



Agenda Report

MEETING DATE: Tuesday, December 13, 2022

TO: City Council

FROM: AIRPORT DIRECTOR WILLIAMS

THROUGH: CITY MANAGER MENDEZ

SUBJECT: RESOLUTION APPROVING FOUR YEAR LEASE OF AIRPORT
PROPERTY AT 210 AIRPORT BOULEVARD TO PIED PIPER
EXTERMINATORS, INC.

RECOMMENDED ACTION:

It is recommended the City Council approve a four (4) year lease of Airport property to Pied Piper Exterminators Incorporated, a California corporation.

BACKGROUND:

The Pied Piper Exterminators, Inc. is a long tenured non-aeronautical leasehold. The City Council approved the initial Lease on July 10, 2012, by Resolution No. 91-12, and a number of lease renewals and extensions have occurred over the last ten years.

The Pied Piper Exterminators is a family owned business and is owned and operated by the same family who established it in 1935. The Pied Piper has four branch offices throughout northern California, providing pest control services to residential and commercial customers.

DISCUSSION:

The Airport has negotiated and reached agreement on lease terms for the 1,300 square feet of industrial office located at 210 Airport Boulevard. Lease term is four years at a rate of \$0.95 per square foot, totaling \$1,235.00 per month and subject to standard CPI adjustments over the term, as noted in the lease document.

STRATEGIC PLAN:

This four-year lease aligns with the Airport's Strategic Plan and ongoing mandate to maintain a self-sustaining enterprise fund operation.

FINANCIAL IMPACT:

Current market conditions support a lease rate of \$0.95 per square foot for industrial space on the Airport property. Any future tenant improvements must be approved and at the end of the lease period, all improvements on the premises become the City's property free of all claims.

ALTERNATIVE ACTION:

Alternatives include not approving the lease resulting in loss of a long tenured Airport tenant.

ATTACHMENTS AND/OR REFERENCES (If any):

None.