

Agenda Date: October 20, 2011
Agenda Placement: Regular
Estimated Time: 15 Minutes
Continued Item: Yes

Board Agenda Item

TO: Air Pollution Control District Board
FROM: Dave Van Mullem, Air Pollution Control Officer
CONTACT: Donald Kendig, CPA (961-8854)
SUBJECT: Three (3) Month Lease for Santa Maria Office

RECOMMENDATION:

Execute a Lease Agreement between the Santa Barbara County Air Pollution Control District (District) and Acquistapace Ranches, LP for the purposes of extending the existing tenancy of 301 East Cook Street on a short term basis.

INTRODUCTION

The APCD conducts business out of two offices in Santa Barbara County; one in Santa Barbara, and one in Santa Maria. The current term of the lease for the APCD North County office at 301 East Cook Street, Santa Maria, ends on November 15, 2011, at which point it will become a month to month tenancy at a rate of \$4,500 per month until terminated by either party.

DISCUSSION

At the August 18, 2011 APCD Board meeting, Administrative Agenda item A-5 addressed entering into a new lease agreement with Santa Barbara County for office space at its Foster Road complex. Your Board opened this agenda item for discussion and public participation. Mr. Bobby Acquistapace, the Landlord, requested to speak and informed the Board that the APCD did not counter offer his initial new lease offer and that he had anticipated negotiations with the District. Your Board determined to delay this item and conduct a Closed Session at the October 20, 2011 APCD Board meeting to provide Real Property Negotiation parameters to the District. This also provided the newly appointed APCO an opportunity to engage in the decision making process.

In an April 2000 Board meeting, direction was given to plan for a North County regional office with the vision of expanding North County presence to "improve services to the North County community, improve accessibility, improve future recruitment and retention

opportunities, and force improvements in communication technologies, while maintaining South County services." Subsequent to the Board's direction, the 301 East Cook Street location was procured.

The term of the APCD's North County office lease with Acquistapace Ranches, LP, will end on November 15, 2011. The rented office space is 3,340 square feet with a current monthly cost per square foot of \$1.35 for a monthly cost of \$4,500. The lease agreement provides for a month-to-month tenancy at the existing monthly rate, and either party can terminate by giving 30 days' notice.

However, in order to reduce District overhead costs while still allowing adequate time to secure a longer term north county office space solution, the District proposes executing the attached three (3) month lease with Acquistapace Ranches, LP for the same 301 East Cook Street location at a cost per square foot of \$1.00 for a monthly cost of \$3,340 (saving \$1,160 a month during the search).

FISCAL IMPACT

Executing the attached short term lease will save a minimum of \$3,480 during the lease term.

ATTACHMENT 1: Lease between the Santa Barbara County Air Pollution Control District and Acquistapace Ranches, LP