



City of Alameda

Meeting Agenda

City Council

Tuesday, April 21, 2026

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda CA 94501

MEETING TIMES: Closed Session - 5:30 p.m.

Regular Meeting - 7:00 p.m.

Members of the public can comment on agenda items in person or remotely and must be in person to comment on Oral Communications, Non-Agenda

Public Speaking Times:

Up to 4 speakers: 3 minutes

5 or more speakers: 2 minutes

Speakers cannot cede time

For general and public participation information, please click:

<https://www.alamedaca.gov/government/Public-Comment-and-City-Council-Meeting-Guide>

For Zoom registration, please click:

https://alamedaca-gov.zoom.us/webinar/register/WN_PoL320u4Tvi3s9Ht_LbPaQ

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 863 3340 1382

Any requests for reasonable accommodations should be made by completing an online form:

<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>

The Council may take action on any item listed in the agenda

SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 5:30 P.M.

1 Roll Call - City Council

2 Public Comment on Closed Session Items Only

3 Adjournment to Closed Session to consider:

3-A [2026-5938](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(a)
Case Name: City of Alameda v. Greenway Golf Associates, Inc.

Court: Alameda County Superior Court
Case No: 22CV011964

- 4 **Announcement of Action Taken in Closed Session, if any**
- 5 **Adjournment - City Council**

REGULAR CITY COUNCIL MEETING - 7:00 P.M.

Pledge of Allegiance

- 1 **Roll Call - City Council**
- 2 **Agenda Changes**
- 3 **Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes**
- 4 **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction; limited to 15 minutes; remaining speakers may comment under Section 9**
- 5 **Consent Calendar - Routine items are approved by one motion unless Councilmembers remove items for discussion; removed items are called after Agenda Items; Councilmembers may speak for up to 3 minutes**
- 5-A [2026-5925](#) Minutes of the Special and Regular City Council Meetings Held on March 17, 2026, and the Special City Council Meeting Held on March 24, 2026. (City Clerk)
- 5-B [2026-5942](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-C [2026-5940](#) Recommendation to Approve Agreement Appointing Girard "Gerry" Beaudin as City Manager Effective June 30, 2026; and Adoption of Resolution Modifying the Council Appointee Salary Schedule Increasing the Salary Range of the City Manager Position by 1%. (City Attorney/Human Resources)
Attachments: [Exhibit 1: Agreement Resolution](#)
- 5-D [2026-5917](#) Recommendation to Approve a Memorandum of Understanding Between the City and Alameda Little League Baseball for Exclusive Use Permit of Littlejohn Baseball Field from March to June 2026 and

August to November 2026. (Recreation and Parks)

Attachments: [Exhibit 1: Littlejohn Park Baseball Field](#)
[Exhibit 2: Parking Plan](#)
[Exhibit 3: Memorandum of Understanding](#)
[Correspondence - Updated 4/6](#)

- 5-E** [2026-5833](#) Recommendation to Authorize the Interim City Manager to Execute a Three-Year Agreement with SHI International Corp. for Microsoft 365 Government Community Cloud Subscription Licensing Services for an Annual Cost of \$343,911 and a Total Three-Year in an Amount Not-to-Exceed \$1,031,734. (Information Technology 60626070-51040)

Attachments: [Exhibit 1: SHI Quote](#)
[Exhibit 2: Riverside Agreement Part 1](#)
[Exhibit 2: Riverside Agreement Part 2](#)
[Exhibit 2: Riverside Agreement Part 3](#)

- 5-F** [2026-5852](#) Recommendation to Authorize the Interim City Manager to Execute a One-Year Agreement with SHI International Corp. for CrowdStrike Services in an Amount Not-to-Exceed \$83,803. (Information Technology 60626070-51040)

Attachments: [Exhibit 1: Quote](#)
[Exhibit 2: Program Overview](#)
[Exhibit 3: Agreement](#)
[Exhibit 4: Terms and Conditions](#)

- 5-G** [2026-5857](#) Recommendation to Authorize the Interim City Manager to Execute a First Amendment to the Agreement with SpenCon Construction for Repairs of Sidewalks, Curbs, and Gutters to Increase the Not-to-Exceed Amount by \$1,200,000 for a Total Not-to-Exceed Amount of \$5,755,650.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works C14000)

