

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

APPROVING A LEASE AND AUTHORIZING THE CITY MANAGER
TO EXECUTE DOCUMENTS NECESSARY TO IMPLEMENT THE
TERMS OF A LEASE WITH COMPLETE COACH WORKS, A
CALIFORNIA CORPORATION, FOR TWO YEARS AND NINE
MONTHS IN A PORTION OF BUILDING 24 LOCATED AT 2301
MONARCH STREET AT ALAMEDA POINT

WHEREAS, Complete Coach Works is a manufacturing and repair company that specializes in the rehabilitation and retrofitting of bus and locomotive fleets; and

WHEREAS, the facility is also used for industrial vehicle sales and leasing, painting, finishing and storage; and

WHEREAS, Complete Coach Works will occupy a 14,997-square-foot portion of Building 24, referred to as Bay 1, that was previously used by the Navy as a jet painting facility, and an adjacent parking area; and

WHEREAS, the proposed lease is for two years and nine months; and

WHEREAS, the proposed rent rate is \$10,794 per month for year one, \$11,118 per month for year two, and \$11,451 per month for the remaining nine months of the term; and

WHEREAS, Complete Coach Works employs 15 people at the premise; and

WHEREAS, Complete Coach Works will be required to increase the amount it holds as a security deposit equal to one month's rent in addition to the monthly rent.

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 with Complete Coach Works, a California Corporation, for a portion of Building 24 located at 2301 Monarch Street at Alameda Point for two years and nine months, 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

* * * * *

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:

ABSECTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this ____ day of _____, 2015.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Janet C. Kern
City Attorney