

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 5-YEAR LEASE WITH DREYFUSS CAPITAL PARTNERS, A
CALIFORNIA LIMITED LIABILITY COMPANY, FOR BUILDING 29
LOCATED AT 1701 MONARCH STREET AT ALAMEDA POINT

WHEREAS, Dreyfuss Capital Partners (DCP) has been a tenant at Alameda Point since 2009; and

WHEREAS, DCP is a multi-tenanted building filled with metal workers fabricating unique parts and repairs for existing tenants, kayak builders, and artists using the workspace for their craft; and

WHEREAS, there are ten existing subtenants with work and office spaces; and

WHEREAS, Building 29 consists of approximately 8,107 square feet of rentable space; and

WHEREAS, the sub-tenants space comprises approximately 6,000 sf of the premises; and

WHEREAS, the rent collected from the subtenant pays for rent and utilities for the building; and

WHEREAS, Building 29 is one of the last remaining multi-tenanted shop/office spaces at Alameda Point and provides creative and living wage jobs for metal workers; and

WHEREAS, the monthly base rent is \$4,053.50 for months one to twelve, \$4,175.11 for months thirteen to twenty-four, \$4,300.36 for months twenty-five to thirty-six, \$4,429.37 for months thirty-seven to forty-eight, and \$4,562. 25 for months forty-nine to sixty.

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 Dreyfuss Capital Partners, a California limited liability company, for Building 29 located at 1701 Monarch Street at Alameda Point for five years, 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 Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the ____ day of _____, 2016, 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 _____, 2016.

Lara Weisiger, City Clerk
City of Alameda

Approved as to form:

Janet C. Kern, City Attorney
City of Alameda