

CITY OF ALAMEDA ORDINANCE NO. _____

New Series

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE WITH SCIENCE CORPORATION FOR BUILDING 11, LOCATED AT 1190 WEST TOWER AVENUE, ALAMEDA, CALIFORNIA, FOR A TEN YEAR LEASE TERM WITH TWO ADDITIONAL FIVE-YEAR EXTENSION OPTIONS FOR RESEARCH AND DEVELOPMENT, CLEAN MANUFACTURING AND PRODUCTION, ADMINISTRATION, ASSEMBLY, MACHINING, WAREHOUSING, AND OFFICE USE AND RELATED ANCILLARY USES

WHEREAS, City-owned Building 11 (the “Premises”) consists of approximately 110,561 square feet of rentable space that is currently unoccupied; and

WHEREAS, in October 2022 the City issued a Request for Proposals (RFP) for potential tenants to occupy the Premises. The City received six proposals for the Premises, including Science Corporation’s (“Science Corp.”) proposal. Based upon a review of the proposals and the City’s leasing and economic development objectives for Alameda Point, staff initiated negotiations for a lease for the building with Science Corp.; and

WHEREAS, Science Corp. is an established firm providing research and development activities to develop an implantable brain-machine interface that targets treating extreme disabilities, most notably blindness; and

WHEREAS, the City and Science Corp. have negotiated a lease with an initial term of ten (10) years with two (2) options to extend the term for an additional five (5) years under certain conditions.

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

Section 1. The City Manager of the City of Alameda is hereby authorized to execute on behalf of the City of Alameda, a lease agreement with Science Corporation, a Delaware corporation, for Building 11 at 1190 West Tower Avenue at Alameda Point for ten (10) years, with two (2) additional five (5) year extension options pursuant to certain conditions, 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 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

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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 _____ 2023, 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 _____ 2023.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda