



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 9, 2016

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Consent To Sublease Between Museum Of Exploration And Innovation (MOXI) And Chicken Little At 125 State Street

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute a Consent to Sublease Agreement between the Children's Museum of Santa Barbara, Inc., dba MOXI, and Chicken Little, LLC for approximately 400 square feet of space within the City-owned property at 125 State Street.

DISCUSSION:

The subject premises are located at the City-owned property at 125 State Street. On August 6, 2014, the City Council approved a 50-year lease agreement with the Children's Museum of Santa Barbara, providing the property to build a three-story, 16,691 square foot museum. Under the agreement, the Museum pays the City \$1 annually in rent to encourage the construction and operation of the facility for the community's benefit. Known as the Wolf Museum of Exploration and Innovation (MOXI), the museum will provide interactive learning experiences for children and families in science and creativity.

The museum is currently under construction with plans to open to the public by early 2017. After completion of construction as evidenced by issuance of a certificate of occupancy by the City's Building Inspector, the 50-year ground lease will commence.

At this time, the Museum wishes to enter into a sublease agreement with Chicken Little for approximately 400 square feet of space to operate a gift shop. The term of the agreement is January 1, 2017 through January 1, 2020. Chicken Little will pay a fixed minimum rent of \$2,400 per month and 10% of the gross sales of MOXI branded merchandise. The rent will increase by 3% per year.

A copy of the agreement is on file at the City Clerk's Office at City Hall, 735 Anacapa Street. In accordance with the terms of the lease, the City may approve a sublease of a small portion of the museum.

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APPROVED BY: City Administrator's Office