



City of Santa Barbara
Airport Department

Meeting: 03/20/19
Agenda Item No. 10

DATE: March 20, 2019
TO: Airport Commission
FROM: Henry Thompson, Airport Director 
SUBJECT: Lease Agreement – Santa Barbara Restoration, Inc. dba Servpro

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a two (2) year Lease Agreement, plus two (2) automatic one (1) year options to extend, with Santa Barbara Restoration, Inc. dba Servpro Santa Barbara (“Servpro”) commencing on or about June 1, 2019. The combined office/warehouse space is 2,300 square feet located in Building 4, Suite A, at 6100 Hollister Road for a monthly rental of \$3,680, exclusive of utilities and CAM charges. The automatic options are predicated on the Lessee’s compliance with all lease terms.

DISCUSSION:

The subject Premises are located in the Airport’s new light industrial development north of Hollister Avenue in an Airport Industrial (A-I-1) zone. The development is currently under construction and is expected to be completed and ready for occupancy on June 1, 2019, barring any construction or rain delays.

Servpro Industries, Inc. is a national franchisor of fire and water damage repair and restoration services businesses. Servpro Santa Barbara is a local franchise owned and operated by Henry James Glimp. Servpro Santa Barbara intends to use the facilities as a base of operations for its business, providing services to corporate and residential customers. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.60 per square foot, which is within the parameters of lease rates approved by the Commission.

In addition, Servpro will pay: 1) monthly utility charges of \$23.09 for water and \$15.39 for sewer, or the metered amount, whichever is greater, 2) electrical utility services, and 3) a CAM rate of \$.05 to \$.08 per square foot depending on the finalized operating budget.

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 Development/Properties