

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: September 19, 2019
To: Harbor Commission
From: Brian J. Bosse, Acting Waterfront Director
Subject: **Proposed Lease Agreement with Marine Services**

RECOMMENDATION:

That Harbor Commission review and recommend to the City Council approval of a five-year lease agreement and one, five-year option with Marine Services at an initial base rent of \$1,311 per month, adjusted seasonally for the commercial space at located 117-G Harbor Way in the Santa Barbara Harbor.

DISCUSSION:

The former site of TransPac Marine for many years, the Marine Services 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. After a competitive Request For Proposal process, Marine Services was selected to lease the space at 117-G Harbor Way in June 2015. At that time, Marine Services entered into a two-year lease with three, one-year options.

Marine Services sells general and special order marine-related parts including filters, impellers, alternator belts, oil, coolant, etc. Space is also used as a showroom for various products such as Yanmar engines, Volvo-Penta engines, Kohler generators, Mercury outboard motors, Interstate batteries, oil and repair parts.

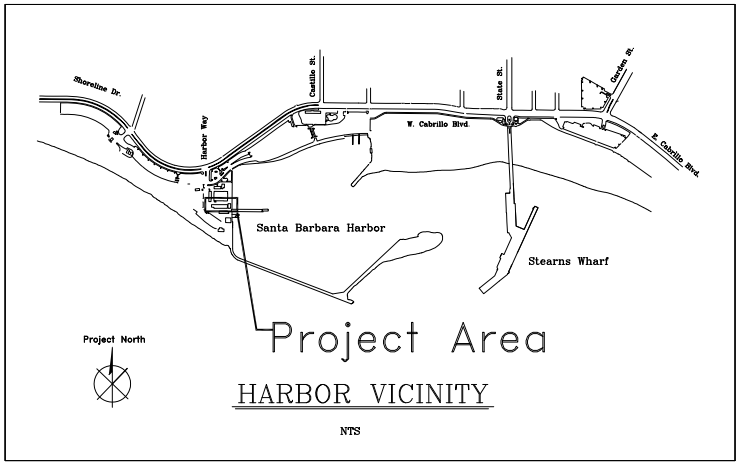
The basic terms of the proposed lease agreement are summarized as follows:

- **Term:** Five-year initial term with one, five-year option;
- **Base Rent:** An average of \$1,311 per month (\$2.68 p.s.f.), adjusted seasonally;
- **Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI); and,
- **Permitted Uses:** Sale and service of marine motors, inflatable boats, electronics, and hardware.

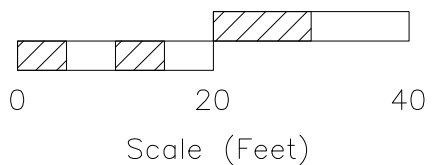
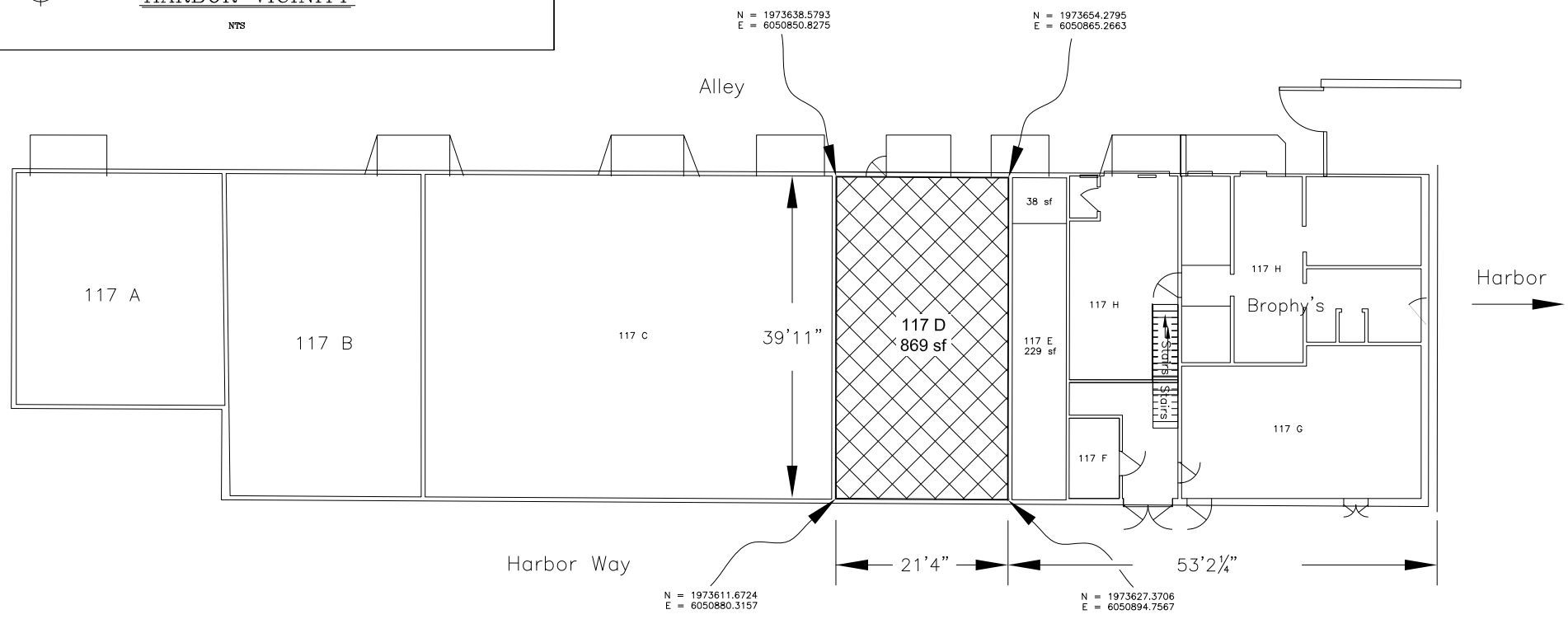
Marine Services is considered a tenant in good standing as there are no outstanding default notices on file and rent payments have been prompt. A copy of the lease agreement is available for review at the Waterfront Department Administration Office.

Attachment: Site Map of Proposed Lease Space

Prepared by: Brian J. Bosse, Acting Waterfront Director



FIRST FLOOR PLAN
117 D Harbor Way



REVISIONS	Lease Area Exhibit A		
	<small>PLLOTTER SETTING</small> 1=1	<small>APPROVED BY:</small> 	<small>DRAWN BY:</small> RLS
	<small>DATE:</small> 2/22/2016	<small>ADDRESS:</small> 117 D Harbor Way	<small>DRAWING NO.:</small> 1170-013
	City of Santa Barbara Waterfront Department		<small>SHEET NO.:</small> 1 of 1