



City of Santa Barbara
Airport Department

DATE: July 20, 2016
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement - Above All Aviation

RECOMMENDATION:

That Commission authorize the Airport Director to execute a one-year and seven-month lease agreement with Above All Aviation, LLC, a California "C" Corporation, effective August 1, 2016 and ending April 30, 2018, for 18,691 square feet of aviation ramp, including one 3,522 square foot hangar and one 3,000 square foot hangar, at 101 Cyril Hartley Place, for a monthly rental of \$4,290 per month exclusive of utilities.

DISCUSSION:

Above All Aviation, LLC initially entered into Lease Agreement No. 201427 in August 2014, for two hangars and tie-down space at 101 Cyril Hartley Place to provide fixed wing aircraft maintenance, storage of aircraft, tie-down rental, aircraft brokerage, and aircraft management services. This lease expires on July 31, 2016. As the business grew, Above All relocated the flight school portion of the business to Building 313 at 1523 Cecil Cook Place and a portion of Hangar One, under a sublease with Signature Flight Support. By 2016 additional space was needed and Above All entered into Lease Agreement No 201603 with the City in March, and moved the flight school into 1,589 square feet of Building 312 at 1503 Cecil Cook Place. The test center remains in Building 313.

At this time, Above All wishes to enter into a new lease for the use of the maintenance hangar, the term to be co-terminus with the flight school lease, which expires April 30, 2018. The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

The proposed lease is based on a rate of \$.47 for the hangars, \$.06 for ramp, and \$104 per space for seven parking spaces, and represents a 3% increase over the previous rental. Tenant will also pay \$23.09 for water and \$15.39 for sewer service, or the metered amount, whichever is greater.

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.

PREPARED BY: Business & Property Division

ATTACHMENT: Map