



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 25, 2012

TO: Mayor and Councilmembers

FROM: Business & Property Division, Airport Department

SUBJECT: Introduction Of Ordinance For A Lease Agreement With Accurate Aviation Group, Inc.

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Seven-Year Lease Agreement with Accurate Aviation Group, Inc., Dated as of October 31, 2012, at a Monthly Rental of \$6,066, for Two Maintenance Hangars of 3,000 and 3,522 Square Feet, Respectively, 51,548 Square Feet of Ramp Space, and Associated Parking, at 101 Cyril Hartley Place, at the Santa Barbara Airport, for Operation of a General Aviation Maintenance Shop.

DISCUSSION:

Accurate Aviation, Inc. has been an Airport tenant since August 1, 2006. Accurate is the designated aircraft maintenance operator for Atlantic Aviation with a repair station in Hangar 5, at 204 Wm. Moffett Place. They also lease storage space in Building 122 at 302 Wm. Moffett Place.

They now propose to lease two hangars, ramp space and vehicle parking at 101 Cyril Hartley Place for operation of a general aviation maintenance shop, in addition to their other facilities. The subject premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

The basic terms of the proposed lease are as follows:

Term: Seven years

Rent: \$6,066 per month plus 7 additional parking spaces at \$14/month

Rental Adjustment: Annual Cost of Living increase based upon the Consumer Price Index (CPI)

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review. Airport Commission recommended approval at their June 20, 2012 meeting.

PREPARED BY: Rebecca Fribley, Sr. Property Management Specialist

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office