



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 8, 2015

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Five-Year Office Lease Agreement With Harbor Fuel Dock Manager Bob Meyer

RECOMMENDATION:

That Council approve a five-year lease agreement with Bob Meyer for a 218 square-foot office located on the second floor at 125 Harbor Way, #12, at a rate of \$538.85 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. The current rent is \$538.85 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:** \$538.85 per month (\$2.47 per square foot)
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Utilities:** Tenant pays a fixed electrical surcharge in addition to the monthly rent equivalent to \$0.15 per square foot.

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.

The Harbor Commission recommended approval of the lease agreement at the October 15, 2015, meeting.

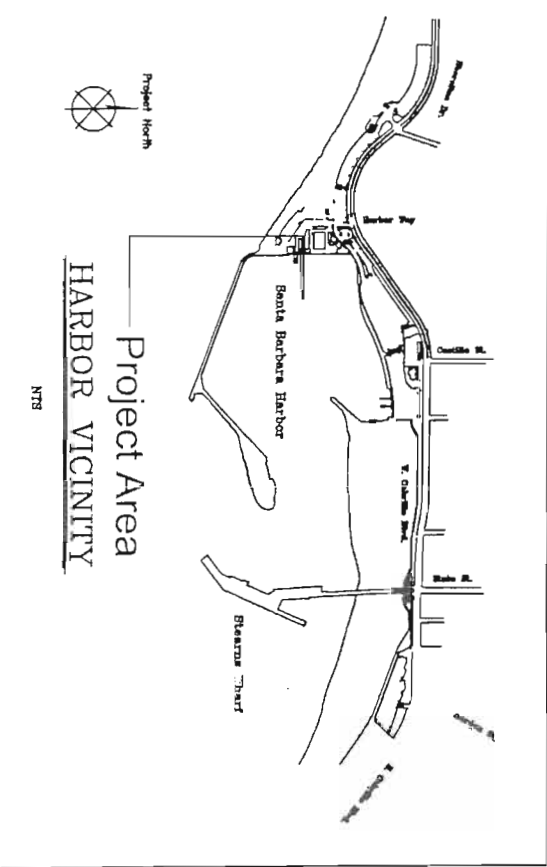
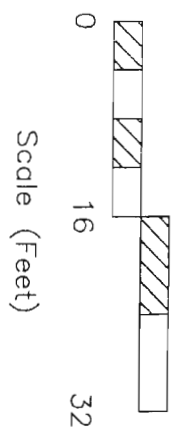
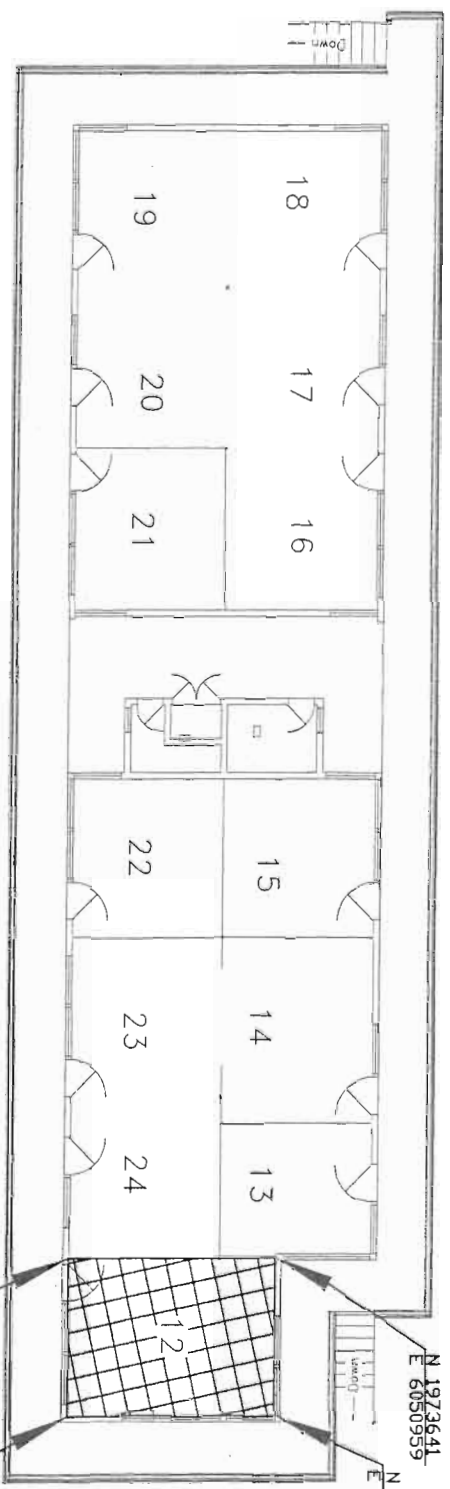
ATTACHMENT: Site Plan

PREPARED BY: Brian J. Bosse, Waterfront Business Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

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	DRAWN BY	L. Hirsch
REVISIONS		ADDRESS	125 Harbor Way #12	SHEET NO.	1 of 1
City of Santa Barbara Waterfront Department		APPROVED BY		DATE	12/50-0/30