



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 12, 2008
TO: Mayor and Councilmembers
FROM: Business Division, Waterfront Department
SUBJECT: Lease Agreement With Nicholas Ise, Doing Business As Marina Network

RECOMMENDATION:

That Council approve and authorize the Waterfront Director to execute a one-year lease agreement, with a one-year option, with Nicholas Ise for an information technology center at a monthly base rent of \$375 involving a 167 square foot office space at 125 Harbor Way #21, in the Santa Barbara Harbor.

DISCUSSION:

Waterfront Department staff offered vacant office space for lease in the Marine Center building through a public Request for Proposals (RFP) process. Six lease proposals were received for three vacant offices. Nicholas Ise's proposal to offer an information technology center serving harbor users was one of three proposals recommended by the Harbor Commission selection committee for a potential lease.

Mr. Ise has over ten years' experience in the information technology field including computer networking, managing operating systems, software applications and web design.

Proposed Lease

Staff has negotiated a lease with Mr. Ise based on the terms and conditions listed in the RFP:

- **Term:** One year, with a one-year option to extend;
- **Base Rent:** \$375 per month (\$2.25 p.s.f.);
- **Utility surcharge:** \$0.15 per square foot per month;
- **Percentage Rent:** Base rent or 10% of gross sales, whichever is greater;
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI);

REVIEWED BY: _____ Finance _____ Attorney

Agenda Item No. _____

- **Permitted Uses:** Information technology service for the public including at least two computer workstations with internet access, color and black and white printers, color scanner, fax service and copy machine, web design services and wireless internet service for the harbor area.

Staff has received a business plan, revenue and expense projections, and a credit report. The Harbor Commission recommended approval of the lease agreement at the January 17, 2008, meeting.

