

**Resolution No.**

**County of Sonoma  
Santa Rosa, CA 95403**

**Date: 11/17/2009**

**Resolution of the Board of Supervisors of the County of Sonoma, State of California, declaring intent to enter into a lease with CA-Fountaingrove Center Limited Partnership for approximately 4,917 sq. ft. of office space, located at 3550 Round Barn Boulevard, Suite 310, Santa Rosa, California.**

**Whereas**, the County initiated the Human Resource Management System (“H.R.M.S.”) project after an internal review demonstrated that existing systems and processes were unable to support the County’s short- and long-term goals which include the ability to share information across databases and provide for efficient and effective measurement and analysis of the use of County resources, which findings and recommendations are contained in the Information Systems Department’s Strategic Plan for Technology (2005-2010) adopted by the Board in 2005; and

**Whereas**, on January 13, 2009, the Board authorized the Chair to execute an agreement with High Line Corporation for H.R.M.S. software implementation services, and the H.R.M.S. project team includes 12 F.T.E. and 3 High Line consultants, and

**Whereas**, on August 18, 2009, County and Wells Fargo Bank, N.A., a national banking association (“W.F.B.”) entered into a sublease (“Sublease”) for premises comprised of approximately four thousand five hundred fifty-seven (4,557) sq. ft. of office space, located at 3569 Round Barn Boulevard, Santa Rosa (“Current Premises”), in the building commonly known as Fountaingrove Executive Center (“Building”), in order to accommodate H.R.M.S. staff and related training activities; and

**Whereas**, CA-Fountaingrove Center Limited Partnership, the owner of the Building (“Landlord”), is currently under contract to sell the Building to Southwest Community Health Center; and

**Whereas**, County, W.F.B. and the Landlord desire to enter into a Lease Termination Agreement and Attornment Notice, whereby W.F.B.’s interest in the Sublease will be terminated and the County will attorn to the Landlord; and

**Whereas**, in order to expedite the sale of the Building to Southwest Community Health Center, Landlord has provided County with the opportunity to relocate its H.R.M.S. staff to 3550 Round Barn Boulevard (“New Premises”) and to enter into a new lease featuring the same monthly consideration as the Sublease; and

**Whereas**, Government Code Section 25350 requires this Board to publish a notice of its intention to enter into the Sublease for the New Premises, which notice must be published once a week for three (3) successive weeks before consummation of the Lease; and

**Whereas**, County and the Landlord have reached a tentative agreement as to the terms and conditions for such a lease and have reflected the same in a lease agreement (“Lease”).

**Now, Therefore, Be It Resolved**, that the Board of Supervisors of the County of Sonoma does hereby find, determine, declare, and order as follows:

1. Verification of Recitals. All of the foregoing recitals are true and correct.
2. Intention to Enter into the Lease. The Board of Supervisors hereby declares its intention to enter into the Lease for the Premises whereunder: (i) the term of the Lease will be two (2) years, with three (3) options to extend the term for two (2) additional years; and (ii) the rent will be Seven Thousand Five Hundred Nineteen and 05/100 Dollars (\$7,519.05) per month, subject to increase as set forth in the Lease.
3. Notice of Intention. This Board hereby directs the Clerk of the Board to publish a Notice of Intention to execute the Lease for the New Premises in accordance with Government Code Section 25350 and 6063.

WHEREFORE, this Resolution is passed, approved and adopted this 17<sup>th</sup> day of November, 2009 by the following vote:

**Supervisors:**

Brown:                      Kerns:                      Zane:                      Carrillo:                      Kelley:

Ayes:                      Noes:                      Absent:                      Abstain:

**So Ordered.**