

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

APPROVING THE LEASE OF BUILDING 397, LOCATED AT 1690 ORION STREET AT ALAMEDA POINT, WITH ASTRA SPACE, INC., A DELAWARE C-CORPORATION FOR A TWO-YEAR LEASE WITH THREE ONE-YEAR EXTENSION OPTIONS.

WHEREAS, Astra Space, Inc. is a San Francisco-based aerospace research and design firm with a ten-year history of developing aerospace technology in partnership with NASA; and

WHEREAS, Astra Space, Inc. entered into a license agreement for Building 397 on November 22, 2016 with the City of Alameda; and

WHEREAS, Astra Space, Inc.'s license will expire and be replaced by the lease agreement once approved; and

WHEREAS, Building 397 consists of approximately 17,335 square feet of rentable space; and

WHEREAS, Astra Space, Inc. will occupy Building 397 and have the right, on an exclusive basis, to have its employees and visitors park in the adjacent paved areas; and

WHEREAS, the Premises will be used for the rocket engine testing, research, and development; and

WHEREAS, the base rent over the two years are \$12,134.50 for year one, \$12,498.50 for year two; and

WHEREAS, Astra Space, Inc. provided \$110,666.66 in prepaid rent; and

WHEREAS, Astra Space, Inc. will be required to provide a security deposit in the amount of \$24,269 and the lease contains the standard insurance, indemnity, assignment and termination clauses the ARRA required in its leases and compliant with the Lease in Furtherance of Conveyance (LIFOC).

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 or his designee is hereby authorized to negotiate, execute, for and on behalf of the City of Alameda, a lease with Astra Space, Inc., a California corporation, for Building 397 at Alameda Point for two years with three one-year options to renew, 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 resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the ____ day of _____, 2016, 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 _____, 2016.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Janet C. Kern, City Attorney
City of Alameda