

Multiple Real Estate Transactions Related to Sale of Building 607 to Alameda Food Bank

March 5, 2024



Purpose of Tonight's Item

- Provide a permanent home to the Alameda Food Bank in Building 607
- Relocate Alameda Point Collaborative activities to Building 2 to enable the Food Bank purchase of Building 607 and construction of Rebuilding Existing Supportive Housing at Alameda Point project (RESHAP)
- Enable the consequential sale of Building 92, to generate revenue supporting new infrastructure at Alameda Point

Background

- **Fall 2022** -- Alameda Food Bank approaches the City of Alameda to discuss their desire to purchase land for construction of a permanent “Community Market” at Alameda Point
- **March 2023** -- City Council approves Alameda Point Disposition and Leasing Strategy
- **July 2023** – City Council approves the RESHAP project
- **September 2023** – City Council discusses price and terms for possible sale of Building 607 to Alameda Food Bank
- **November 2023** -- Planning Board holds public hearing and unanimously approves Food Bank’s proposed Development Plan and Use Permit for Building 607 and the 1.7-acre property on Pan Am Way

Alameda Point
Gymnasium



Saratoga Street

Building 2



← Alameda Point Collaborative
Bldgs. 613 & 607 to Bldg. 2

W. Midway Ave

Monarch Street

W. Midway Ave

Pan Am Way

Bldg.
607

Bldg. 92

Bldg.
613

RESHAP

West Midway

W. Ranger Ave

Lexington Street

Alameda Food Bank
Bldg. 92 to Bldg. 607

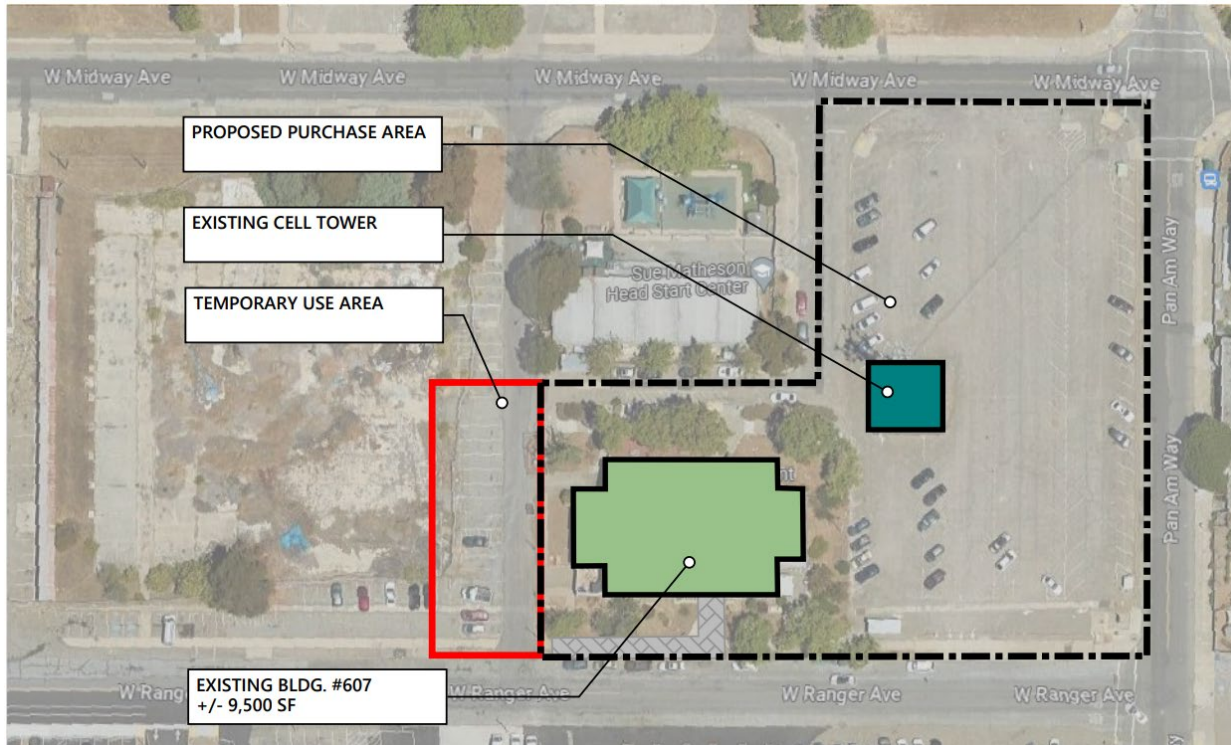
W. Tower Ave

Bladium Sports
& Fitness Club



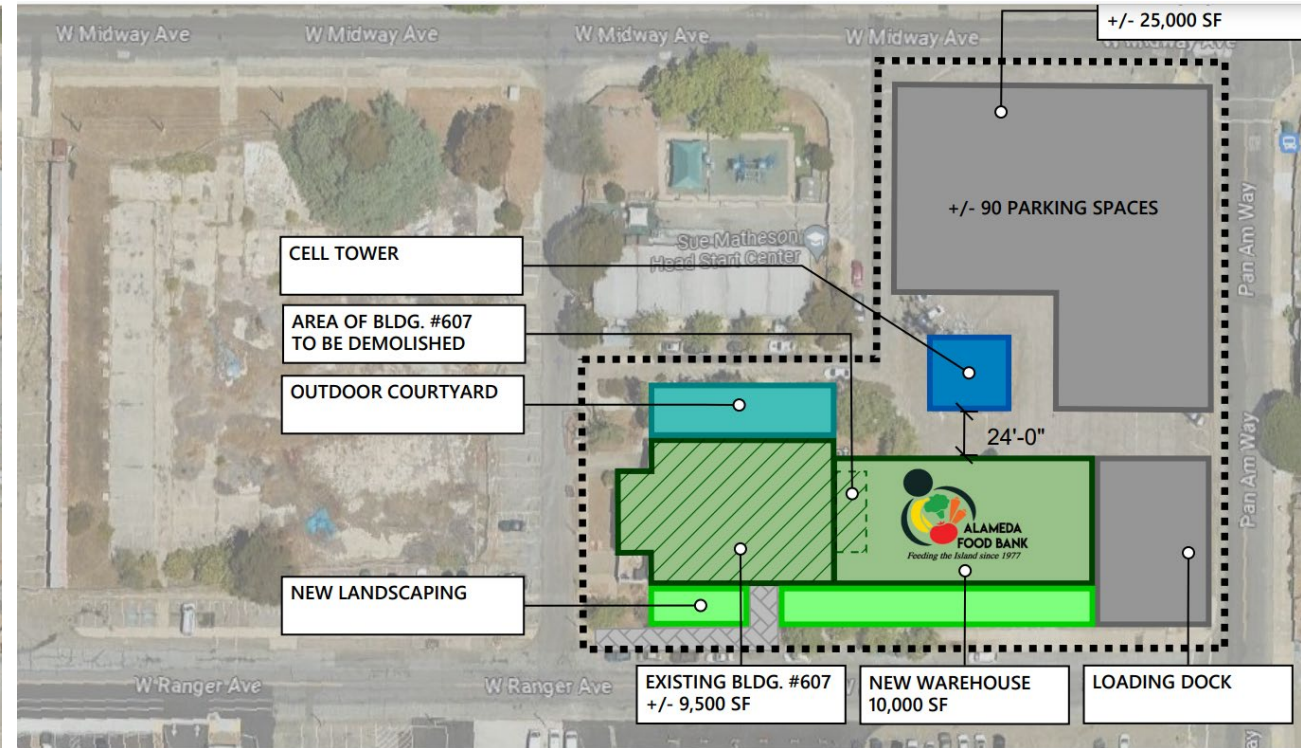
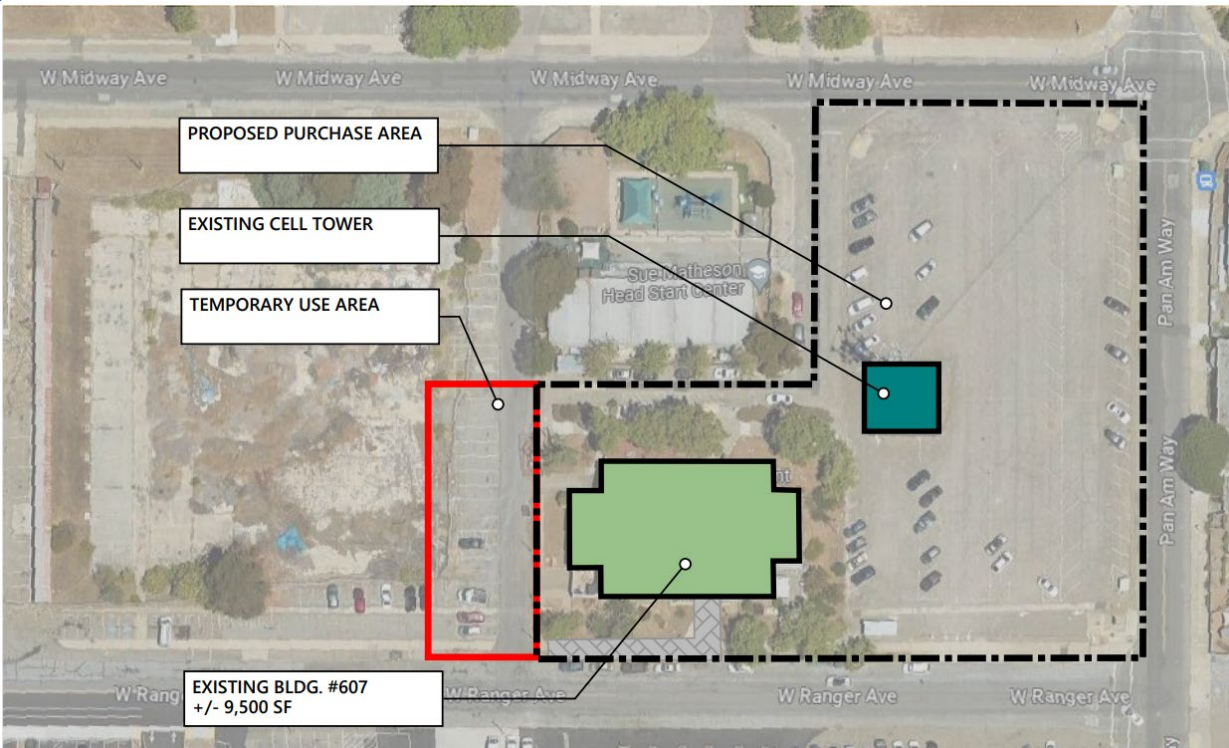
Alameda Naval
Air Museum

