



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 1, 2016

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Introduction Of Ordinance For A Lease Agreement With Neil And Judi Bruskin, Doing Business As Mother Stearns Candy Company

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Waterfront Director to Execute a Lease Agreement with Neil and Judi Bruskin, a Sole Proprietorship, Doing Business As Mother Stearns Candy Company, 219-B Stearns Wharf, Commencing Upon the Effective Date of the Enabling Ordinance.

DISCUSSION:

Neil and Judi Bruskin purchased Mother Stearns Candy Company and assumed the lease through an assignment process in May 2006. The Bruskins have increased overall sales by over 23% from \$393,103 in calendar year 2007 to \$481,618 in calendar year 2015. The existing lease was entered into in December 2006 and expires on November 30, 2016.

The business lease terms of the proposed lease are as follows:

- **Term:** Five-year initial term with one, five-year option.
- **Base Rent:** Average base rent of \$2,302 per month (\$5.87 p.s.f.).
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Percentage Rent:** 10% of gross receipts.

Mother Stearns Candy Company is considered by the Department to be a tenant in good standing as they are always prompt with rent payments, and are an active member of the Stearns Wharf Business Association, and have no lease compliance problems on file.

The Harbor Commission recommended approval of the lease agreement for Mother Stearns Candy at the August 18, 2016, meeting.

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November 1, 2016
Page 2

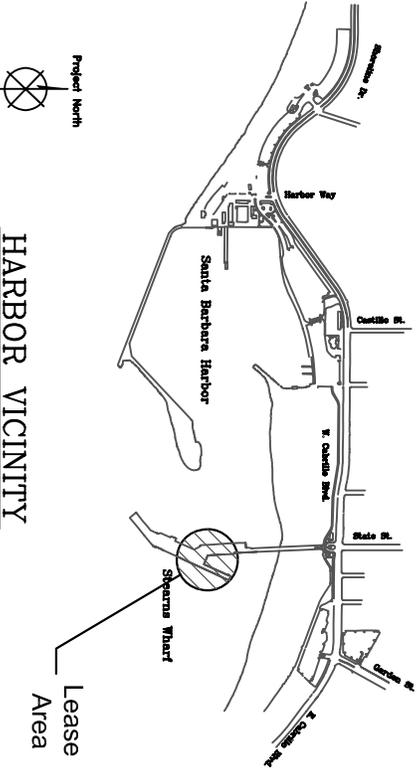
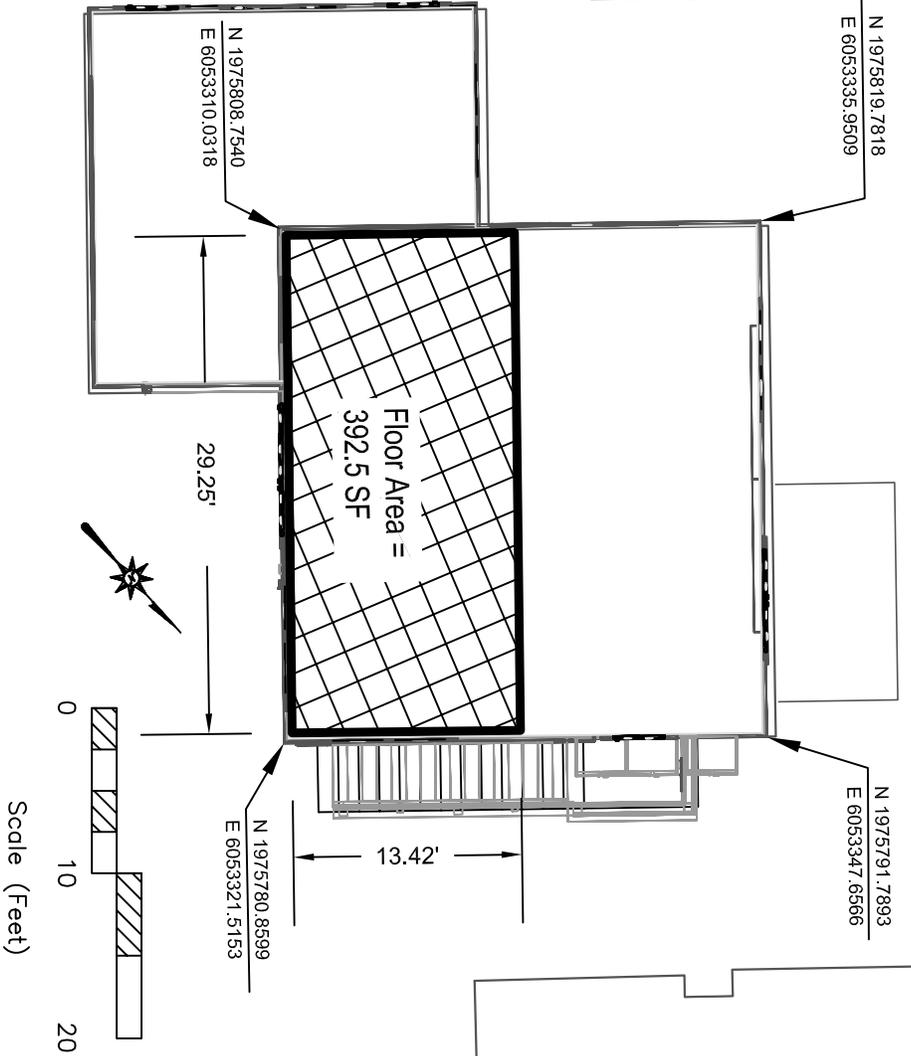
ATTACHMENT: Site Plan

PREPARED BY: Brian Bosse, Business Services Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

First Floor Plan
 219 #B Stearns Wharf
 Mother Stearns Candy
 Lease Area - 392.5 S.F.



HARBOR VICINITY

NTS

REVISIONS

DATE: 04/11/06		APPROVED BY: S. Reidman		DRAWN BY: JU	
ADDRESS: 219 #B Stearns Wharf		CITY: City of Santa Barbara		SHEET NO.: 1 of 1	
PROJECT: Exhibit A: Lease Area		DEPARTMENT: Waterfront Department		DRAWING NO.: 2190-014	