

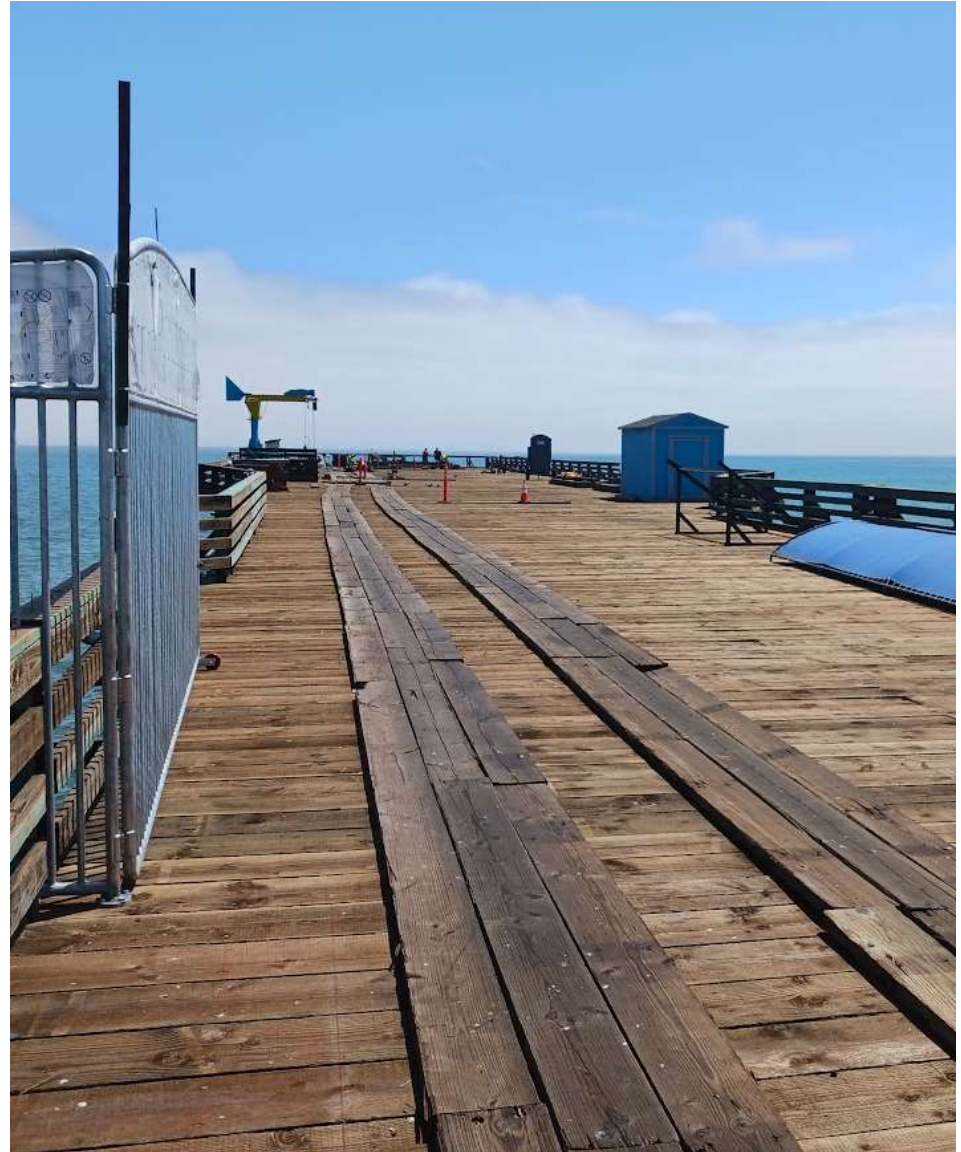


# Short-Term Wharf Use Agreement & Temporary Structure Plan

City Council  
June 13, 2024

# Staff Recommendation

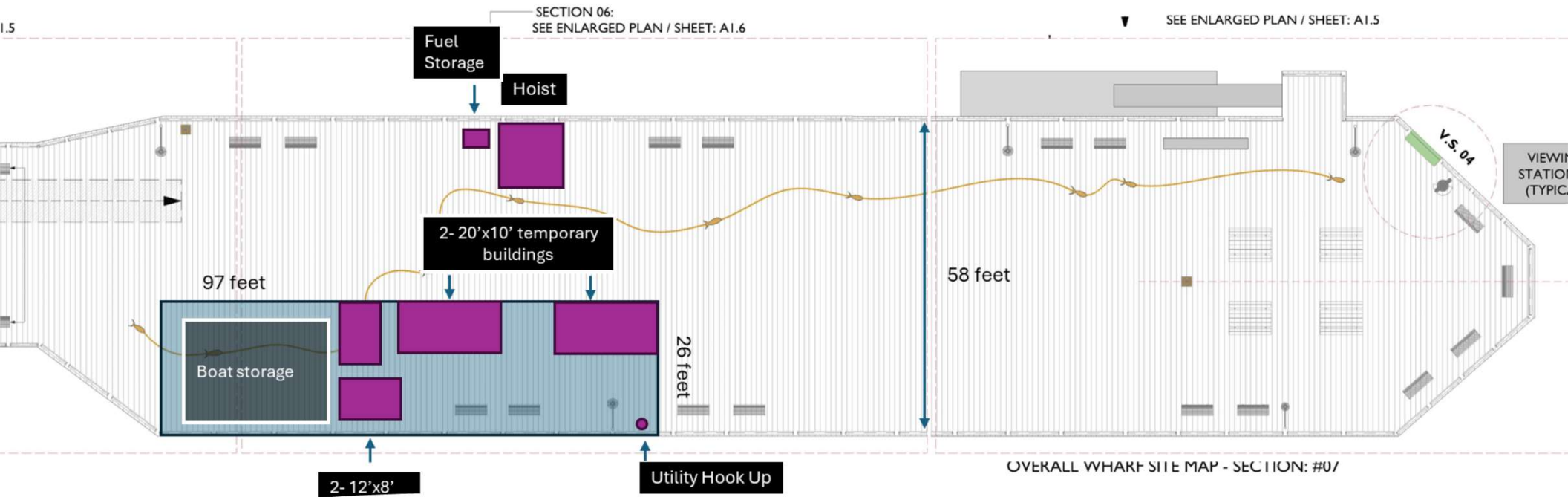
1. Authorize City Manager to sign a short-term use agreement between City and JFS Incorporated (dba Boat and Bait) for temporary structures located on Capitola Wharf
2. Approve outlined temporary structure plan



# Use Agreement

- 16-month term, ending December 31, 2025
- 25,000 square feet license area
