



City of Santa Barbara
Airport Department

DATE: October 19, 2016
TO: Airport Commission
FROM: Hazel Johns, Airport Director 
SUBJECT: Lease Agreements – Microdyn-Nadir US, Inc. (MNUS)

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute the following month-to-month Lease Agreements at the Santa Barbara Airport, with Microdyn-Nadir, Inc., (MNUS) a Delaware Corporation, effective November 1, 2016:

- A. 1,521 square feet of storage space in Building 268, Unit A, at 301 John Donaldson Place, for a monthly rental of \$1,297; and
- B. 860 square feet of storage space in Building 304, Unit D, at 53 Gerald Cass Place, for a monthly rental of \$722.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

MNUS is in the process of purchasing the TriSep Corporation effective October 31, 2016. TriSep is a reverse osmosis systems company that has been an Airport tenant in good standing since December of 2006. Their offices are located at 93 South La Patera Lane in Goleta. They initially approached the Airport looking for warehouse space to store fabric, plastic parts, and equipment. They leased 1,521 square feet of Building 268 initially, then added 860 square feet space in Building 304 on June 1, 2016. MNUS wishes to continue to lease both spaces on separate month-to-month leases following the acquisition of TriSep.

The proposed monthly rental for Building 304 is based on a rate of \$.84 per square foot for storage, and Building 268 rents for \$.85 per square foot. The difference in rates is due to the difference in commencement and rental adjustment dates for the two leases. The spaces are comparable to other warehouse space on the Airport for similar use and in similar condition.

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

PREPARED BY: Business & Property Division

ATTACHMENT: Map

