

From: [Liz Taylor](#)
To: [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [Trish Spencer](#); [John Knox White](#); [Manager Manager](#); [Lisa Fitts](#); [Nanette Mocanu](#)
Cc: [City Clerk](#)
Subject: [EXTERNAL] RE: Agenda item 5-N File # 2022-2191 Building 41
Date: Thursday, September 1, 2022 7:21:02 PM
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[Alameda City Council Sept 1.pdf](#)

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Dear Honorable Mayor Ashcraft, City Council Members and Staff
Please find attached a letter regarding Agenda item 5-N File 2022-2191 regarding Building 41 and the years long efforts to exercise the purchase option, hampered directly by the Surplus Lands Act. Many of you have recently had the opportunity to visit DOER by way of meeting with one of our clients, Rain. I think that our position as a Blue Tech, for public benefit, woman owned small business is fairly well understood in the community. I am glad some of you had the chance to see the breadth of our work into climate change mitigation and environmental restoration dovetailing so nicely with our engineering expertise. Rain is just one of the many clients DOER has attracted to the area yielding economic benefit and public recognition to Alameda.
Thank you for your continued work and kind attention.

Liz Taylor
President
DOER Marine
650 W Tower Ave
Alameda CA 94501

From: Liz Taylor
Sent: Monday, February 14, 2022 7:50 PM
To: mezzyashcraft@alamedaca.gov; mvella@alamedaca.gov; tdaysog@alamedaca.gov; tspencer@alamedaca.gov; jknoxwhite@alamedaca.gov; manager@alamedaca.gov; lfitts@alamedaca.gov; Nanette Mocanu <nmocanu@alamedaca.gov>
Cc: clerk@alamedaca.gov; Liz Taylor <liz@doermarine.com>
Subject: File # 2022-1705 Building 41

Dear Honorable Mayor Ashcraft, City Council Members and Staff

I am writing in regard to the closed session meeting on February 14 about Building 41 at 650 W Tower Ave where Wrightspeed is the master tenant. Reading the agenda item, I noticed that there was no mention of DOER Marine Operations, the City approved sub tenant to Wrightspeed. DOER respectfully requests that our sublease be carried forward as part and parcel of the Wrightspeed lease holdover/extension request and/or any other form of lease instrument.

In addition to providing essential services to the Navy, NOAA, Universities, telecom, and first

responders (including Alameda Fire), DOER has a number of major contracts under build which would be severely impacted by any change to the current lease arrangement between Wrightspeed and the City.

DOER has been in regular contact with Nanette Mocanu regarding both building 41 and other spaces at Alameda Point. We have also been trying since June of 2021 to schedule a meeting with Lisa Maxwell. Our most recent request from December was forwarded to Annie Cox for action but we still have not been able to secure an appointment.

State encumbrances on other sites have also made it impossible for DOER to pursue any other options. Between ongoing Covid impacts and the procedures involved with other potential sites, It seems unlikely that space will be made open to existing Alameda small business interests at Alameda Point for at least the next five years. These elements again point to the rationale for extending the existing Wrightspeed lease/sublease as is for another five year term.

Thank you for your time and consideration

Liz Taylor
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1 September, 2022

Alameda City Council
City Hall, Council Chambers
2263 Santa Clara Ave
Alameda CA 94501

Dear Mayor Ashcraft and honorable Council Members:

I am writing in response to Meeting Agenda item 5-N, 2022-2191 slated for discussions during the regular city council meeting on September 6, 2022. In particular, I would like to reference Exhibit 6, Building 41. Our company, DOER Marine Operations is the City approved sub tenant in this building and has been in occupancy since the sublease was approved in 2017.

The primary leaseholder, Wrightspeed (Revo), had a purchase option in their lease. It was always the intention of Wrightspeed to exercise that option. Starting in 2019, efforts began to exercise the option to purchase utilizing private funding. City staff informed Wrightspeed that the option could not be exercised specifically because of the recently enacted Surplus Lands Act. City staff stated specifically that "their hands were tied", both in efforts to complete conveyance of the building from the Navy to the City and to honor the purchase option in Wrightspeed's lease.

Like Natel, DOER and Wrightspeed all occupy the niche of award winning Blue/Green economic development; heavily project based but broadly benefiting climate change mitigation, environmental restoration and exploration while supporting jobs and on the job training. Unlike Natel, Wrightspeed was blocked from exercising the purchase option leaving their, and DOER's public benefit business models vulnerable to uncertainties.

Throughout the remainder of 2019 and into 2020 and 2021, calls and meetings continued as best possible despite Covid shut downs and related impacts to business. The consistent theme was that if the city could not honor the purchase option due to the surplus lands act that Wrightspeed wished to retain and exercise the purchase option and simply renew/extend its lease on its face for another term, in hopes that a solution would be found to the Surplus Lands Act; a "one size fits all" piece of legislation that clearly did not apply to large industrial spaces like building 41.

By way of back up and proof of viability, a letter of intent was executed in February 2022 providing evidence to city staff of all funding necessary for Wrightspeed to purchase the building under the terms of the lease. The Swire Property Group and Alfa Partners would back Wrightspeed's purchase, securing both their ongoing R&D efforts in Green Tech and retaining DOER, a woman owned for public benefit company as a sub tenant in the Blue Tech space.

At a city council meeting earlier this year, a small committee was appointed to negotiate a new lease with Wrightspeed. The team included the City Manager, city attorney, and city staff members who had full knowledge of the desire to exercise the option and the letter of intent. Since that time, the city has seen significant turn over in the City Managers role- three different people thus far. This, along with

efforts to significantly raise the rent and alter other terms, while eliminating the purchase option from the lease has led to a prolonged negotiation process. The challenges of Covid along with turnover in personnel both on the part of the city and Wrightspeed/Revo have been contributing factors to the longer than normal discussions.

The facts remain that Wrightspeed has the financial backing of Swire/Alfa to immediately exercise the option to purchase the building once the city is free to allow it. Given all that has transpired between 2019 and today, the only fair and equitable solution is for the City to renew, not rewrite the lease allowing Wrightspeed/Revo and DOER to continue their respective public benefit operations.

At a recent council meeting where leases for buildings 11 and 9 were being discussed, a number of speakers came forward, questioning the role of the City as a landlord v a beneficiary of sales to tenants.

The strength of Swire/Alfa should give the City the same level of confidence they have enjoyed with Ernst, Crowe, and other seasoned real estate professionals. The major difference in this situation is that Swire/Alfa has committed, in writing to supporting Wrightspeed/Revo while retaining DOER, giving them the stability needed to continue their public benefit missions, both of which align with the vision that the Navy had for Alameda Point: Blue/Green Job creation, technology, US based manufacturing, innovation and educational opportunities.

I am asking that the Mayor and honorable Council Members adopt the resolution to exempt the agenda item properties from the Surplus Lands Act while in parallel, recommending that the purchase options hampered by the Surplus Lands Act be continued for at least three years. Giving existing tenants/sub tenants extensions on these impacted options/leases is an act of good faith that will allow time to explore and remedy some of the unintended consequences.

Thank you for your time and consideration

Liz Taylor
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