

Airport Commission

CITY OF SANTA BARBARA

Airport Staff

John Clark, Chair
Scott Tracy, Vice-Chair

**AIRPORT COMMISSION
AGENDA**

Karen Ramsdell
Airport Director
Hazel Johns
Assistant Airport Director
Tracy Lincoln
Airport Operations Manager
Rebecca Fribley
Sr. Property Management Specialist
Mabel Shatavsky
Airport Commission Secretary

Chris Colbert
William Gilbert
Patricia Griffin
Kirk Martin
Bruce Miller

June 20, 2012

7:00 pm

City of Santa Barbara Liaison:
Councilmember Frank Hotchkiss

City of Goleta Liaison:
Councilmember Roger Aceves



ORDER OF BUSINESS: The regular Airport Commission meeting begins at 7:00 pm in the Airport Administration Conference Room at 601 Firestone Road, Santa Barbara, CA.

PUBLIC COMMENT: At the beginning of the meeting, any member of the public may address the Airport Commission on any subject matter within the jurisdiction of the Airport Commission that is **not** on the Commission's agenda. The total time for public comment is fifteen (15) minutes. If you wish to address the Commission under this item, please complete and deliver to the Airport Director **before the meeting is convened**, a "Request to Speak" form including a description of the subject you wish to address.

REQUEST TO SPEAK: A member of the public may address the Airport Commission regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Commission.

REPORTS: Copies of reports relating to agenda items are available for review in the Airport Administration office, or the City of Santa Barbara's web site: <http://www.SantaBarbaraCA.gov>. Materials related to an item on this agenda submitted to the Airport Commission after distribution of the agenda packet are available for public inspection in the Airport Administration office located at 601 Firestone Road, Santa Barbara, CA 93117, during business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Airport Administration office at 967-7111. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CELLULAR PHONES AND PAGERS: Please turn off cellular phones and pagers or set them to silent mode prior to the start of the meeting. Thank you.

CALL TO ORDER

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

1. Any member of the public may address the Airport Commission on any subject within the jurisdiction of the Commission that is **not** scheduled before them that same day. The total time for public comment is fifteen (15) minutes.

NOTICES

2. That the Lease Review Subcommittee met on Wednesday, May 30, 2012, in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA. The meeting minutes are attached.
3. That the General Aviation Subcommittee met on Monday, June 4, 2012, in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA. The meeting minutes are attached.
4. That on Wednesday, June 13, 2012 at 5:00 pm, the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.

MINUTES

5. SUBJECT: MINUTES

RECOMMENDATION: That Airport Commission waive the reading and approve the minutes of the meeting of Wednesday, May 16, 2012.

CONSENT CALENDAR

LEASE AGREEMENTS - Existing Tenants

6. SUBJECT: APPROVAL OF ESTOPPEL CERTIFICATE AND CONSENT TO ENCUMBRANCE OF LEASEHOLD ESTATE FOR 323 DAVID LOVE PARTNERSHIP

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Lessor Estoppel Certificate and Consent to Encumbrance of Leasehold Estate for 323 David Love Partnership, at the Santa Barbara Airport.

7. SUBJECT: LEASE AGREEMENT – MCINTOSH & RISCHAR, DBA ARROW CAMPERSHELL

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with McIntosh & Rischar, dba Arrow Campershell, for 2,922 square feet of Building 116, 5,398 square feet of fenced land, and 1,632 square feet of parking, at 6190 Hollister Avenue, at the Santa Barbara Airport, effective July 1, 2012, for a monthly rental of \$4,421, exclusive of utilities.

8. SUBJECT: LEASE AGREEMENT – PAYSAGE, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Paysage, a California Corporation, for 1,248 square feet of Building 315, 90-A Dean Arnold Place, and 11,333 square feet of paved, fenced land at 40 David Love Place, at the Santa Barbara Airport, effective June 1, 2012, for a monthly rental of \$3,577, exclusive of utilities.

9. SUBJECT: STRATMAN AERO SERVICE, INC. LEASEHOLD REVERSION TO CITY
- RECOMMENDATION: That Airport Commission receive a status report on the Stratman Aero Service, Inc. (Stratman) leasehold.
10. SUBJECT: LEASE AGREEMENT – JACOB STERN & SONS, INC.
- RECOMMENDATION: That Commission recommend City Council approval of a twenty-year Lease Agreement with Jacob Stern & Sons, Inc., a Pennsylvania Corporation, for 11,187 square feet of ramp space, at 101 Cyril Hartley Place, at the Santa Barbara Airport, effective upon the adoption of the enabling ordinance, for a monthly rental of \$604, exclusive of utilities.
11. SUBJECT: LEASE AGREEMENT – ACCURATE AVIATION GROUP, INC.
- RECOMMENDATION: That Commission recommend City Council approval of a seven-year Lease Agreement with Accurate Aviation Group, Inc., a California Corporation, for two maintenance hangars of 3,000 and 3,500 square feet, respectively, 54,471 square feet of ramp space, and associated parking, at 101 Cyril Hartley Place, at the Santa Barbara Airport, effective upon the adoption of the enabling ordinance, for a monthly rental of \$6,202, exclusive of utilities.
12. SUBJECT: RESTATING OF LEASE AGREEMENT – SIGNATURE FLIGHT SUPPORT CORPORATION
- RECOMMENDATION: That Commission recommend City Council approval of a Restated Lease Agreement with Signature Flight Support Corporation, a California Corporation, restating Lease No. 12,037 as amended, for approximately 938,321 square feet of land, including 116,797 square feet of buildings, at the Santa Barbara Airport, effective upon the adoption of the enabling ordinance, for a monthly rental of \$31,125, exclusive of utilities.
13. SUBJECT: MAY PROPERTY MANAGEMENT REPORT
- RECOMMENDATION: That Airport Commission receive the Airport Property Management Report.

LIAISON REPORTS

City of Santa Barbara Liaison Councilmember Frank Hotchkiss

City of Goleta Liaison Councilmember Roger Aceves

ADMINISTRATIVE REPORT

14. SUBJECT: PRESENTATION REGARDING THE PIERRE CLAEYSSSENS' MUSEUM FOUNDATION MARINE TRIBUTE ART PROJECT
- RECOMMENDATION: That Airport Commission receive a presentation regarding the proposed Marine Tribute art work commissioned by the Pierre Claeysens' Museum Foundation.
15. SUBJECT: SELECTION OF AMPCO PARKING SYSTEM TO OPERATE AIRPORT PARKING LOTS
- RECOMMENDATION: That Airport Commission approve a three-year Management Agreement, with two one-year options, with Ampco System Parking (aka ABM Parking Services), a California Corporation, to operate the public parking lots at the Santa Barbara Airport, and provide shuttle service to Long Term Lot 2 for passengers and employees, effective upon completion of the Airline Terminal Improvement Project.

16. SUBJECT: AMENDMENT OF T-HANGAR RULES AND REGULATIONS

RECOMMENDATION: That Airport Commission approve an amendment to the T-Hangar License Agreement, Exhibit B, "Waiting List Policies and Procedures" Article II, "LOTTERY" Section B "Periodic Lottery" to allow a lottery to take place whenever a vacancy occurs and an eligible candidate or candidates are available.

17. SUBJECT: FY2013 AIRPORT COMMERCIAL/INDUSTRIAL LEASE RATES

RECOMMENDATION: That Airport Commission approve the proposed Fiscal Year 2013 Commercial/Industrial Rental Rates, for land and buildings at the Airport.

18. SUBJECT: PROPOSED FY 2013 AIRLINE RATES AND CHARGES

RECOMMENDATION: That Commission recommend approval of airline rates and charges including annual Airline Terminal building space square footage rate of \$85; a boarding bridge fee of \$65 per turn; and landing fee of \$3.40 per thousand pounds of gross landed weight effective July 1, 2012 through June 30, 2013.

DIRECTOR'S REPORT

19. A. Airport Operations
- Passenger Count
 - Aircraft Operations
 - Air Freight
- B. Programs
1. Air Service
 2. Communications Program
 3. Master Plan RFQ
 4. Property Management
 5. Airline Terminal Public Arts Program
- C. Capital Projects
1. Airline Terminal Improvement Project
- D. Council Actions

ADJOURNMENT