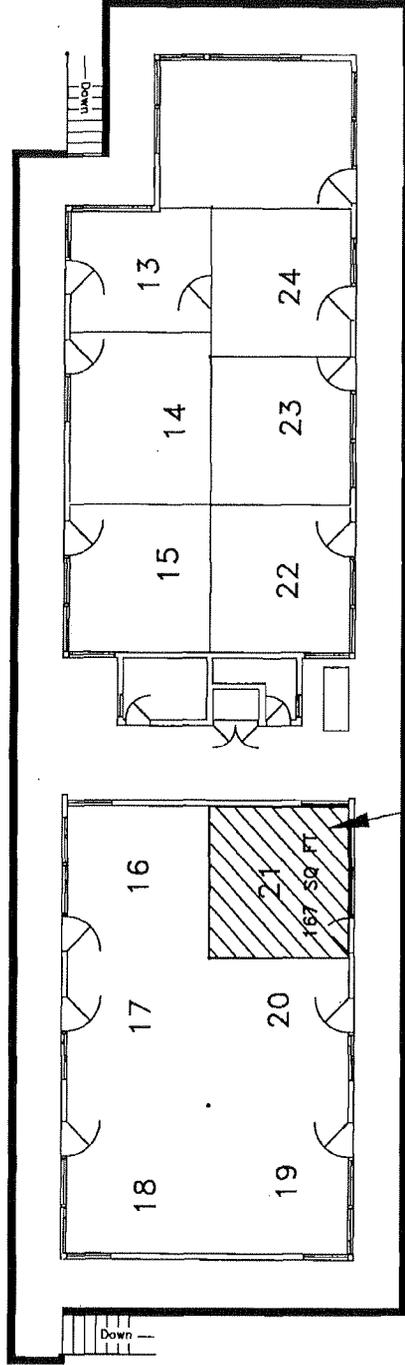
ATTACHMENT: Site Plans

PREPARED BY: Scott Riedman, Waterfront Business Manager

SUBMITTED BY: John N. Bridley, Waterfront Director

APPROVED BY: City Administrator's Office

2ND FLOOR
 125 HARBOR WAY #21
 167 SQ FT

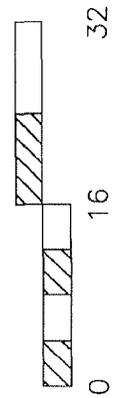


PROPOSED LEASE AREA

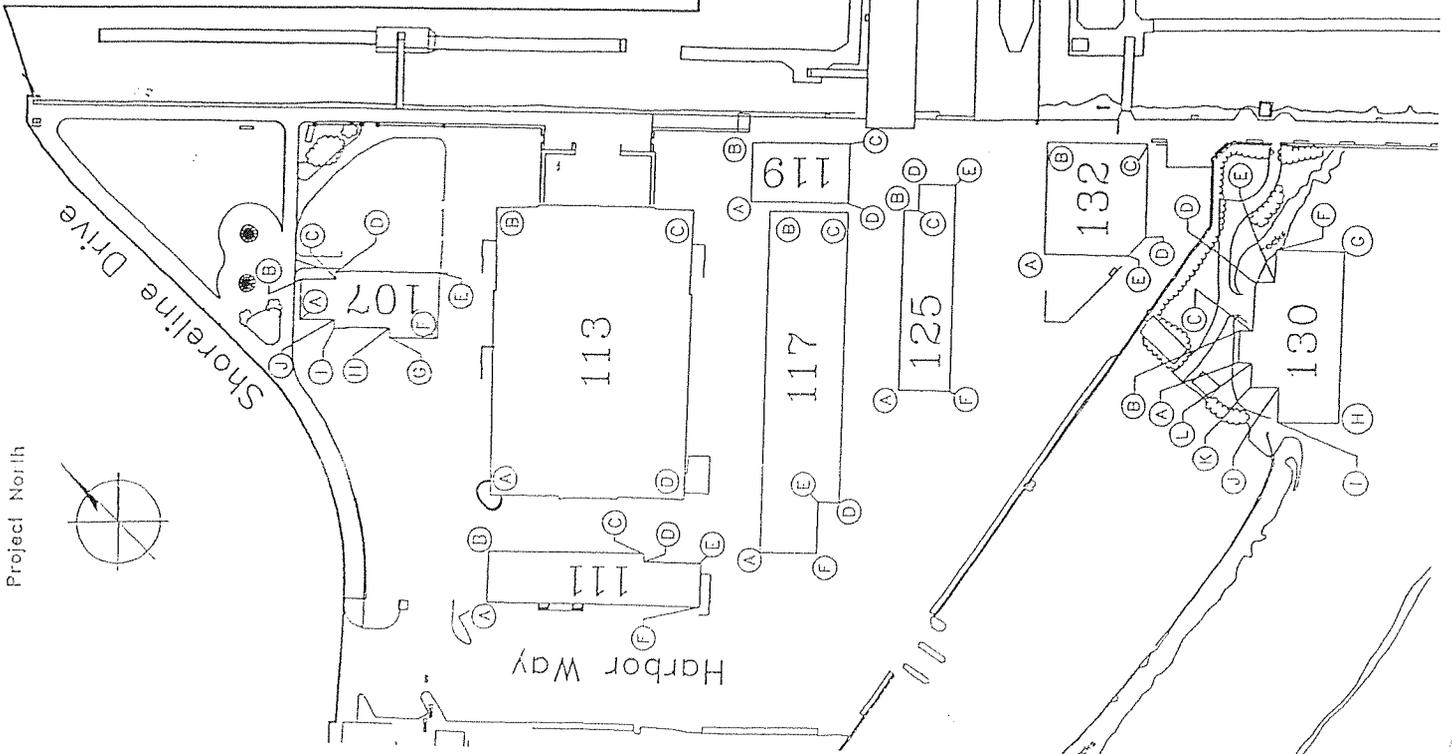
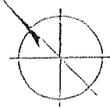
ATTACHMENT

LEASE AREA - Exhibit "A"
 Room 21

REVISIONS	DATE: 1/8/08	APPROVED BY: Santa Barbara Harbor	DRAWN BY: T. Lawler
		City of Santa Barbara	SHEET NO. 1 of 1
		Waterfront Department	DRAWING NO. 1250-003