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: First Amendment](#)

- 5-H** [2026-5860](#) Recommendation to Accept the Annual Military Equipment Report for the Alameda Police Department and Continue to Allow the Department to Use and Maintain the Equipment Previously Adopted. (Police 10031100)

Attachments: [Exhibit 1: Policy 706](#)
[Exhibit 2: Deployment List](#)
[Exhibit 3: Quotes](#)
[Exhibit 4: Inventory, Equipment, and Maintenance Costs](#)

5-I [2026-5763](#) Recommendation to Authorize the Interim City Manager to Execute a Five-Year Gas Service Operations and Maintenance Agreement for Alameda Point with Pacific Gas and Electric Company in an Amount Not-to-Exceed \$550,000, with up to Three One-Year Options to Renew, for a Total Not-to-Exceed \$880,000 over Eight Years, Substantially in the Form of the Attached Agreement.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301(b) (Existing Facilities) and 15061(b)(3) (Common Sense Exemption). (Base Reuse and Economic Development 29061822, 29161822)

Attachments: [Exhibit 1: Agreement](#)

5-J [2026-5872](#) Recommendation to Approve the Webster Street Business Improvement Area Annual Assessment Report; Adoption of Resolution of Intention to Levy an Annual Assessment on the Webster Street Business Improvement Area of the City of Alameda for Fiscal Year 2026-27; and to Set a Public Hearing for May 5, 2026. (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1: Annual Assessment Report](#)
[Exhibit 2: Assessment Fee Schedule](#)
[Exhibit 3: Boundaries Map](#)
[Exhibit 4: Address List](#)
[Resolution](#)

5-K [2026-5873](#) Recommendation to Approve the Park Street Business Improvement Area Annual Assessment Report; Adoption of Resolution of Intention to Levy an Annual Assessment on the Park Street Business Improvement Area of the City of Alameda for Fiscal Year 2026-27, and to Set a Public Hearing for May 5, 2026. (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1: Annual Assessment Report](#)
[Exhibit 2: Assessment Fee Schedule](#)
[Exhibit 3: Boundaries Map](#)
[Exhibit 4: Address List](#)
[Resolution](#)

5-L [2026-5926](#) Final Passage of Ordinance Amending Alameda Municipal Code

Article XV (Rent Control, Limitations on Evictions and Relocation Payments to Certain Displaced Tenants) to Incorporate Policy Changes and Clarifying Updates. (City Attorney 20723849)

- 5-M** [2026-5902](#) Public Hearing to Consider an Economic Development Subsidy to be Provided to the Oakland Roots & Soul; and Adoption of Resolution Authorizing the Interim City Manager to Execute a Transient Occupancy Tax Sharing Agreement with the Oakland Roots & Soul in an Amount Not-To-Exceed \$150,000 in Support of a World Cup Team at its Alameda Facility during the World Cup Tournament in Summer, 2026. (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1: Summary Report](#)
 [Exhibit 2: Agreement](#)
 [Resolution](#)

6 **Continued Agenda Items**

7 **Regular Agenda Items**

- 7-A** [2026-5909](#) Recommendation to Authorize the Interim City Manager to Execute an Agreement with Ruby's Place, Inc. dba Restorative Pathways in an Amount Not-to-Exceed \$1,511,000 to Operate the Day Center and Safe Parking Program for the term May 1, 2026, through June 30, 2027, with the Option of a One-Year Extension, for a Total Two-Year Amount Not-to Exceed \$3,022,000.
- This project is statutorily exempt from further environmental review pursuant to Public Resources Code section 21080.10 (services for people experiencing homelessness), and categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15061(b) (3) (Common Sense). (City Manager 10021833)

Attachments: [Exhibit 1: Agreement](#)
 [Exhibit 2: Vetting Results](#)

- 7-B** [2026-5898](#) Summary Title: Approval of Project Agreements with Radium Presents for the Radium Performing Arts Center Consisting of the Development of an Approximately 53,000 Square Foot Performing Arts Center and Approximately 1-Acre Plaza on 1.87-Acres of City-Owned Land Referred to as Site A Blocks 12 and 13 at Alameda Point, Including Adoption of a Site-Specific Surplus Land Exemption Public Hearing to Consider Adoption of Resolution Declaring 1.87 Acres of City-Owned Land Between Building 77 and the Seaplane Lagoon Promenade to be Exempt Surplus Land under the Surplus

