



City of Santa Barbara
Airport Department

DATE: April 16, 2014
TO: Airport Commission
FROM: Hazel Johns, Acting Airport Director 
SUBJECT: Lease Agreement with Curtis Dulay

RECOMMENDATION:

That Commission approve and authorize the Acting Airport Director to execute a month-to-month Lease Agreement with Curtis Dulay, a Sole Proprietor, for 144 square feet of office space in Building 258, at 629-F Norman Firestone Road, at the Santa Barbara Airport, effective May 1, 2014, for a monthly rental of \$179.

DISCUSSION:

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

Curtis Dulay is a local businessman who plans to distribute Boston Iced Tea products in the South Coast region. Mr. Dulay is in the process of forming a limited liability company, Arrow Distributing, LLC, to handle the actual distribution. Based in Santa Maria, he proposes to lease a 12 x 12 square foot office to allow his employees working in Santa Barbara and Goleta to have a place to do paperwork and store records. No product will be stored on site.

The proposed monthly rental of \$179 is based on a rate of \$1.24 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. In addition, Mr. Dulay will pay \$20 per month in utility charges.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map

