

Minutes
Mayor's Economic Development Advisory Panel
Alameda City Hall, Conference Room 391
Wednesday, December 3, 2025

1 CALL TO ORDER

Chairman David Mik called the meeting to order at 6:01pm.

2 ROLL CALL

Present: David Mik, Brock Grunt, Becca Perata, Dr. Sharine Thenard, Eva Jennings, Madlen Saddik, Joe Ernst, and Mark Culyer.

Absent: Gia Schneider, Matt Kreutz, Adam Elsesser.

City Staff present: Abby Thorne-Lyman, Director of Base Reuse and Economic Development, Dwayne Dalman, Economic Development Division Manager, and Cesar Mesias, Economic Development Specialist for Base Reuse and Economic Development.

Online participants: none.

3 APPROVALS OF MINUTES

3-A Reviewed and approved September 3, 2025 EDAP minutes. **No motion. Passed 7-0.**

4 ORAL COMMUNICATIONS - PUBLIC COMMENTS

none

5 CONSENT CALENDAR

none

6 REGULAR AGENDA ITEMS

6-A Positioning the Alameda Point Enterprise District for Future Development

Ms. Thorne-Lyman reminded everyone about the August 26, 2024 meeting's Summary of Feedback: 1. Market more aggressively 2. Send a Clear Message, and 3. Be Flexible. Flexible zoning which allows for any job generation. The Enterprise District is generally bound by West Atlantic Avenue and can be discussed as anything south of West Atlantic in core.

Site B – Pacific Fusion – Because of the Alameda Point Master Infrastructure Plan (MIP), we knew exactly what improvements we needed for the Pacific Fusion Develop Plan: streets, storm drains, sanitary sewers, water, gas, electric (Joint Trench), and site

preparation by the developer, including demolition of buildings and foundations, identifying and rerouting of utilities, grading, geotechnical.

Ms. Thorne-Lyman said the cost estimate BRED did in 2025 showed that it will cost \$700,000 million to replace everything at Alameda Point. Much of that will be the cost of sea-level rise work (sea walls, etc.), which is extraordinarily expensive. A new estimate for the infrastructure replacement showed the cost has risen to \$900,000 million.

As a result, she said BRED will be informing City Council that the expectation that the sale of land will not pay for the replacement of infrastructure at Alameda Point. The math doesn't work anymore. Therefore, we may need to seek out sources of funding and grants to pay for some of the infrastructure. This hasn't been thought of before and it will be a huge topic for the council.

We have a robust employment base but most of the buildings in the Enterprise District will need to be torn down in support of new development, with two exceptions: buildings 166 and 167.

Pacific Fusion Negotiation Background:

- Jan 2025: Council directed staff to explore development with Pacific Fusion, which BRED did, in the shortest amount of time ever, said Ms. Thorne-Lyman.
- Feb 2025: Council authorized Exclusive Negotiating Agreement with Pacific Fusion for two-year period
- June 2025: Council approved Purchase Option and adopted CEQA Checklist Findings for 13-acre, 220,000 square foot nuclear fusion demonstration facility
- September 2025: Pacific Fusion selects Albuquerque, New Mexico and notifies

Alameda of intent to terminate option. Upon the termination, the city received all third part consultant materials, which will be a benefit for us in the future.

Purchase Price of \$28.9 million delivered through infrastructure consistent with Master Infrastructure Plan (MIP)

Net of Closing Costs and contingency, infrastructure package of ~\$22-24 million

would include:

- New Orion Street from West Pacific to West Ticonderoga (2 blocks)
- Improvements to West Ticonderoga from Orion Street(1 block)
- New sewer pump station & repairs to existing sewer lines
- Use existing stormwater lines & outfall, with repairs
- AMP power from Cartwright substation

Ms. Thorne-Lyman said BRED worked with Public Works about the infrastructure needs. We had to make sure we were getting as much infrastructure as we could out of the deal, but also that the infrastructure could support a new 225,000 square foot building: sewer lines, storm water, electrical and what streets we would improve. A new sewer pump station and changing the direction of flow. There were lots of decisions we had to make for this proposal to right-size the infrastructure package with the value of the land.