Summary of Real Estate Transactions



1. Alameda Food Bank purchases 1.7 acres facing Pan Am Way, including Building 607 and existing cell tower lease
 - Purchase Price: \$3.06M (\$1.8M per acre consistent with Master Infrastructure Plan)
 - No City subsidies for building or infrastructure improvements
2. Short-term license with Alameda Food Bank for a portion of adjacent site (approximately 1 year) for temporary facility during construction
3. Short-term lease with Alameda Point Collaborative (APC) for a portion of Building 2 until RESHAP completed so APC can vacate Building 607 and Alameda Food Bank can reuse

Alameda Food Bank Community Market Proposed Future Site and Conceptual Site Plan



APC Lease of Building 2



- Building 2: wings 8 and 9
- 14,020 square feet of office space
- 9,600-square-foot outdoor area between the wings
- Existing fence with pedestrian gate encloses this bay
- No leased parking area – 96 bus stop and on street parking in front of building (W Midway)

Recommendation

Staff is recommending that City Council hold a public hearing and act to:

- Approve a resolution declaring the 1.7-acre Food Bank property at Alameda Point to be “exempt surplus land” under the Surplus Lands Act; and
- Approve a first reading of an ordinance authorizing the City Manager to:
 - Execute the Purchase and Sale Agreement (PSA) with the Alameda Food Bank for 1.7 acres facing Pan Am Way, including Building 607 and existing cell tower lease;
 - Execute a short-term License for a portion of the adjacent property (Lot 101) during project construction;
 - Execute a lease with APC for Building 2 for a period of three years with two, one-year options to extend; and
 - Execute a Release and Termination of Lease Agreement for all Legally Binding Agreements (LBAs) with APC and Alameda County.