



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 14, 2010  
**TO:** Mayor and Councilmembers  
**FROM:** Business Division, Waterfront Department  
**SUBJECT:** Five-Year Office Lease With Brophy & Sons, Inc.

### RECOMMENDATION:

That Council approve a five-year lease agreement with Brophy & Sons, Inc., for administrative and accounting office space at 125 Harbor Way, at an initial rent of \$1,177 per month.

### DISCUSSION:

Brophy & Sons, Inc. (Brophy's) has leased office space in the Marine Center Building at 125 Harbor Way since 1996. The current lease for Suites 14, 15 and 22 (490 square feet) expired on December 1, 2009, and Brophy's has continued to occupy the offices on a holdover status, with the Department's permission, since that time. The current rent is \$1,177 per month (\$2.40 per square foot), subject to annual adjustment. The lease is separate from the Brophy Brothers Restaurant lease.

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

- **Term:** Five years
- **Rent:** \$1,177 per month (no change)
- **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.

The offices are used as accounting and management offices for Brophy Brothers' restaurant operations in Santa Barbara and Ventura.

Since the lease is with a corporation, Susan Bennett signed the City's personal guarantee. There are no changes to the business terms of the lease. The Harbor Commission recommended approval of the lease agreement at the August 19, 2010, meeting.

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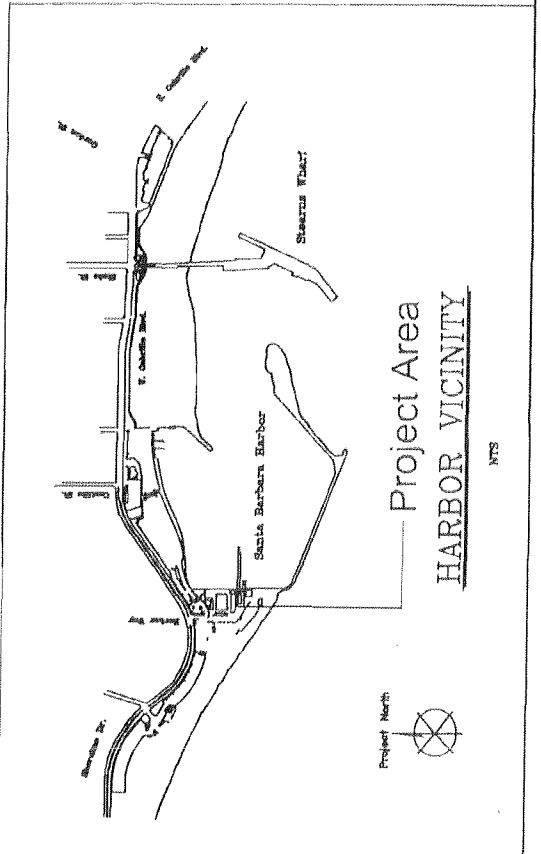
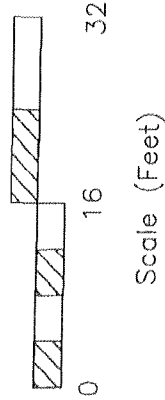
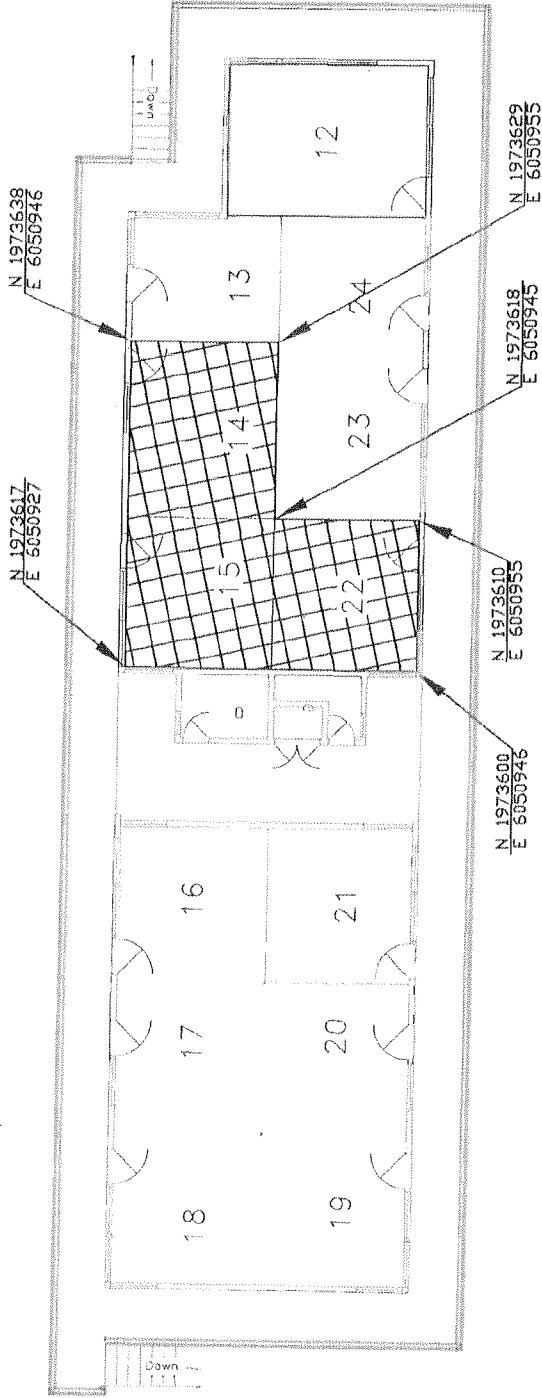
**ATTACHMENT:** Site Plan

**PREPARED BY:** Scott Riedman, Waterfront Business Manager

**SUBMITTED BY:** John N. Bridley, Waterfront Director

**APPROVED BY:** City Administrator's Office

Second Floor Plan  
 125 Harbor Way #14, #15 & #22  
 Brophy & Sons, Inc  
 Lease Area - 490 S.F.



Lease Area  
 Exhibit A

REVISIONS	DATE	BY	DESCRIPTION
	5/12/05		
ADDRESS 125 Harbor Way # 14, # 15 & #22			
DRAWING NO. 1250-034			
PROJECT NO. 1250-034			
DRAWN BY L. NELSON			
SHEET NO. 1 of 1			
CITY OF SANTA BARBARA Waterfront Department			