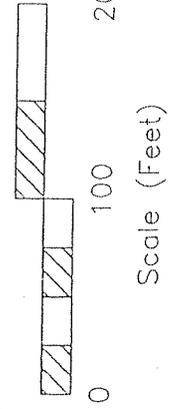


Project North



BUILDING #	CORNER	COORDINATE VALUE	BUILDING #	CORNER	COORDINATE VALUE	BUILDING #	CORNER	COORDINATE VALUE
107	A	N 1973813.9289 E 6050678.0097	113	A	N 1973680.6310 E 6050692.7917	125	A	N 1973578.0856 E 6050890.4338
	B	N 1973828.4672 E 6050692.0207		B	N 1973790.7578 E 6050791.8861		B	N 1973646.5752 E 6050893.2727
	C	N 1973817.4652 E 6050705.6711		C	N 1973720.2135 E 6050669.9948		C	N 1973641.1776 E 6050698.1950
	D	N 1973820.3456 E 6050708.2039		D	N 1973511.0447 E 6050768.4966		D	N 1973651.0257 E 6050968.1778
	E	N 1973784.8045 E 6050747.9759	117	E	N 1973553.6919 E 6050781.3673		E	N 1973638.7033 E 6050981.6280
	F	N 1973759.6750 E 6050725.3237		A	N 1973472.1525 E 6051032.1920		F	N 1973560.2955 E 6050909.7911
	G	N 1973776.5582 E 6050706.6376		B	N 1973484.0258 E 6051043.2075			
	H	N 1973780.1209 E 6050768.7944		C	N 1973479.4843 E 6051047.6387			
	I	N 1973798.6868 E 6050688.5943		D	N 1973497.6370 E 6051065.3793			
	J	N 1973801.8972 E 6050691.3897		E	N 1973492.0655 E 6051071.9866			
111	A	N 1973639.9012 E 6050655.6031	119	A	N 1973703.9363 E 6050895.8802	130	F	N 1973503.8217 E 6051083.5283
	B	N 1973659.4990 E 6050673.5868		B	N 1973726.3519 E 6050916.3790		G	N 1973478.5576 E 6051110.2844
	C	N 1973604.2360 E 6050734.0834		C	N 1973691.6513 E 6050954.2891		H	N 1973414.5823 E 6051050.3241
	D	N 1973600.8303 E 6050731.4414		D	N 1973579.9329 E 6050754.0774		I	N 1973436.7921 E 6051025.7824
	E	N 1973579.9329 E 6050754.0774		E	N 1973563.5185 E 6050738.8909		J	N 1973449.9300 E 6051038.0423
	F	N 1973578.8909 E 6050738.8909		F	N 1973543.5953 E 6050803.2744		K	N 1973458.3772 E 6051028.3069
113	A	N 1973639.9012 E 6050655.6031	132	A	N 1973580.6255 E 6050993.4762	132	L	N 1973467.1899 E 6051036.8856
	B	N 1973659.4990 E 6050673.5868		B	N 1973623.4575 E 6051032.6777		A	N 1973580.6255 E 6050993.4762
	C	N 1973604.2360 E 6050734.0834		C	N 1973588.1038 E 6051071.4138		B	N 1973623.4575 E 6051032.6777
	D	N 1973600.8303 E 6050731.4414		D	N 1973562.4704 E 6051038.8780		C	N 1973588.1038 E 6051071.4138
	E	N 1973579.9329 E 6050754.0774		E	N 1973561.5185 E 6051025.6854		D	N 1973562.4704 E 6051038.8780
	F	N 1973578.8909 E 6050738.8909		F	N 1973543.5953 E 6050803.2744		E	N 1973561.5185 E 6051025.6854

ATTACHMENT



Lease Area
Exhibit A

DATE 01/04/01	PROJECT BY JAMES W.	FILE NO. HARBOR COMMERCIAL AREA	FILE NO. 1600-000-L
CITY OF SANTA BARBARA		PLAT NO.	
Waterfront Department			