



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 8, 2015

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Office Lease With Brophy & Sons, Inc., In The Santa Barbara Harbor

RECOMMENDATION:

That Council approve a five-year lease agreement with Brophy and Sons, Inc., for administrative and accounting office space at 125 Harbor Way, at an initial base 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) expires on September 30, 2015. 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 (\$2.40 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.

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 significant changes to the business terms of the lease. A copy of the lease is available for review at the Waterfront Department administration office. The Harbor Commission recommended approval of the Brophy and Sons, Inc. lease agreement at the August 13, 2015, meeting.

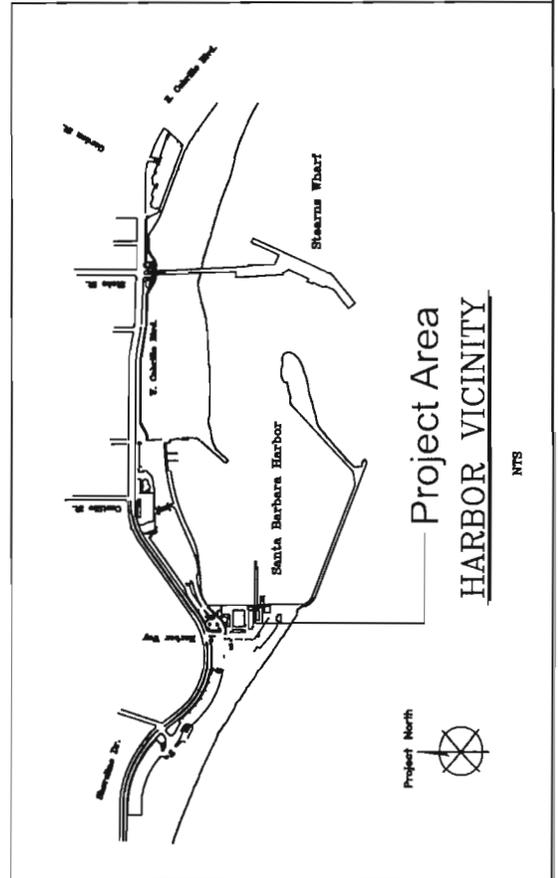
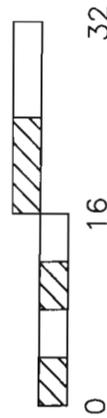
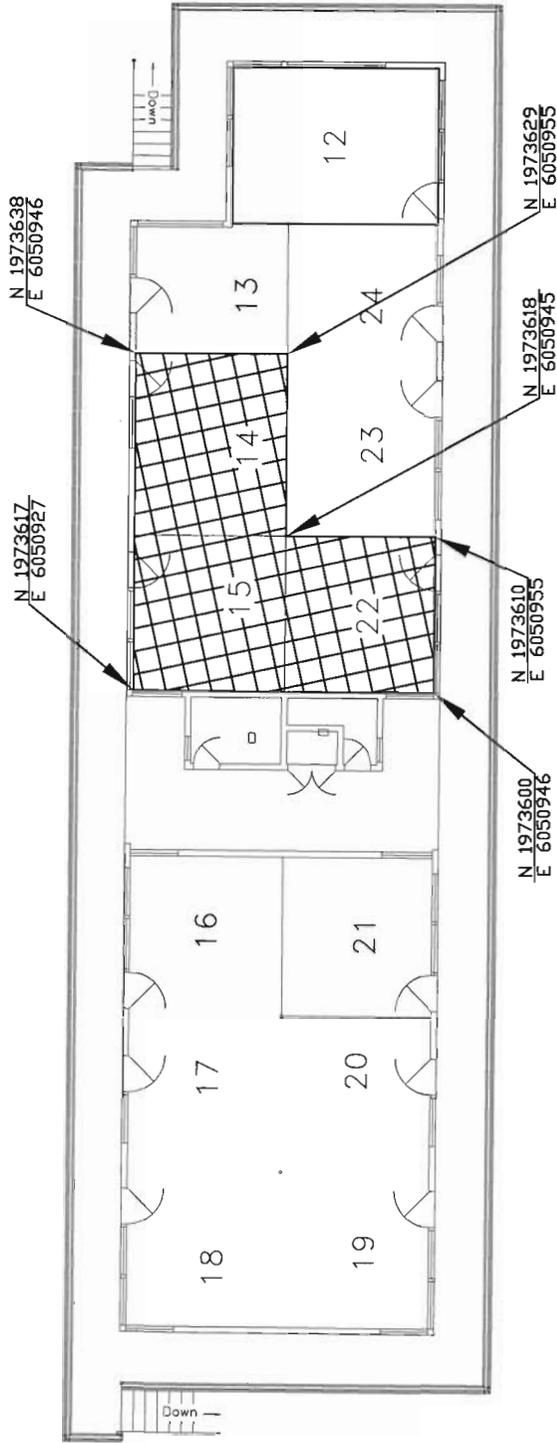
ATTACHMENT: Site Plan

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 #14, #15 & #22
 Brophy & Sons, Inc
 Lease Area - 490 S.F.



Lease Area Exhibit A		DATE	5/12/05	APPROVED BY:	L. NELSON
REVISIONS		ADDRESS	125 Harbor Way #14, #15 & #22		
			City of Santa Barbara		
			Waterfront Department		
				SHEET NO.	1 of 1
				DRAWING NO.	1250-034