Land Act; and
Introduction of Ordinance Approving a Lease Option for Three Years with Three One-Year Extensions in Furtherance of a Sixty-Six Year Ground Lease with Purchase Option with Radium Presents for Approximately 1.87 Acres of Land Located at Alameda Point, and Authorizing the City Manager to Execute a Purchase and Sale Agreement Consistent with the Purchase Option. [Requires four affirmative votes]

The Project is subject to the streamlining provision of Public Resources Code Sections 21166 and 21083.3 and Sections 15162 and 15183 of the California Environmental Quality Act Guidelines. Accordingly, a CEQA Checklist has been prepared, and no further environmental review is required. (Base Reuse and Economic Development 29061822)

Attachments: [Exhibit 1: Certificate of Approval](#)
[Exhibit 2: Radium Development Plan](#)
[Exhibit 3: Lease Option with Ground Lease and Purchase Option](#)
[Exhibit 4: CEQA Checklist](#)
[Resolution](#)
[Ordinance](#)

- 7-C** [2026-5900](#) Recommendation to Approve Sale of City-Owned Property Located at 650 West Ranger Avenue (Building 92) at Alameda Point to Ernst Development Partners, Inc. and Authorize the City Manager to Execute a Purchase and Sale Agreement and Related Documents; Public Hearing to Consider Adoption of Resolution Declaring Approximately 3.56 Acres of City-Owned Property at Alameda Point Located at 650 West Ranger Avenue to Be Exempt Surplus Land under the Surplus Land Act; and
Introduction of Ordinance Approving a Purchase and Sale Agreement for the Sale of City-Owned Property Located at 650 West Ranger Avenue (Building 92) to Ernst Development Partners, Inc., and Authorizing the City Manager to Execute the Purchase and Sale Agreement and Related Documents. [Requires four affirmative votes] (Base Reuse and Economic Development 29061822)

Attachments: [Exhibit 1: Agreement](#)
[Resolution](#)
[Ordinance](#)

- 7-D** [2026-5892](#) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Article XVIII (Tobacco Retailers) of Chapter VI (Businesses, Occupations, and Industries) Prohibiting the Sale and

Distribution of Nitrous Oxide by Tobacco Retailers, Convenience Stores, and Other Retail Establishments. (City Manager)

Attachments: [Ordinance](#)

- 7-E** [2026-5876](#) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Article 3.61 (Transient Occupancy Tax) of Chapter 3 (Finance and Taxation) to Implement Senate Bill 346 Authorizing Cities to Require Short Term Rental Platforms to Provide Additional Information to Cities.

This action does not constitute a “project” as defined in California Environmental Quality Act (CEQA) Guidelines Section 15378. (Finance 10024051)

Attachments: [Ordinance](#)

- 8** **City Manager Communications - Communications from City Manager**
- 9** **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction**
- 10** **Council Referrals - Matters placed on the agenda by Councilmembers may be scheduled as future agenda items or dispositive action may be taken on sufficiently noticed time sensitive legislative matters; presentations are limited to 5 minutes; Councilmembers may speak for up to 3 minutes**
- 11** **Council Communications - Councilmembers may speak for up to 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings**
- 12** **Adjournment - City Council**

- Public speaking times: 3 minutes for up to four speakers and 2 minutes for five or more speakers; speakers cannot cede time
- Public comment must be submitted by noon the day of the meeting to be posted online prior to the meeting
- Visuals to be shown at a meeting must be submitted by noon the day before the meeting and must be in PDF format
- Meeting Rules of Order are available at:
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-4>
- Public Comment and Council Meeting Guide available at:
<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-and-City-Council-Meeting-Guide>
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators will be available upon request by contacting the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting
- To request any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please complete an online form:
<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>
- Closed captioning is available via Zoom live or after meetings at:
<https://www.youtube.com/cityofalameda>
- Sign up to receive agendas: <https://www.alamedaca.gov/Subscribe>
- View documents related to this agenda on the City's website:
<https://alameda.legistar.com/Calendar.aspx>
- Documents related to this agenda are also available for public inspection and copying at the Office of the City Clerk (City Hall, 2263 Santa Clara Avenue, Room 380) during normal business hours
- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.