



**City of Santa Barbara**  
Airport Department

Meeting: 02/23/22  
Agenda Item No. 9

**DATE:** February 23, 2022  
**TO:** Airport Commission  
**FROM:** Brian D'Amour, Interim Airport Director  
**SUBJECT:** Lease Agreement – Innovative Technology, 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 lease options to extend, lease agreement with Innovative Technology, Inc., dba Inovati, a Delaware corporation, for approximately 4,062 sq ft of office and light manufacturing space at 1522 Cook Place at Santa Barbara Airport for an annual rent of \$75,553.20 exclusive of utilities.

**DISCUSSION:**

The subject premises is located in Building 303 in an Airport-Facilities (AF) Zone.

Innovative Technology, Inc. (Inovati) is a long-time Airport property tenant specializing in research/development and light manufacturing within the area of kinetic metallization. Inovati previously occupied a portion of Building 312 at 1501 Cook Place. This building has been vacated by all tenants to accommodate the renovation of the building for the new Atlantic Aviation fixed base operator service center. The project also includes upgrades to fire suppression and sewer systems for the entire building.

Inovati has opted for a permanent relocation to nearby 1522 Cook Place, which was recently vacated by L3 Harris, Inc. The company's relocation is nearly complete and the lease would commence on March 1, 2022.

The entire building premises consists of nearly 16,000 sq ft, however, Inovati will lease only a portion of the premises. Nonetheless, the new premises is nearly twice as many square feet in size as the company's original location. There is a possibility for the tenant to expand its operation in the space, or the Airport may lease remaining portions to another tenant.

In addition to the lease rate of \$1.55 per sq ft, or \$6,296.10 per month, the Airport will bill \$35.52 for water and \$21.68 for sewer service or the metered rate, whichever is higher, per month. Inovati is responsible for electrical or other needed utility service. Rent will be adjusted annually based on the prevailing CPI rate, no less than 3% and no higher than 8%.

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