

CITY OF ALAMEDA ORDINANCE NO. \_\_\_\_\_  
New Series

AUTHORIZING THE INTERIM CITY MANAGER, OR DESIGNEE, TO EXECUTE A TEN-YEAR LEASE, SUBSTANTIALLY IN THE FORM OF THE ATTACHED AGREEMENT, WITH PYKA, INC, A DELAWARE CORPORATION, FOR BUILDING 11, LOCATED AT 1190 WEST TOWER AVENUE, ALAMEDA, CA

WHEREAS, Pyka, Inc. (Pyka) researches, develops, and manufactures autonomous electric aircraft; and

WHEREAS, Pyka submitted a proposal in response to a Request for Proposals (RFP) to lease Building 11, approximately 110,561 square feet of rental space, at Alameda Point; and

WHEREAS, staff is recommending Pyka's proposal be selected and the Interim or Acting City Manager authorized to execute a lease with Pyka for Building 11; and

WHEREAS, the term of the proposed lease has a lease term of ten years with no renewal or purchase option; and

WHEREAS, the permitted use of lease premises is general office administration, research and development, manufacturing, and warehouse uses consistent with the operations of a company focused on autonomous electric aircraft technologies; and

WHEREAS, the proposed monthly base rent is \$105,032.95 during months 1-12 and increases by three and a half (3.5) percent every twelve (12) months.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Alameda that by four affirmative votes that:

Section 1. The Interim City Manager of the City of Alameda or designee is hereby authorized to execute on behalf of the City of Alameda, a ten-year lease, substantially in the form of the attached agreement, with Pyka, Inc., for Building 11, located at 1190 West Tower Avenue, Alameda, CA, subject to such technical or clarifying revisions as are reasonably determined necessary by the Interim or Acting City Manager and approved by the City Attorney, and the City Clerk is hereby authorized and directed to attest to the same.

Section 2. If any section, subsection, sentence, clause or phrase of this ordinance if, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council of the City of Alameda hereby declares that it would have passed this ordinance, and each section, subsections, clause, or phrase hereof, irrespective of the

fact that any one or more sections, subsections, sentences, clauses and phrases are declared to be invalid and unconstitutional.

Section 3. This ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

\_\_\_\_\_  
Presiding Officer of the City Council

Attest:

\_\_\_\_\_  
Lara Weisiger, City Clerk

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the \_\_\_\_ day of \_\_\_\_\_ 2022, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Lara Weisiger, City Clerk  
City of Alameda

APPROVED AS TO FORM:

\_\_\_\_\_  
Yibin Shen, City Attorney  
City of Alameda