

From: [Charles Evans](#)
To: [Stapp, Mark](#); [_CityCouncilListPublic](#); [CMOffice](#); [City Clerk](#)
Cc: [Okrepkie, Jeff](#); [Alvarez, Eddie](#); [MacDonald, Dianna](#); [Fleming, Victoria](#); [Banuelos, Caroline](#); [Rogers, Natalie](#)
Subject: [EXTERNAL] January 26 City Council Closed Session re: 625 and 637 3rd Street ("Garage 5")
Date: Monday, January 26, 2026 6:22:23 PM

Mark Stapp, Mayor
Members of the Santa Rosa City Council

I purchased the building located at 96 Old Courthouse Square on January 26, 2001, exactly 25 years ago as of today. My building is directly adjacent to Garage 5 and to 50 Old Courthouse Square, owned by Airport Business Center.

During the past 25 years, I have completely renovated 96 Old Courthouse Square, which had been vacant for several years after the closing of The Topaz Room. Since renovation, it has operated continuously, as home to Flavor Restaurant, Upper 4th, and Perch + Plow. I believe this renovation has made a meaningful contribution to the vitality of Old Courthouse Square and Downtown Santa Rosa over the years.

For this reason, I am now very concerned about the loss of parking available to my tenants and their customers. This concern is shared by the other neighboring property owners and business operators, as I'm sure you are aware. I am also concerned that a reduction of this existing parking will impact the occupancy of office space at 50 Old Courthouse Square, which would then negatively impact the overall vibrancy of the Old Courthouse Square area.

Accordingly, it is my very strong belief that Airport Business Center would be the best candidate for purchase and development of Garage 5. They have a vested interest in maintaining parking at the Garage 5 location, which is aligned with my own interests and those of the other neighboring property owners.

I have worked with Rich Coombs and the other ABC owners on several occasions over the years, as a neighboring property owner as well as on other development projects in Sonoma County. In short, they are straightforward, transparent, and perform on their commitments. As a founding board member of both the Reunification of Old Courthouse Square Committee, and later, the DAO, I have worked with the DAO (past) Chair, Natalie Coombs Balfour for several years in seeing the reunification effort successfully completed, and the ongoing operation of the DAO to make the Downtown a desirable destination for residents and visitors.

They have been excellent neighbors and operators of 50 Old Courthouse Square and the Roxy Theater. Their existing investment in Downtown Santa Rosa is significant, and their commitment to Downtown Santa Rosa is proven.

The same cannot be said for Groupe Investment. I have linked a recent article in the Press Democrat in that regard, which is self explanatory.





Silent partner in project to transform Sonoma
Developmental Center has won admirers,
detractors over 50 years
pressdemocrat.com

Respectfully, for your consideration,

Charles Evans



From: [Dino Dargenzio](#)
To: [_CityCouncilListPublic](#); [City Clerk](#); [Stapp, Mark](#); [Okrepkie, Jeff](#); [Alvarez, Eddie](#); [MacDonald, Dianna](#); [Fleming, Victoria](#); [Banuelos, Caroline](#); [Rogers, Natalie](#)
Cc: richardcoombs@comcast.net; [Doug VanDyke](#); [Charles Evans](#); "Erlina D"Argenzio Real Estate"; "Rosie D"Argenzio"; billklip@gmail.com; Ken@lafranchidevelopment.com; torajsoltani64@gmail.com
Subject: [EXTERNAL] Parking and Selection of Airport Business Center for developer of Garage No 5.
Date: Tuesday, January 27, 2026 10:36:08 AM
Attachments: [Downtown Garage No. 5 use and Selectionfor development Airport Business Center City Council 1.27.2026.pdf](#)

Dino D'Argenzio
Downtown property owner

Residence: [REDACTED]
Santa Rosa, CA 95409

Mark Stapp, Mayor and Members of the Santa Rosa City Council

Re: Use of City parking lots for housing and Support of Selection of Airport Business Center of Garage No. 5. Jan 27.2026

I am Dino D'Argenzio and have been a commercial real estate broker/agent since and continually active in leasing, development and client representation in the downtown since 1979 and had offices at 538 Mendocino Ave from 1979-1984.

My family and I have improved or developed properties within the downtown core since mid 1995 period and currently own and manage the following properties within the Downtown core.

640 3rd St. : 11,000 sft: since 1995 currently occupied by Mechanics Bank, Law offices and Santa Rosa Strength Fitness

630 3rd St. 8000 sft: since 1998 :restaurant and offices, including formerly occupied by the City of Santa Rosa.

575 Ross St. 3600 sft: since 2010; and most recently occupied by Cooperage Brewing Co tap room;

640 4th St. 4600 sft: recently acquired in 2025: This building was originally designed by Larry Simons Architect for Empire Pharmacy . This property includes a land area contiguous to and up to the Northerly doorway from the parking garage No. 5 - leading to

the back door of 640 4th St- the specific purpose and intent was so that Empire Pharmacy and its customers could be assured parking, loading and immediate pedestrian access. The same pedestrian corridor leads directly to the back doors of Mac's Deli and Sawyers Jewelers and as well as to the former Topaz room building at 96 Courthouse Square , which is essential for emergency fire and pedestrian access pathways to 3rd St thru the garage and to Courthouse Square.

Like other stake holders along this area adjacent to Garage No. 5 our building at 640 4th St. is directly adjacent to Garage 5 and to 50 Old Courthouse Square, which is owned by Airport Business Center. 50 Old Courthouse Square has over 55,000 sft of office space requiring at least 3 parking per 1000 sft or at least 200 parking spaces for that building alone in order to maintain its occupancy.

Over that last + 35 years, all properties within the Downtown core have bought and paid for the City of Santa Rosa Parking garages in the Downtown district and expect accountability from the City Council to maintain and provide what we bought and paid for thru property tax assessment taxes. We do not want or need less parking and expect accountability from the City Council in this matter.

During the past 40 years active of commercial leasing and development in the downtown, I have seen the importance of convenience to support the customers ,employees and stake holder businesses within the Downtown core.

There is over 750,000 sft of office and retail business space within the Downtown core area,(excluding the Santa Rosa Plaza Mall) which requires nearly 20,000 employees and business owners daily and nightly and over 7,000 nearby parking spaces. These are people that drive their auto into the downtown from outside the Downtown and require nearby access to parking to service the business of the Downtown businesses district. And lets not forget the multitudes of customers that are necessary to support the business district; to purchase food, products and obtain all types of services offered to customers of the Downtown businesses, the majority of which do not reside within the Downtown core.

As a commercial broker active with Keegan and Coppin Co. since 1984, I have first hand experience of the importance of a clean,well lit and safe environments with nearby parking in order to attract and lease spaces to business close in to the Downtown district and to parking to support the many employees who work in the Downtown businesses-

- much like you can experience in Downtown Healdsburg or Downtown Petaluma- where you see thriving businesses.

As a matter of fact, it costs the property Owners or Tenants of the downtown businesses an average of an additional \$.20 psft/month cost to the landlord or \$200.00 per month for each 1000 sft to pay for staff parking of approx. 3 persons per 1000 sft of leased area- Businesses have the choice to lease space outside of the Downtown at over 3,000,000 sft of office and business districts that can offer free on site parking.

In actuality there is a dis-incentive to locate a business ,an office, a restaurant or a retail service within the Downtown.

Be that as it may- we Still Love You- Downtown Santa Rosa.

We want to support positive clean growth to attract business services, economic growth as well as residential development and hope to continue to make a meaningful contribution to the vitality of Old Courthouse Square and Downtown Santa Rosa over the years.

For these reason, I am now very concerned about the loss of parking currently available to all of the business tenants and their customers. This concern is shared by the other neighboring property owners and business operators, as I'm sure you are aware.

I am also concerned that a reduction of this existing parking will impact the occupancy of Retail spaces along 3rd St and 4th St as well as the office space at 50 Old Courthouse Square, which would then negatively impact the overall vibrancy of the Old Courthouse Square area.

As for a choice of who should rightly be chosen by the City of Santa Rosa to develop Parking Garage No. 5, it is my very strong belief that Airport Business Center, headed by Richard Coombs would be by far- the best candidate for purchase and development of Garage 5.

They have a historically vested interest in maintaining parking at the Garage 5 location, which is aligned with my own interests and those of the other neighboring property owners.

I have worked with Rich Coombs and the other ABC owners on several occasions over the years, as a neighboring property owner as well as on other development projects in

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It is in all of Santa Rosa's best interest in seeing the reunification effort successfully completed, and the ongoing operation of the DAO to make the Downtown a desirable destination for residents and visitors.

50 Courthouse Square owners Airport Business Center have been excellent neighbors and operators of 50 Old Courthouse Square and the Roxy Theater. Their significant existing investment in Downtown Santa Rosa and their commitment to Downtown Santa Rosa is proven. Their goals and objectives are aligned with the majority of Downtown property owners; which are the maintenance viable parking while building work-force housing within the Downtown, which includes their commitment to support local jobs, hire local builders and support local businesses.