- Annual rent = \$25,000 (2025 only)
- Allows
  - Operate a bait and tackle shop (includes selling bottled beverages and packaged snacks)
- Requires
  - Operate the boat hoist for public
  - Boat rentals and repairs
  - Operate the water taxi (2025 season)
  - Installation and operation of 8 to 60 moorings (2025 season)



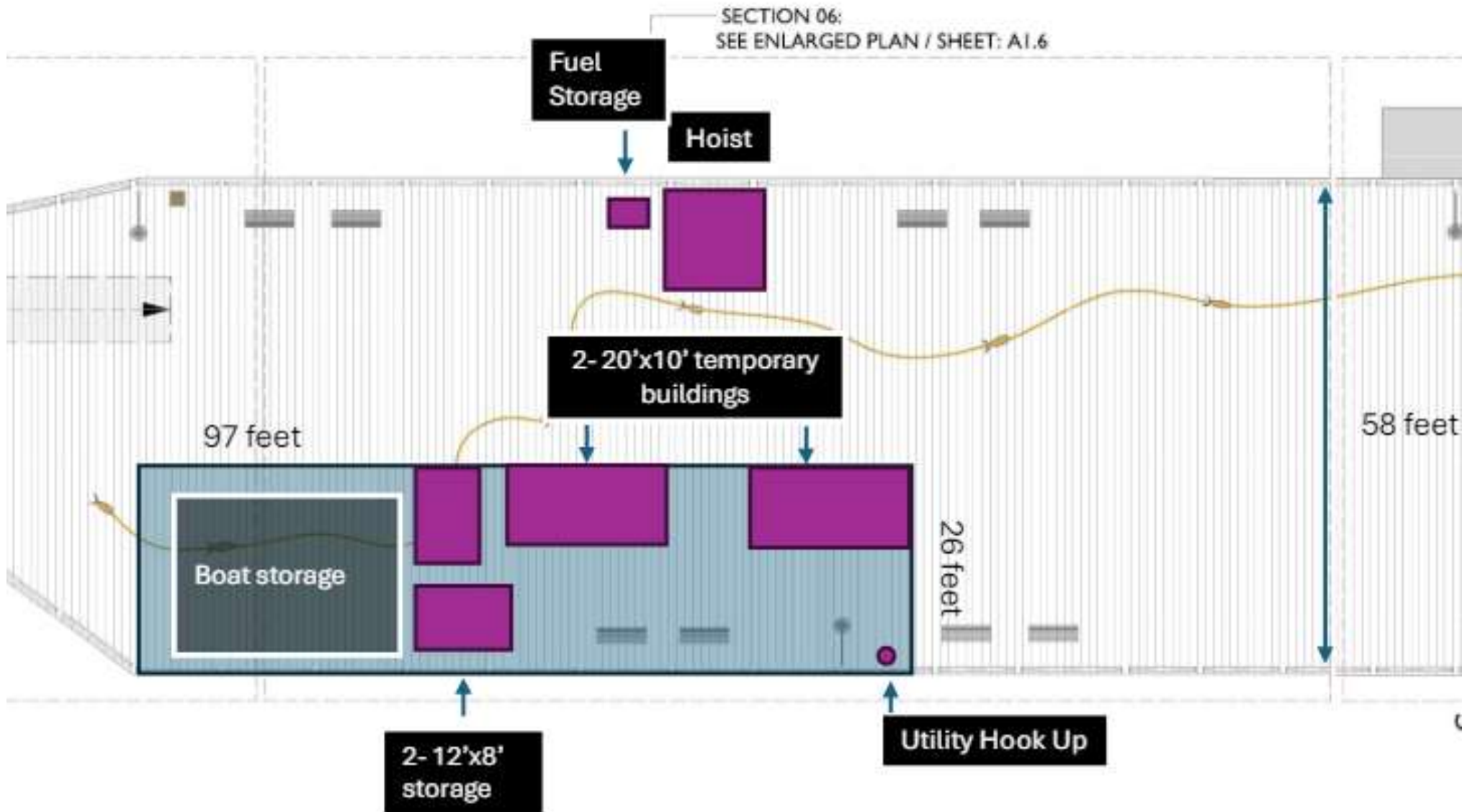


# Facilities Plan

City to purchase and place temporary structures for Boat and Bait use on Capitola Wharf, in 25,000 square feet license area

