

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE WITH RHOADS PROPERTY HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DBA CSI MINI-STORAGE SUBSTANTIALLY IN THE FORM OF EXHIBIT 2, FOR THIRTY-SIX MONTHS FOR BUILDINGS 338, 608, AND 608A-C, LOCATED AT 50 AND 51 WEST HORNET AVENUE, AT ALAMEDA POINT

WHEREAS, Rhoads Property Holdings dba CSI Mini-Storage (CSI), provides container self-storage and warehouse rentals at Alameda Point; and

WHEREAS, CSI has occupied the premises since 2005; and

WHEREAS, the lease with CSI will extend the business's tenancy for thirty-six months until November 30, 2024, and provides the landlord the right to terminate the lease after the first year on one hundred twenty (120) days prior written notice; and

WHEREAS, the base rent during the extension term is \$61,266.96 for year one, \$63,104.97 for year two, and \$64,998.12 for year three; and

WHEREAS, it is acknowledged that a mini storage facility is not a desired long-term use of the site at the Enterprise District, it has been determined that this is the most efficient and best use of the property at this time; and

WHEREAS, altogether, the premises at 50 and 51 West Hornet Avenue consisting of approximately 70,989 square feet of rentable space and 154,714 square feet of appurtenant land area.

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 execute, for and on behalf of the City of Alameda, a lease with Rhoads Property Holdings, LLC dba CSI Mini-Storage, a California limited liability company, for three (3) year extension term for Buildings 338, 608, and 608A-C, located at 50 and 51 West Hornet Avenue, at Alameda Point, 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 Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in a continued regular meeting assembled on this _____ day of May 2022 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 _____ day of May 2022.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda