

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
SUBJECT: RATIFICATION OF THE COMMERCIAL LEASE WITH ZACH BERKOWITZ AND ADDENDA A AND B TO THE LEASE AND APPROVING ADDENDUM C EXTENDING THE TERM OF THE LEASE AND INCREASING RENT FOR THE POLICE DEPARTMENT'S DOWNTOWN ENFORCEMENT TEAM OFFICE LOCATED AT 19 OLD COURTHOUSE SQUARE IN SANTA ROSA
STAFF PRESENTER: MEGAN M. BASINGER, ADMINISTRATIVE SERVICES OFFICER
POLICE DEPARTMENT
AGENDA ACTION: RESOLUTION

ISSUE(S)

Shall the City Council, by resolution, ratify the Commercial Lease and Deposit Receipt (Lease), ratify addenda to the lease and approve an addendum extending the term of the lease and increasing base rent for the commercial property located at 19 Old Courthouse Square in Santa Rosa?



COUNCIL GOALS AND STRATEGIES

This item relates to Council Goal 6, "Commit to Making Santa Rosa a Healthy Community Where People Feel Safe to Live, Work and Play."

BACKGROUND

1. In November 2006, the City entered into a Lease with Zach Berkowitz for a 710 square foot commercial space located at 19 Old Courthouse Square in Santa Rosa, on the west side of Courthouse Square. The original lease term was November 1, 2006 to October 31, 2009 and has since been extended through addenda to the original document.
2. The Police Department established the space as the Downtown Enforcement Team's office and location for enforcement related supplies.
3. The location provides the Downtown Enforcement Team's Sergeant and four Police Officers the ability to patrol on bicycles allowing close surveillance of the downtown area.

RATIFICATION OF THE COMMERCIAL LEASE AND ADDENDA A AND B AND APPROVING ADDENDUM C EXTENDING THE TERM OF THE LEASE FOR THE POLICE DEPARTMENT'S DOWNTOWN ENFORCEMENT TEAM OFFICE LOCATED AT 19 OLD COURTHOUSE SQUARE IN SANTA ROSA

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4. Since the Old Courthouse Square office has opened, the Police Department has improved its working relationships with downtown vendors and patrons including the Juilliard Park Neighborhood Association and the Santa Rosa Plaza Merchants Group.
5. The location and presence of Police Officers in the downtown, including Bicycle Officers, allows for patrol of the Prince Memorial Greenway and other downtown elements that are difficult to patrol in vehicles.
6. Ratifying the existing Lease and subsequent addenda between the City and Zach Berkowitz will allow the Police Department to continue operating it's Downtown Enforcement Team from Old Courthouse Square, provide a continual police presence in downtown Santa Rosa, and continue to build relationships with downtown merchants and patrons.
7. Approving the addendum extending the term of the Lease will allow the Police Department to continue occupying the space until November 11, 2016 at a monthly rate of \$2,750 including utilities. The rent increase is \$217.00 per month, a 9% increase. The Lease has been, and will continue to be, paid from Measure O operating funds.

RECOMMENDATION

It is recommended by the Police Department that Council, by resolution, 1) ratify the Commercial Lease and Deposit Agreement and Addendum A between the City of Santa Rosa and Zach Berkowitz for the commercial property located at 19 Old Courthouse Square in Santa Rosa, effective November 1, 2006; 2) ratify Addendum B extending the term from December 11, 2011 to November 11, 2013 at a monthly rate of \$2,533.00; and 3) approve Addendum C, extending the term of the Lease from November 12, 2013 to November 11, 2016 and increasing the monthly rent to \$2,750.00 for the remainder of the lease term.

Author: Megan Basinger, Administrative Services Officer

Attachments:

Exhibit A - Commercial Lease and Addendum A
Exhibit B – Addendum B