

## CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

### MEMORANDUM

**Date:** July 18, 2019

**To:** Harbor Commission

**From:** Scott Riedman, Waterfront Director

**Subject:** **Proposed Lease Amendments with the National Oceanic and Atmospheric Administration for Mooring the Research Vessel Shearwater.**

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#### **RECOMMENDATION:**

That Harbor Commission recommend City Council approve amendments number one and two of Lease Agreement No. LCA03165, with the National Oceanic and Atmospheric Administration for the approximately 2,160 square feet of water space at 4-B-End Tie for mooring the 65-foot research vessel *Shearwater* allowing for a new five-year option and a new lease rate of \$2,100 per month beginning January 1, 2020.

#### **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. 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 continues to lease 452 square feet of office and storage space. In addition to leasing office space NOAA would like to continue to have its research vessel, *Shearwater*, reside in the Harbor. Staff worked with NOAA representatives to develop a proposed lease amendment for the *Shearwater*.

The current lease agreement expires on December 31, 2019. NOAA has requested amendment one to add an additional five-year option to the current lease agreement. Amendment two includes an additional \$100 to the current lease rate to cover electrical usage. All other lease terms remain the same. The basic terms of the proposed lease amendments at 4-B-End Tie are as follows:

- **Term:** One, five-year option (begins 1/01/2020 and expires 12/31/2024);
- **Base Rent:** \$2,100 per month;
- **Percentage Rent:** N/A; and,
- **Annual Rent Adjustment:** N/A

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

Attachment: Proposed *Shearwater* Lease Space

Prepared by: Brian J. Bosse, Waterfront Business Manager

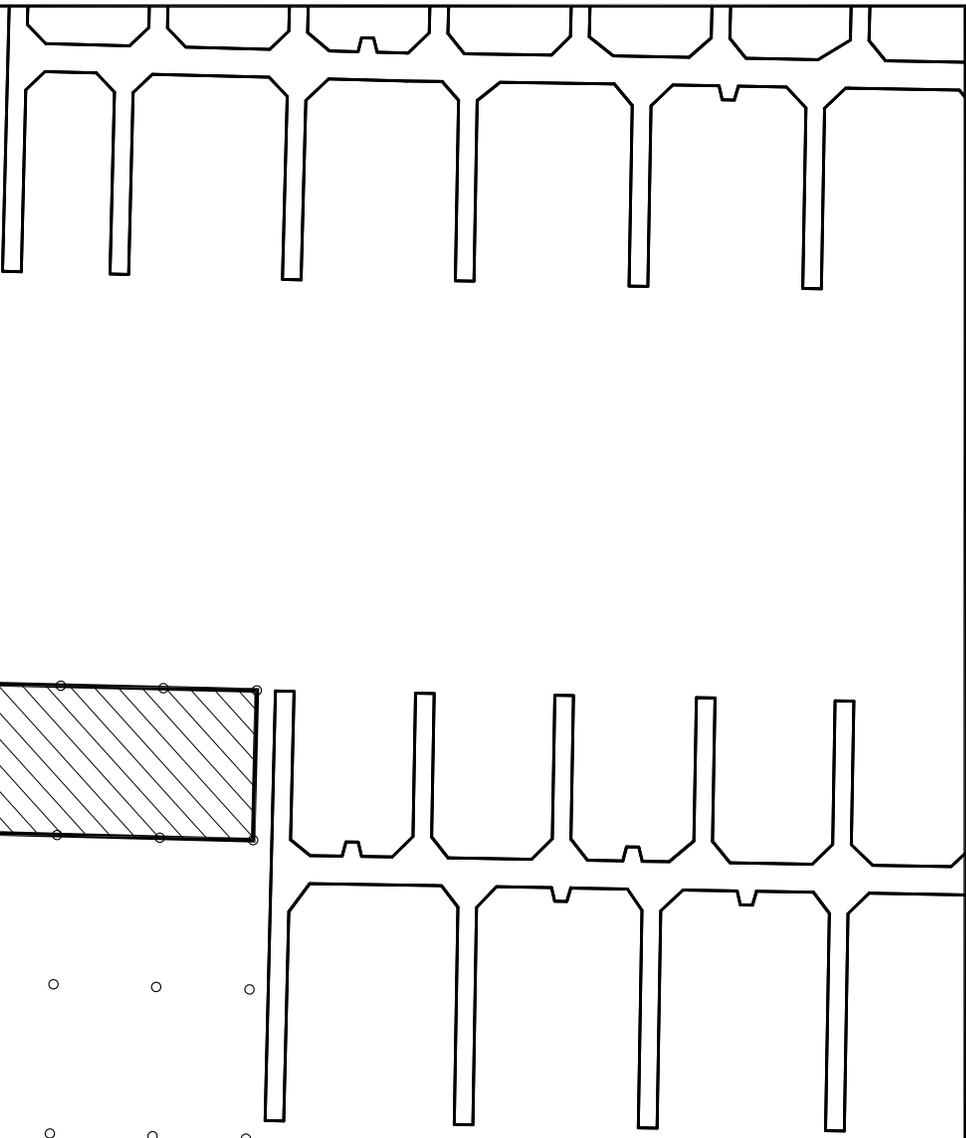
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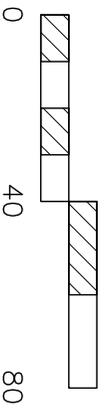
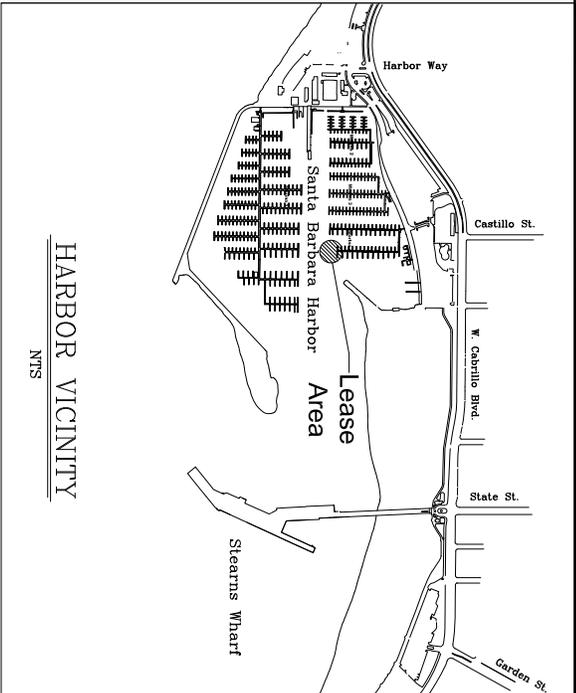
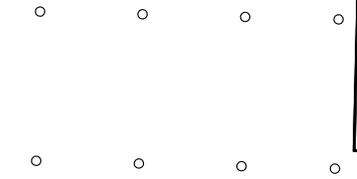
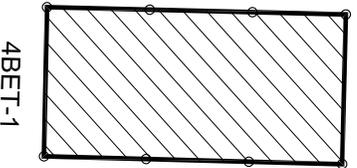
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Prepared by: Brian J. Bosse, Waterfront Business Manager



**A**

**B**



Scale: 1" = 40'

# Marina 4

<p align="center"><b>Exhibit "A"</b> Marina 4B Endtie #1</p>			
<b>REVISIONS</b>		DATE: 7/11/2019	SCALE: 1" = 40'
		APPROVED BY: S. REIDMAN	DRAWN BY: T. LAWLER
		ADDRESS: City of Santa Barbara	SHEET NO. 1 OF 1
		Waterfront Department	DRAWING NAME: 1040-014