



**City of Santa Barbara**  
Airport Department

Meeting: 05/16/18  
Agenda Item No. 5

**DATE:** May 16, 2018  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director *HJ*  
**SUBJECT:** Lease Agreement – Derrick’s Roofing, Inc.

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**RECOMMENDATION:**

That Airport Commission approve and authorize the Airport Director to execute a three (3) year, with two (2) one-year options lease agreement with Derrick’s Roofing, Inc., a California Corporation, for 3,280 square feet of Building 223 and 3,700 square feet of adjacent yard space, at 94 Frederick Lopez Road, Suite C, at the Santa Barbara Airport, commencing May 1, 2018, for total annual rent of \$54,972, exclusive of utilities.

**DISCUSSION:**

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

Derrick’s Roofing, Inc. is a local roofing, sheet metal, and siding contractor who has been serving the South Coast since 1945. They have 35 employees. Derrick’s Roofing became an office space tenant at 705-A Firestone Road after a commercial fire in February 2017 destroyed their location on Ward Drive in Goleta. However, they continued to use a yard storage space on Ward Drive. Derrick’s Roofing has been seeking an opportunity to combine its office space with yard space in one location. Recently, a larger space became available that meets the needs of the business.

The proposed lease with Derrick’s Roofing in the new location will require that the Airport release the business from the remaining 11 months on its existing lease. However, the new location fits the needs of the tenant and will ensure a long term tenancy for the Airport. The office space that will be vacated is adjacent to the Airport Administration building on Firestone Road with good street visibility and likely good market appeal.

The proposed monthly rental is based on a rate of \$1.50 per square foot for office space, \$.85 square foot for the warehouse space, and \$.25 square feet for the yard space and is comparable to other rates at the Airport for similar uses and in similar condition. In addition to the monthly base rent of \$4,581, Derrick’s Roofing will pay water and sewer, and is responsible for contracting directly for electrical.

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

**PREPARED BY:** Business and Properties

**ATTACHMENT:** Map

