

CITY OF ALAMEDA ORDINANCE NO. \_\_\_\_\_  
New Series

APPROVING A LEASE AND AN OPTION TO PURCHASE AND AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS NECESSARY TO IMPLEMENT THE TERMS OF A 10 YEAR LEASE AND AN OPTION TO PURCHASE WITH NATEL ENERGY, INC., A DELAWARE CORPORATION, FOR BUILDING 23 LOCATED AT 2401 MONARCH STREET AT ALAMEDA POINT

WHEREAS, Natel Energy, Inc. (Natel) designs and manufactures innovative hydropower systems that generate renewable energy; and

WHEREAS, the premises will be used as office, research and development, and light manufacturing; and

WHEREAS, Natel previously occupied Building 400A and currently occupies Building 19 at Alameda Point under a license agreement ending in December of this year; and

WHEREAS, with funding from the United States Department of Energy and the Small Business Innovation Research Program, Natel has been allowed to grow and commercialize their invention, thus, prompting their expansion and relocation; and

WHEREAS, at their new location, Natel is expected to expand to approximately 150 employees, and

WHEREAS, Building 23 consists of approximately 65,000 square feet of rentable space with adjacent parking in front of the premises; ~~and~~.

WHEREAS, Natel is interested in an option to purchase the premises upon certain conditions set forth in the lease.

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 and option to purchase with Natel Energy, Inc., a Delaware corporation, for Building 23 located at 2401 Monarch Street at Alameda Point for ten years, which includes an option to purchase the property 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.

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Presiding Officer of the City Council

Attest:

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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 \_\_\_\_\_, 2015, 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 \_\_\_\_\_, 2015.

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Lara Weisiger, City Clerk  
City of Alameda

APPROVED AS TO FORM:

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Janet C. Kern, City Attorney  
City of Alameda