

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: February 18, 2016
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Proposed Lease Agreement with The Blue Water Hunter**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with Andrew M. Taylor, a Sole Proprietor, doing business as The Blue Water Hunter, at an initial base rent of \$2,430.50 per month, for the 878 square foot lease space located at 117-D Harbor Way.

DISCUSSION:

Andy Taylor has operated The Blue Water Hunter since late-2000 when he assumed ownership of the business through a request for Proposals process. The 878 square feet of commercial space is located at 117-D Harbor Way (site map attached). Over the past 18 months, Mr. Taylor has significantly upgraded the lease space to include new and expanded offerings including a large variety of wetsuits, face masks, fins, and air tanks as well as comprehensive repair services. Mr. Taylor brings over 30 years of spearfishing experience to Blue Water Hunter and can assist the beginner through the expert ranks with local knowledge, trip ideas, charters and everything else one needs to have a great spearfishing and diving experience. These improvements and offerings have significantly improved The Blue Water Hunter's presence in the Waterfront community.

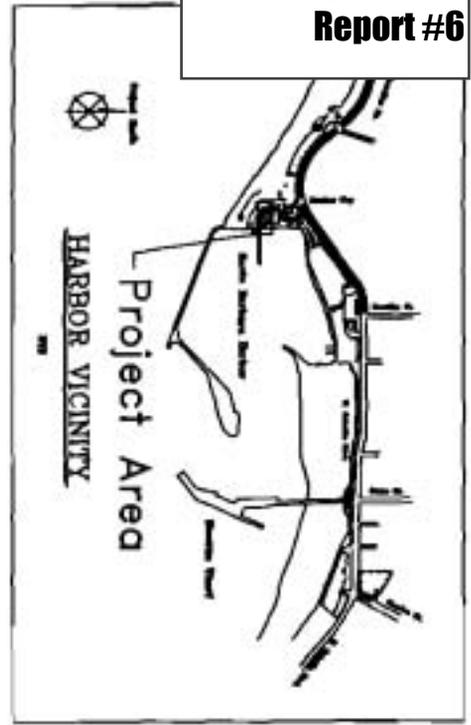
The business terms of the proposed lease are as follows:

- **Term:** Five-year term.
- **Base Rent:** Initial rate of \$2,430.50 per month.
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Percentage Rent:** Variable depending on type of sales activity.

The Blue Water Hunter is considered a tenant in good standing by the Department as they have no outstanding default notices on file and have been prompt with rent payments.

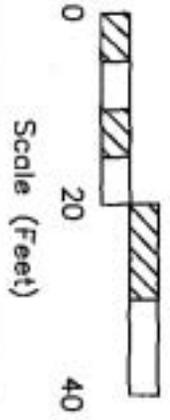
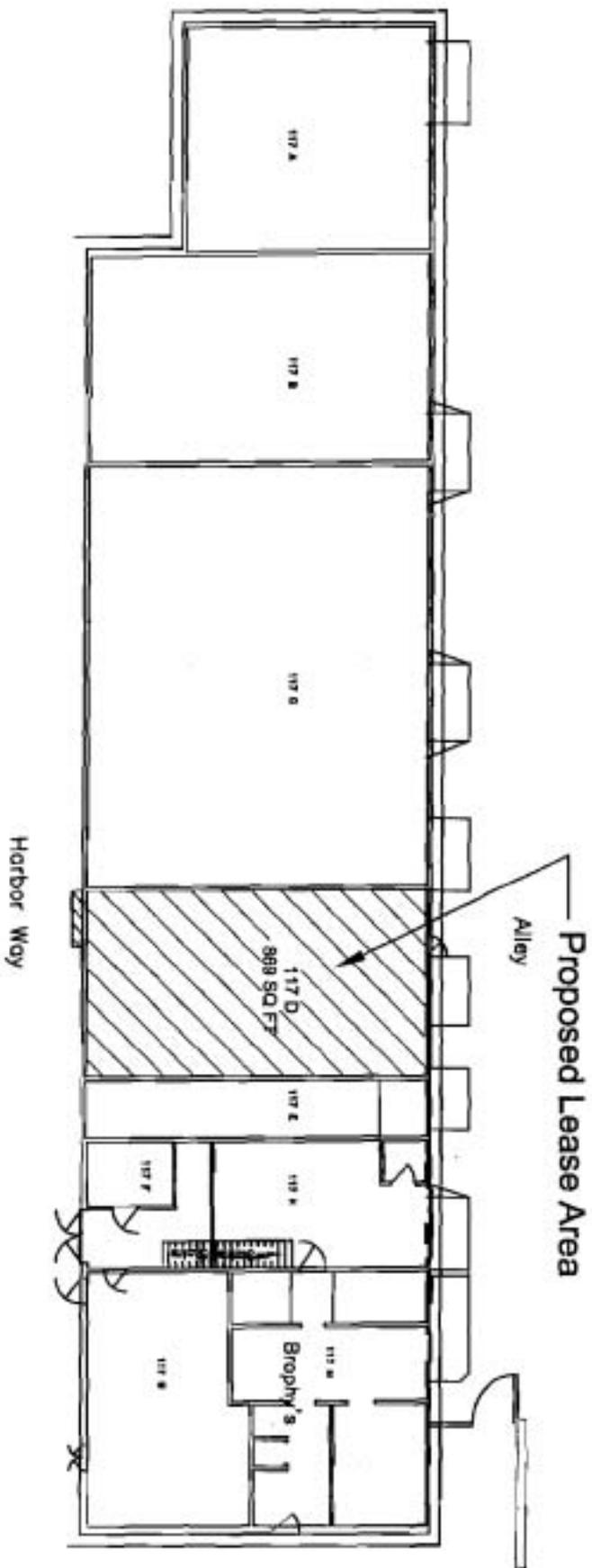
Attachment: Site Map

Prepared by: Brian J. Bosse, Waterfront Business Manager



**FIRST FLOOR PLAN
117 D Harbor Way**

Inside Area 869 SQ FT
 Outside Area 9 SQ FT
 Total Area 878 SQ FT



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/18/2011	117 D Harbor Way		

**Lease Area
Exhibit A**

City of Seattle
Waterfront Department

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