



City of Santa Barbara
Airport Department

Meeting: 01/19/22
Agenda Item No. 8

DATE: January 19, 2022
TO: Airport Commission
FROM:  Brian D'Amour, Interim Airport Director
SUBJECT: Lease Agreement – Ace Rivington, Inc.

RECOMMENDATION:

That Airport Commission approve and authorize the Airport Director to execute a five (5) year lease agreement with Ace Rivington, Inc., a California Corporation, for approximately 1,390 square feet at 90 Dean Arnold Place, Unit A at Santa Barbara Airport for a denim apparel business, with a lease commencement date to be determined upon completion of needed maintenance/repairs to the space. The total annual rent for the first year of the agreement is \$22,776.60.

DISCUSSION:

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

The tenant is currently in 90 Dean Arnold Place, Unit C under a Temporary Use Permit in anticipation of the completion of repairs in Unit A.

Ace Rivington, Inc. is a local apparel company with a retail location in downtown Santa Barbara at La Arcada on State Street. The proposed use of the Premises is for order fulfillment and warehouse space.

The proposed monthly rental will be \$1,898.05 or \$1.45 per square foot, not including utilities, insurance and possessory interest tax. The lease rate will increase annually by a fixed 3%.

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