Ms. Thorne-Lyman's question to all EDAP members:

How can the City best position the Enterprise District to take advantage of private development opportunities, and leverage what has been learned from the Pacific Fusion development process?

Beneficial Work BRED Completed in 2025 in Pacific Fusion Proposal

- Established Price and Terms
- Backbone infrastructure package scaled to the project
- CEQA checklist for 250 employees, 220,000 sq. ft. demonstration facility (400-page document)
- Nimble plan for petroleum groundwater monitoring
- Draft Corrective Action Plan from Chevron for tarry refinery waste, calling for removal of 7 feet of dirt (they submitted a corrective action plan two months ago, so, Ms. Thorne-Lyman is optimistic that Chevron will begin the work in early 2026).

Staff Reflections

Ms. Thorne-Lyman said, How do we tell story of the work Alameda did to support fusion, and move quickly through development process?

- Educate non-real estate business company personnel on a complex transaction is a major hurdle to attracting an anchor tenant

Pacific Fusion had aggressive timelines for operations, and they ran into City time, so it was frustrating to them. For businesses that are answerable to investors, how do we shorten the time that the real estate transactions and City's entitlement process take? The timing of these two things is very different.

- Refine the story about Alameda's competitive advantages (AMP energy prices and predictability vs PG&E; quality of life created by the community's numerous assets)

Panel member Grunt said, can you go back to Pacific Fusion and ask them what they liked and what they didn't about Alameda for the future?

Panel member Perata said the City had discussions with the Governor's Office of Business and Economic Development (GOBED) about Pacific Fusion as well as state and local elected officials. They wanted it to happen here.

Ms. Thorne-Lyman asked Mr. Dalman if he had any discussions with GOBED about Pacific Fusion, which he said he did. He added that he felt that GOBED is more reactionary than proactive. Twenty years ago, the Governor's economic development office was much more engaged, then it turned into GOBED, but he feels that the state doesn't compete very well in comparison to what other states can offer.

A discussion ensued about keeping businesses here, not just their research and development departments because the intellectual talent is here. Panel member Ernst said his whole career he's seen businesses innovate well here, but once they commercialize/are ready to manufacture, they leave.

Panel member Grunt felt that a lot of the work has been done for Pacific that will serve BRED well for future proposals along with working with GOBED.

Panel member Jennings asked Ms. Thorne-Lyman if there are any specific entities she's identified for possible grants to pay for infrastructure? She replied they have: the federal government isn't giving such grants now, but the state of California is. Ms. Thorne-Lyman said BRED is applying for a \$15 million Army Corps. of Engineers grant for the seawall on the north side of the estuary. It's an Alameda Point grant, not one for the Enterprise District.

She said there's also some federal core infrastructure money that BRED will pursue next year for repairs. We have just learned of another state source of funding for affordable housing and will partner with SF Bay Ferry for their electrification and will have a few blocks of pedestrian and bike improvements we can also make. Small pieces and steps.

Everyone agreed that the infrastructure needs to be done as soon as possible. Panel member Saddik said that City Council is debating infrastructure bonds for 2026.

Ms. Thorne-Lyman said she's looking at infrastructure financing using some kind of infrastructure finance mechanism where we can bond off of lease revenue from buildings in Phase II. We should be also looking at this type of financing for the

Enterprise District, too. I hear what you all are saying about the urgency for infrastructure and look at it in two ways:

1. City figures out a way to finance it (we don't have \$30 million in the bank)
2. Bring in a developer who is willing to take on the risk with some favorable deal from the City.

I don't see any other way.

Panel members Grunt and Ernst said the City should look for a partner for infrastructure such as master builder who is willing to tie up the land and improve it as opposed to a tenant, which is not likely.

