

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 2/5/02  
**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** 2/12/02  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Ronald S. Cortez, Director  
General Services Department

**STAFF CONTACT:** Don Grady,  
Real Property Agent (568-3065)

**SUBJECT:** Carpinteria Veteran's Memorial Building/City of Carpinteria Lease Agreement  
Folio: YI 3254  
First Supervisorial District

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## **Recommendation(s):**

That the Board of Supervisors execute the attached original and duplicate original Lease Agreement between the County of Santa Barbara and the City of Carpinteria for the leasing of a portion of the Carpinteria Veteran's Building for a period of ninety-nine (99) years commencing on the date executed by the County. As compensation for this lease, the City of Carpinteria will assume responsibility for the management and operation of the entire building. County will reimburse City of Carpinteria as requested for operating expenses including janitorial for the County occupied portions of the building during the lease term.

## **Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community.

## **Executive Summary and Discussion:**

The City of Carpinteria has been leasing a portion of the Carpinteria Veteran's Memorial Building from the County of Santa Barbara since October 1, 1981. During the terms of the consecutive lease agreements, the County has retained possession of the Public Health Clinic and Library area. The respective maintenance and repair responsibilities of the County of Santa Barbara and the City of Carpinteria have been performed pursuant to a Management Agreement executed concurrently with the successive lease agreements.

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The current lease agreement, which commenced on May 6, 1997, is for a term of ten years. This new Lease Agreement is being executed to address certain changes in the structure of the agreement. The term of the lease has been changed to ninety-nine years to provide for the long-term maintenance, repair, and operational supervision of the building by the City of Carpinteria. The new Agreement also provides for reimbursement by the County to the City of Carpinteria of \$105,000.00 for deferred maintenance costs associated with the building.

This new Agreement replaces the aforementioned Management Agreement and provides that the City of Carpinteria will perform all maintenance and repair on the property and building. The County will then reimburse the City for its proportionate share of those costs associated with that portion of the Building retained and occupied by the County.

**Mandates and Service Levels:**

No change.

**Fiscal and Facilities Impacts:**

Funds for reimbursement to City for maintenance and repair of the interior and exterior portions of the property are budgeted in Dept. 063, Fund 0001, Program 1225, Account 7671, which were previously allocated by your Board during the 2000/2001 Budget Expansion process. Operating expenses including janitorial for the County occupied portions of the building, are budgeted in Dept. 063, Fund 0001, Program 1210. No impact to facilities.

**Special Instructions:**

After Board action, distribute as follows:

- |  |   |
|--|---|
| 1. Original Document:                          | - Official File   |
| 2. Duplicate Original Document & Minute Order: | - Attn: Don Grady, Facilities Services Division<br>Courthouse, 2 <sup>nd</sup> Floor. |

**Concurrence:**

County Counsel  
Risk Management  
Auditor/Controller  
General Services  
Public Health