The same cannot be said for the Groupe Investment, who is being considered for the housing development of Garage no. 5.

In fact, it is their partner who we recently purchased the property at 640 4th St from -so that should tell you something about their ability to perform or their lack commitment to Downtown Santa Rosa.

Should you choose an Outside developer, you risk losing many jobs and you potentially hurt the many businesses that support the Downtown.

You have the unique opportunity to make a very good decision by choosing a local and proven property owner and seasoned developer .

I urge you to select ABC who are the local stake holder within the Downtown to develop housing for our community and to keep in mind the needs of the Downtown business district.

Thank you

Dino DArgenzio

Dino D'Argenzio
Downtown property owner
Residence: [REDACTED]
Santa Rosa, CA 95409

Mark Stapp, Mayor and Members of the Santa Rosa City Council

**Re: Use of City parking lots for housing and Support of Airport Business Center of
Garage No. 5.** Jan 27.2026

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As a commercial broker active with Keegan and Coppin Co. since 1984, I have first hand experience of the importance of a clean,well lit and safe environments with nearby parking in order to attract and lease spaces to business close in to the Downtown district and to parking to support the many employees who work in the Downtown businesses-

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Be that as it may- we Still Love You- Downtown Santa Rosa.

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For these reason, I am now very concerned about the loss of parking currently available to all of the business tenants and their customers. This concern is shared by the other neighboring property owners and business operators, as I'm sure you are aware.

I am also concerned that a reduction of this existing parking will impact the occupancy of Retail spaces along 3rd St and 4th St as well as the office space at 50 Old Courthouse Square, which would then negatively impact the overall vibrancy of the Old Courthouse Square area.

As for a choice of who should rightly be chosen by the City of Santa Rosa to develop Parking Garage No. 5, it is my very strong belief that Airport Business Center,headed by Richard Coombs would be by far- the best candidate for purchase and development of Garage 5.

They have a historically vested interest in maintaining parking at the Garage 5 location, which is aligned with my own interests and those of the other neighboring property owners.

I have worked with Rich Coombs and the other ABC owners on several occasions over the years, as a neighboring property owner as well as on other development projects in Sonoma County. In short, they are straightforward, transparent, and perform on their commitments.

It is in all of Santa Rosa's best interest in seeing the reunification effort successfully completed, and the ongoing operation of the DAO to make the Downtown a desirable destination for residents and visitors.

50 Courthouse Square owners Airport Business Center have been excellent neighbors and operators of 50 Old Courthouse Square and the Roxy Theater. Their significant existing investment in Downtown Santa Rosa and their commitment to Downtown Santa Rosa is proven. Their goals and objectives are aligned with the majority of Downtown property owners; which are the maintenance viable parking while building work-force housing within the Downtown, which includes their commitment to support local jobs, hire local builders and support local businesses.

The same cannot be said for the Groupe Investment, who is being considered for the housing development of Garage no. 5.

In fact, it is their partner who we recently purchased the property at 640 4th St from - so that should tell you something about their ability to perform or their lack commitment to Downtown Santa Rosa.

Should you choose an Outside developer, you risk losing many jobs and you potentially hurt the many businesses that support the Downtown.

You have the unique opportunity to make a very good decision by choosing a local and proven property owner and seasoned developer .

I urge you to select ABC who are the local stake holder within the Downtown to develop housing for our community and to keep in mind the needs of the Downtown business district.



Thank you

Dino D'Argenzio

From: [Toraj Soltani](#)
To: [Dino Dargenzio](#)
Cc: [_CityCouncilListPublic](#); [City Clerk](#); [Stapp, Mark](#); [Okrepkie, Jeff](#); [Alvarez, Eddie](#); [MacDonald, Dianna](#); [Fleming, Victoria](#); [Banuelos, Caroline](#); [Rogers, Natalie](#); [richardcoombs@comcast.net](#); [Doug VanDyke](#); [Charles Evans](#); [Erlina D'Argenzio Real Estate](#); [Rosie D'Argenzio](#); [billklip@gmail.com](#); [Ken@lafranchidevelopment.com](#)
Subject: [EXTERNAL] Re: Parking and Selection of Airport Business Center for developer of Garage No 5.
Date: Tuesday, January 27, 2026 10:49:40 AM

Hi Toraj Soltani, owner of 628 and 630 Fourth Street, agree 100% with Dino on this matter, and I urge you to select Richard Coombs for this project. The vitality and continued survival of our business and downtown Santa Rosa may hinge greatly on this decision.