Chairman Mik said it's two sides of the same coin, whether the City develops it or they allow a master developer to do it. The City is reluctant to have a developer sit on it for 10 years and then walk away. Maybe it's 14-acre plots we're selling at a time that would make it more attractive to developers. The infrastructure is there and maybe it's a way to jump start the area.

Ms. Thorne-Lyman said it's important to act now since we have all this fresh information. Chevron is doing cleanup work. I think we want to be out there in the first half of 2026 at the latest.

In an answer to chairman Mik's question, Ms. Thorne-Lyman said she felt the panel had given her direction in how to proceed: taking certain questions to Pacific Fusion for feedback, infrastructure financing, planning a marketing strategy, talking to our listing broker. All will help us start fresh, she said.

Panel member Grunt cautioned Ms. Thorne-Lyman not to let Pacific Fusion blame their dropout all on the money (tax breaks). He said there are other issues there we need to hear about from them. What do we need to work on? There are some "cons" to Alameda. Let us know what they are. Can we overcome them?

Public Comment

None

No action required.

Mr. Dalman took a moment to introduce BRED's new employee, Cesar Mesias, Economic Development Specialist for Base Reuse and Economic Development, who will assume the duties of Eric Fonstein. Mr. Mesias' work background includes architecture, business development, and graphic arts.

6-B Recommendation to Approve the 2026 Mayor's Economic Development Advisory Panel Meeting Schedule with Any Necessary Changes

Mr. Dalman sought approval of his recommendation to have four EDAP meetings in 2026 (first Wednesday of the month): March 4, June 3, September 2, and December 2. A motion was made to accept the four meeting dates. It passed 8-0.

6-C Request Suggestions for Discussion Topics at Future Meetings

As background, Mr. Dalman presented BRED's Economic Development Program Activities for 2026:

Large Business Activities

- *At Your Service* Program (hands-on welcoming of new businesses that includes helping them interface with other City departments and their regulations)
- Commercial Broker Engagement (to develop better relationships with them)
 - o monthly check-ins
 - o bi-annual events
- Business Visitation Program (talking to businesses about why they came to Alameda)
- EDAP – quarterly meetings
- Workforce
 - o Summer City Internships (high school students)
 - o Job Fair (for employers and adult job seekers)
 - o Career Fair (high school students)
- Alameda Point liaison (making sure all BRED staff work together for businesses)

Small Business Activities

- DABA/WABA liaison (Downtown Alameda Business Association/West Alameda Business Association) – BRED staff have monthly economic development meetings with them and attend their board meetings
- Vacancy Program – BRED staff work to identify vacancies and work with property owners to help get new tenants. Staff hold monthly meetings with property owners and

brokers. Infrastructure is another thing staff work on in conjunction with the City's Building and Planning Dept.

- Small Business Development Centers (SBDC) liaison – Based in Hayward for Alameda County, BRED has contracted with them to partner with the Alameda Chamber of Commerce. They do small business consulting and conduct workshops.
- Chamber liaison – Mr. Dalman works frequently with panel member and Chamber of Commerce CEO/President Madlen Saddik.
- *Shop Local* programs – BRED does them throughout the year. *Twelve days of Alameda* promotion offers gift basket prizes for Alameda business shoppers.
- Restaurant Week – Annual promotion of Alameda restaurants.