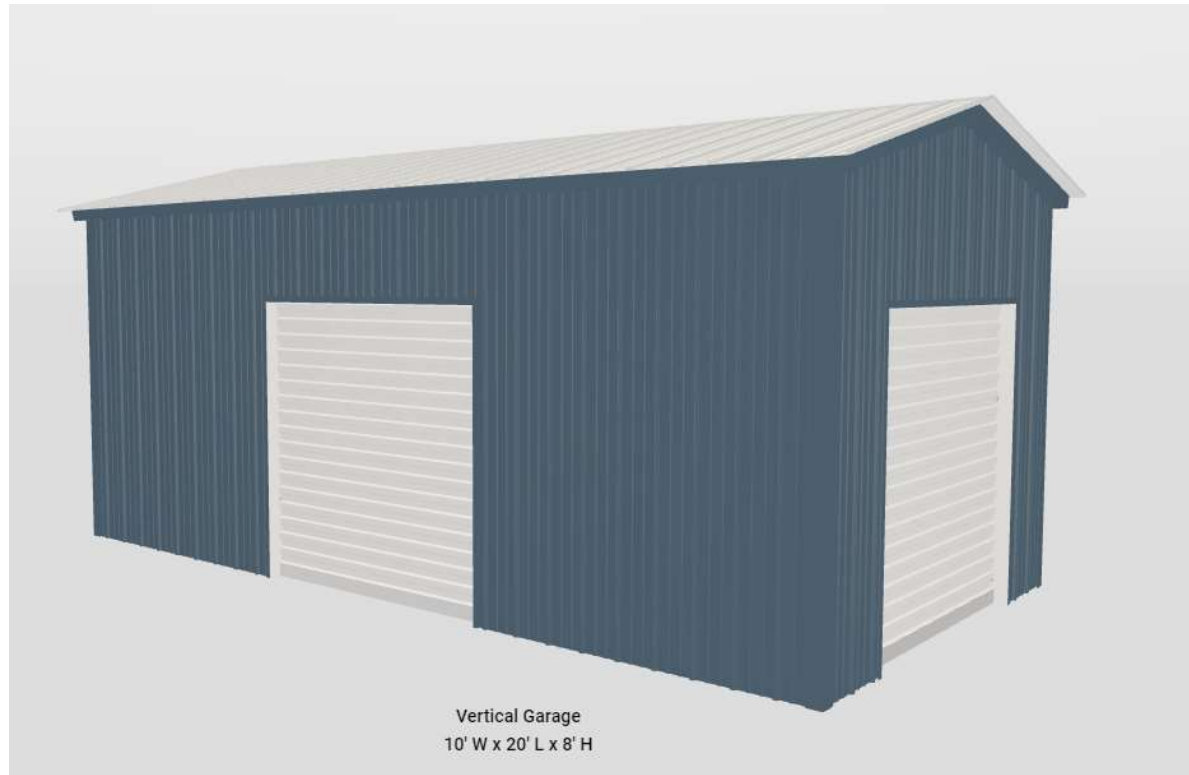
- Two 20' x 10' temporary structures
- Two storage sheds
- Permanent fuel shed

# Layout



# Temporary Structures

- Basic Specifications
  - Dimensions: 10x20
  - Material: Steel
  - Wind Rated
  - Electrical Retrofit
  - ADA Compliant Flooring
- PC Ad-Hoc Committee
  - Color: Slate Grey
  - Siding: Vertical
  - Roof: Pitched
  - Additional Windows
- Potential Reuse







Example Structures





Example Structures



# Storage and Fuel Sheds

- Fire rated fuel shed as required by Santa Cruz County Health
- Storage shed matching dimension of existing shed and color of temporary structures



# Facility Cost

Temporary Buildings	\$	19,050
Additional Storage Shed	\$	3,000
Electrical Installation Allowance	\$	10,000
Total for Temporary Concessions	\$	32,050
Hazardous Materials Shed	\$	11,000
Total	\$	43,050



# Updated Fiscal Impact

- Lease sets monthly rent at \$2,000, beginning in 2025. Over term, City will receive \$24,000 in rent
- City is investing approximately \$32,000 to purchase temporary structures for JFS Incorporated's use under agreement

# Recommended Action

1. Authorize City Manager to sign a short-term use agreement between City and JFS Incorporated (dba Boat and Bait) for temporary structures located on Capitola Wharf
2. Approve outlined temporary structure plan

