

RESOLUTION NO. RES-2024-014

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A LEASE AGREEMENT BETWEEN SKIKOS PROPERTIES, LLC AND THE CITY OF SANTA ROSA FOR LEASE OF PREMISES LOCATED AT 1215 SEBASTOPOL ROAD AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AND ANY EXTENSIONS OR AMENDMENTS THEREUNDER

WHEREAS, Roseland was annexed into the City of Santa Rosa in November 2017; and

WHEREAS, since becoming part of the City limits, it has been the City's goal to have a more visible police presence in the Roseland area; and

WHEREAS, the Police Department and Real Estate Services conducted an extensive search of Roseland over the past several months to identify available properties to lease or acquire for purposes of locating a police substation; and

WHEREAS, the City has acquired property located at 470 Sebastopol Road, currently being leased to the Sonoma County Library for use as the temporary location for the Roseland Regional Library ("Library"), with a planned future conversion to a police substation; and

WHEREAS, while the Library continues to occupy 470 Sebastopol Road for the near term, the City looked for lease space to operate a police substation until the Library moves to its more permanent location; and

WHEREAS, Skikos Properties, LLC, a California limited liability company ("Property Owner") owns a property located at 1215 Sebastopol Road, Assessor's Parcel Number 125-091-036 (the "Property"), which Property is improved with an 8,104 square foot building zoned Commercial General ("Building"); and

WHEREAS, within the Building there is an approximately 500-800 square foot office suite available for lease ("Premises") that fits the needs and budget of the Police Department and is in an ideal location in Roseland; and

WHEREAS, the City desires to lease the Premises beginning no later than March 1, 2024; and

WHEREAS, on December 5, 2023, the Council, in closed session, was presented with and considered the proposed terms for the City's lease of the Premises from Property Owner for use by the Police Department and Council gave Staff direction on price and terms for a lease with the Property Owner; and

WHEREAS, Staff has negotiated a lease ("Lease") within the price and terms approved by Council in closed session for \$3,500 per month for a 3-year term with two additional 1-year extension options; and

WHEREAS, on April 20, 2023, the Measure H Public Safety Special Tax Oversight Committee approved use of Measure H funding for the lease of the Premises and move in costs and funding has been appropriated to General Ledger Account No. 170302 from Measure H funds allocated to Police.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves the lease of the office space commonly known as 1215 Sebastopol Road, Suite A, APN 125-091-036 in substantially the form of the Lease attached as Exhibit A (“Lease”).

BE IT FURTHER RESOLVED that Council delegates authority to the City Manager to negotiate and execute the Lease and any extensions or amendments to the Lease deemed by the City Manager to be necessary or appropriate, subject to approval as to form by the City Attorney.

IN COUNCIL DULY PASSED this 30th day of January, 2024.

AYES: (7) Mayor N. Rogers, Vice Mayor Stapp, Council Members Alvarez, Fleming, MacDonald, Okrepkie, C. Rogers

NOES: (0)

ABSENT: (0)

ABSTAIN/RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

Exhibit A – Lease between Skikos Properties, LLC and the City of Santa Rosa