Program Management

- Special Events Grant Program – BRED offers grants for people to cover costs of special events from traffic control to police presence.
- Cultural Arts Grant Program – Grants for putting on activity art such as dance and cultural programs. It enriches the community.
- Public Arts Program – Developers of new project valued at \$250,000 or above must provide on-site art valued at one percent of total cost of project or pay equivalent money into Public Art Fund. BRED then does an RFP to find an artist to make the art. Storehouse Lofts at Alameda Point will be the next new development to erect a sculpture and Art Fund money to be placed in Washington Park or at the new Aquatic Center.
- Guaranteed Basic Income Program – A City of Alameda guaranteed income pilot program provided \$1,000 per month to 150 low-income Alameda households over a two-year period from 2023 to 2025. The Alameda City Council directed the use of \$4.6 million in American Rescue Plan Act (ARPA) funding for *Rise Up Alameda*. Overall impact of program will be assessed in an analysis report in spring of 2026.
- Minimum Wage – BRED tracks this for the City for all businesses.
- ED Social Media outreach – Planning on ramping up BRED's efforts to tell the story of what economic development is about and the activities we're involved in.
- Façade Grants – BRED is expanding the program from building facades (exteriors) to include grants for work that needs to be done to the interior of a building before a new business can open. Each January, BRED does outreach to businesses and property owners about the program. Now, the code enforcement has ramped up fines for

business violations, so we're also using that process to reach out to businesses and landlords about the program.

Project Management

- DABA/WABA Zoning update – Working with Planning Department to update zoning process and expand things that are allowed by right.
- CRM Implementation – Customer Relations Mgmt. Program will help BRED track how we do our work and interact with businesses.
- Quarterly ED Newsletter – This will help BRED tell our story, too.
- Website Management – Choose Alameda, Spirits Alley – We are very close to launching Choose Alameda in 2026. Spirits Alley will be a comprehensive site for Alameda Point businesses and employment.
- Oakland Alameda Access Project – This road project in the Posey Tube will be a major disruption of traffic that will begin in January 2026. BRED will work with Cal Trans to get information out about it for businesses and its impacts on them.
- Alameda Point Wayfinding Program – Signs need repairs and updating.
- Business Sector Attraction & Marketing – Listing common costs for opening a business but also costs unique to blue tech and biotech businesses, too.

Workforce Development – Ms. Thorne-Lyman said BRED staff have been discussing a joint training program with the College of Alameda to meet the needs of employers. Panel member Jennings said that COA staff met with Pyka (aviation) yesterday to hear about their workforce needs and how the college's aviation program would be a good fit to provide Pyka trained employees.

Panel member Grant commented that the activities list is ambitious, so he asked Mr. Dalman how well BRED is staffed to accomplish these activities. Mr. Dalman said we bring people and companies together. Facilitate collaboration. We are the liaison.

Panel member Ernst said Industry-specific discussions/presentations are helpful as we had in the past. Panel member Perata said she'd like Alameda's businesses coalitions to have more impact. Take a theme or topic and host it in different businesses/venues.

Additionally, for 2026, Mr. Dalman said he'd like the panel to discuss marketing strategies and how relevant they are to different industries. Are we doing the right messaging? He'd like the panel to be BRED's sounding board.

Mr. Dalman said he'd like the panel's advice on BRED's work to retain businesses, too. How do we keep businesses happy here?

After further discussion, panelists agreed that attracting businesses and workforce development should be the topics for the March 2026 meeting.

Ms. Thorne-Lyman said the panel's work supports City Council as it makes policy decisions that affect the economy. I've brought your feedback to Council meetings and said this is what EDAP recommends on this topic. Perhaps we should discuss the infrastructure bond and other city initiatives in 2026 that EDAP may want to have a voice in as a body.

Public Comment

None

7 STAFF COMMUNICATIONS

Ms. Thorne-Lyman said that on Saturday, December 6, BRED staff would be hosting a walk-through of Alameda Point to discuss the next phase of housing development.

City Manager Jennifer Ott's last day is Friday, December 5. The City Council has appointed Adam Politzer as interim City Manager.

8 BOARD COMMUNICATIONS, NON-AGENDA

Becca Perata said the Alameda Foodbank is holding a community open house for its new building on Saturday, December 13, 10am-1pm at 677 W. Ranger Ave., Alameda Point. It's open to the public.

9 ORAL COMMUNICATIONS

10 ADJOURNMENT

Chairman Mik adjourned the meeting at 7:58pm.