On Tue, Jan 27, 2026 at 10:35 AM Dino Dargenzio [REDACTED] wrote:

Dino D'Argenzio

Downtown property owner

Residence: [REDACTED]

[Santa Rosa, CA 95409](#)

Mark Stapp, Mayor and Members of the Santa Rosa City Council

Re: Use of City parking lots for housing and Support of Selection of Airport Business Center of Garage No. 5. Jan 27.2026

I am Dino D'Argenzio and have been a commercial real estate broker/agent since and continually active in leasing, development and client representation in the downtown since 1979 and had offices at [538 Mendocino Ave](#) from 1979-1984.

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During the past 40 years active of commercial leasing and development in the downtown, I have seen the importance of convenience to support the customers ,employees and stake holder businesses within the Downtown core.

There is over 750,000 sft of office and retail business space within the Downtown core area, (excluding the Santa Rosa Plaza Mall) which requires nearly 20,000 employees and business owners daily and nightly and over 7,000 nearby parking spaces. These are people that drive their auto into the downtown from outside the Downtown and require nearby

access to parking to service the business of the Downtown businesses district. And lets not forget the multitudes of customers that are necessary to support the business district; to purchase food, products and obtain all types of services offered to customers of the Downtown businesses, the majority of which do not reside within the Downtown core.

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I am also concerned that a reduction of this existing parking will impact the occupancy of Retail spaces along 3rd St and 4th St as well as the office space at [50 Old Courthouse Square](#), which would then negatively impact the overall vibrancy of the Old Courthouse Square area.

As for a choice of who should rightly be chosen by the City of Santa Rosa to develop Parking Garage No. 5, it is my very strong belief that Airport Business Center, headed by Richard Coombs would be by far- the best candidate for purchase and development of Garage 5.

They have a historically vested interest in maintaining parking at the Garage 5 location, which is aligned with my own interests and those of the other neighboring property owners.

I have worked with Rich Coombs and the other ABC owners on several occasions over the years, as a neighboring property owner as well as on other development projects in Sonoma County. In short, they are straightforward, transparent, and perform on their commitments.

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The same cannot be said for the Groupe Investment, who is being considered for the housing development of Garage no. 5.

In fact, it is their partner who we recently purchased the property at 640 4th St from - so that should tell you something about their ability to perform or their lack commitment to Downtown Santa Rosa.

Should you choose an Outside developer, you risk losing many jobs and you potentially hurt the many businesses that support the Downtown.

You have the unique opportunity to make a very good decision by choosing a local and proven property owner and seasoned developer .

I urge you to select ABC who are the local stake holder within the Downtown to develop housing for our community and to keep in mind the needs of the Downtown business district.

Thank you

Dino DArgenzio

From: [William Klippert](#)
To: [Dino Dargenzio](#)
Cc: [_CityCouncilListPublic](#); [City Clerk](#); [Stapp, Mark](#); [Okrepkie, Jeff](#); [Alvarez, Eddie](#); [MacDonald, Dianna](#); [Fleming, Victoria](#); [Banuelos, Caroline](#); [Rogers, Natalie](#); [richardcoombs@comcast.net](#); [Doug VanDyke](#); [Charles Evans](#); [Erlina D'Argenzio Real Estate](#); [Rosie D'Argenzio](#); [Ken@lafranchidevelopment.com](#); [torajsoltani64@gmail.com](#)
Subject: [EXTERNAL] Re: Parking and Selection of Airport Business Center for developer of Garage No 5.
Date: Wednesday, January 28, 2026 11:23:35 AM

Good People,

My name is Bill Klippert. I own the building at 614 - 626 Fourth Street at Courthouse Square. I've been paying Parking District fees for more than 40 years.

Dino is 100% correct. Airport Business Center, headed by Richard Coombs would be by far the best candidate for purchase and development of Garage 5.

Please take the time to read Dino's letter.

Thank you,

Bill Klippert

William Klippert
Commercial Real Estate
618 Fourth St. , Ste 201
Santa Rosa, CA 95404
PH: (707) 292-8568
BillKlip@gmail.com

On Tue, Jan 27, 2026 at 10:35 AM Dino Dargenzio <dargenzio@keegancoppin.com> wrote:

Dino D'Argenzio

Downtown property owner

Residence: 2480 Osage Ave

Santa Rosa, CA 95409

Mark Stapp, Mayor and Members of the Santa Rosa City Council

Re: Use of City parking lots for housing and Support of Selection of Airport Business

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Dino DArgenzio