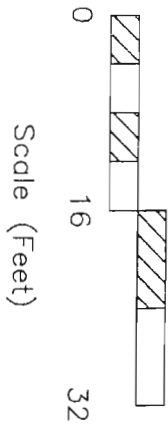
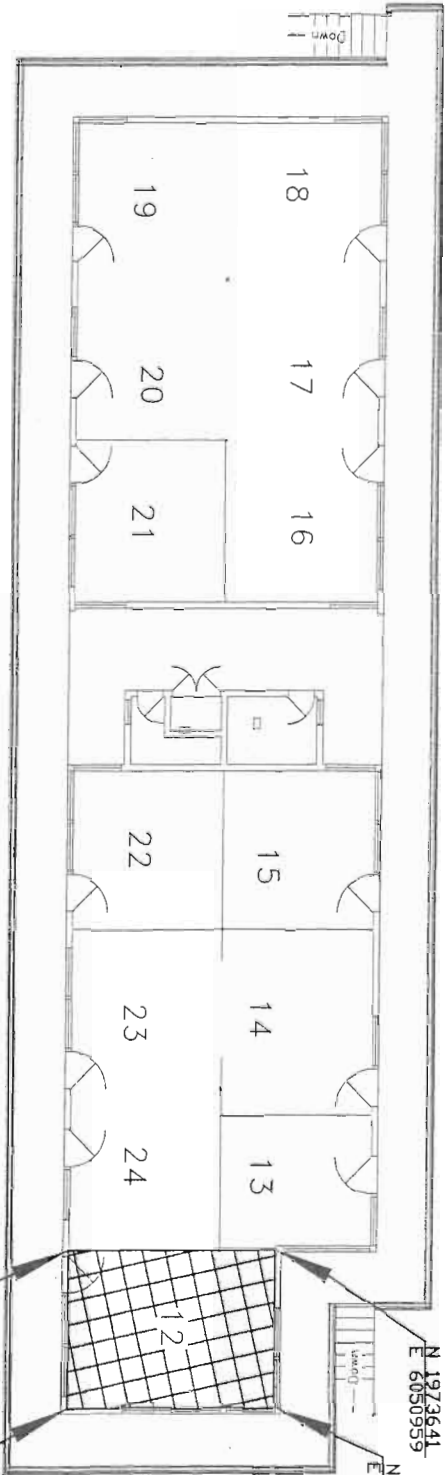
- **Term:** Five years
- **Rent:** \$541 per month (\$2.47 per square foot)
- **Annual Rent Adjustment:** Cost of Living increases based on the CPI
- **Utilities:** Tenant pays a fixed utility fee to \$0.15 per square foot in addition to the monthly rent equivalent

Bob Meyer is considered a tenant in good standing by the Department since he is prompt with rent payments and has no default notices on file. The proposed lease agreement will allow Bob Meyer to continue with the on-site management of the fuel dock.

Attachment: Site Map

Prepared by: Brian J. Bosse, Waterfront Business Manager

Second Floor Plan
125 Harbor Way #12
Bob Meyer, Union Marine Station, Inc.
Lease Area - 218 S.F.



Lease Area Exhibit A	
DATE	7/28/04
ADDRESS	125 Harbor Way #12
DRAWN BY	L. Hirsch
REVISIONS	
CITY OF SANTA BARBARA	
WATERFRONT DEPARTMENT	
DATE	1250-030
1 OF 1	