

CITY OF ALAMEDA ORDINANCE NO. _____

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE FOR A PORTION OF BUILDING 169 WITH THE PACIFIC PINBALL MUSEUM, A 501(C)(3) CALIFORNIA NON-PROFIT ORGANIZATION, LOCATED AT 1680 VIKING STREET, SUITE 101 AT ALAMEDA POINT, ALAMEDA, CALIFORNIA, FOR A TERM OF THIRTY-SIX MONTHS.

WHEREAS, Pacific Pinball Museum (“PPM”) is a non-profit organization that was founded in 2002 and that has been a tenant at Alameda Point since 2006 and a tenant at Suite 101 of Building 169 since 2016; and

WHEREAS, PPM’s 2020 lease with the City of Alameda for Building 169 expired and PPM has occupied Building 169 under a temporary license agreement with the City; and

WHEREAS, the City and PPM now desire to enter into a new lease agreement for a term of thirty-six (36) months, commencing January 1, 2025; and

WHEREAS, each party will retain the right to terminate with six (6) months prior notice; and

WHEREAS, the monthly base rent is \$0.45 per square foot for months one to twelve, with a 3% annual increase, plus 50% of any profit above base rent derived from any sublease; and

WHEREAS, this action does not constitute a “project” as defined in California Environmental Quality Act (CEQA) Guidelines Section 15378 and therefore no further CEQA analysis is required. Additionally, this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3) (Common Sense); and

WHEREAS, PPM will comply with all other leasing requirements including provisional insurance that is satisfactory to the City.

NOW, THEREFORE, the City Council of the City of Alameda does hereby ordain as follows:

Section 1. The City Manager of Alameda is hereby authorized to execute on behalf of the City of Alameda a lease agreement with the Pacific Pinball Museum, a 501(c)(3) Non-Profit Organization, for a portion of Building 169 located at 1680 Viking Street, Suite 101 at Alameda Point, Alameda California, for a term of thirty-six (36) months, subject to such technical or clarifying revisions as are reasonably determined necessary by the City Manager and approved by the City Attorney, and the City Clerk is hereby authorized and direct 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
City of Alameda

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I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the ____ day of _____, 2025, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this ____ day of _____, 2025.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda