



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 9, 2008

**TO:** Mayor and Councilmembers

**FROM:** Business & Property Division, Airport Department

**SUBJECT:** Lease Agreement With National Security Technologies, LLC

**RECOMMENDATION:** That Council:

- A. Approve and authorize the Airport Director, subject to approval by the City Attorney, to execute a ten-year lease agreement with National Security Technologies, LLC, a Delaware Limited Liability Company, for 8,800 square feet of Building 226 and 47,692 square feet of adjacent land at 6190 Francis Botello Road, at the Santa Barbara Airport, for a total monthly rental of \$21,921; and
- B. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Ten-Year Lease Agreement Between the City of Santa Barbara and National Security Technologies, LLC, for 8,800 Square Feet of Building 226 and 47,692 Square Feet of Adjacent Land at 6190 Francis Botello Road, to Become Effective on October 15, 2008, to Conduct Research, Development, and Light Production in Electronics and Photogrammetry, at the Santa Barbara Airport.

**DISCUSSION:**

The subject premises are located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

The U.S. National Nuclear Security Administration (NNSA), formerly the Department of Energy, contracted with National Security Technologies (NST) to conduct research, development, and light production in electronics and photogrammetry. NST and its predecessors, Bechtel Nevada and EG&G have been Airport tenants working under Department of Energy contracts since 1965. The land use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.47 per square foot for the building and \$.188 for the adjacent land, for a total monthly rental of \$21,921, and is comparable to other buildings and land on the Airport for similar use and in similar condition. The proposed rent represents a 3.2% increase over the previous rental. National Security

Technologies will also pay monthly utilities charges of \$126.00 or the actual metered amount, whichever is greater, for water and \$78.00 for sewer service. 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 recommends approval.

**ATTACHMENT:** Site Map  
**PREPARED BY:** Rebecca Fribley, Sr. Property Management Specialist  
**SUBMITTED BY:** Karen Ramsdell, Airport Director  
**APPROVED BY:** City Administrator's Office

