

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

APPROVING A PURCHASE AND SALE AGREEMENT WITH 1703
GRAND, LLC FOR THE FORMER FIRE STATION #3 LOCATED AT
1703 GRAND STREET, ALAMEDA, CA 94501

WHEREAS, 1703 Grand, LLC is a Limited Liability Company created to execute the purchase and redevelopment of the former fire station #3, located at 1703 Grand Street in Alameda; and

WHEREAS, 1703 Grand Street is located at the northwest corner of Grand Street and Pacific Avenue, in central Alameda and consists of a single assessor's parcel number 071-0322-010; and

WHEREAS, the site contains a total of 8,053 square feet, or .19 acres of land area; and

WHEREAS, the parcel is improved with a single-story unreinforced masonry building that was built in 1924 as Fire Station Number 3 consisting of 3,000 square feet of living area and two large garage areas that total approximately 1,290 square feet; and

WHEREAS, the fire station contains two dormitory sleeping areas with a locker room, an office, study and kitchen/dining as well as two garages on the two ends of the building; and

WHEREAS, the property is listed as a Historical Resource by the City of Alameda and demolition is not recommended, and the highest and best use of the property is for single family or duplex residential; and

WHEREAS, the fiscal year 2017-18 City budget envisioned the use of revenue from the sale of 1703 Grand Street to supplement the costs associated with the development of the City Emergency Operation Center; and

WHEREAS, the City appraised value of the property is \$650,000 and proposals were solicited from the public for sale of the property; and

WHEREAS, the initial solicitation resulted in (7) seven proposals to which the City countered and received (5) five proposals and the City is recommending accepting the \$800,000 proposal from 1703 Grand, LLC.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Alameda, by four affirmative votes that:

Section 1. The Acting City Manager of the City of Alameda or her designee is hereby authorized to execute, for and on behalf of the City of Alameda, a purchase and sale agreement with 1703 Grand LLC, a California Limited Liability Corporation, for the former fire station #3, located at 1703 Grand Street, Alameda, CA 94501.

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 _____, 2018, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this ____ day of _____, 2018.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Janet C. Kern, City Attorney
City of Alameda