

CITY OF ALAMEDA ORDINANCE NO. _____

AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A NEW 36-MONTH LEASE, WITH TWO THREE-YEAR RENEWAL OPTIONS WITH RHOADS PROPERTY HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DBA CSI MINI-STORAGE, FOR BUILDINGS 338, 608, AND 608A-C TOTALING APPROXIMATELY 70,989 OF RENTABLE SQUARE FEET, PLUS ASSOCIATED LAND AND PARKING, LOCATED AT 50 AND 51 WEST HORNET AVENUE IN ALAMEDA POINT

WHEREAS, the premises at 50 and 51 West Hornet Avenue consist of building space containing 70,989 of rentable square feet with associated land and parking totaling 417,410 square feet (Leased Premises); and

WHEREAS, Rhoads Property Holdings, LLC, dba CSI Mini-Storage (CSI) has occupied the current leased premises since 2005, and therefore this lease is retaining an existing Alameda Point tenant; and

WHEREAS, a mini-storage facility is not is not a desired long-term use of the property, it is a reasonable interim use that will enable the City to continue to generate lease revenue, and maintain the property as occupied, while awaiting redevelopment; and

WHEREAS, the City acknowledges that CSI has been a long-term tenant and this is the most efficient and best use of the leased premises at this time; and

WHEREAS, CSI has agreed through this lease to provide the City with an early termination right providing flexibility to act if and when a development proposal moves forward that impacts the Leased Premises.

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

Section 1. The City Manager of the City of Alameda is hereby authorized to execute on behalf of the City of Alameda a 36-month lease, with two (2) three (3)-year renewal options with Rhoads Property Holdings, LLC, DBA CSI Mini-Storage, for Buildings 338, 608, and 608A-C totaling approximately 70,989 square feet and associated land and parking; 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
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 20th day of January 2026, 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 21st day of January 2026.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda