

CITY OF ALAMEDA ORDINANCE NO. _____

APPROVING A LEASE OPTION FOR THREE YEARS WITH THREE ONE-YEAR EXTENSIONS IN FURTHERANCE OF A SIXTY-SIX YEAR GROUND LEASE WITH PURCHASE OPTION WITH RADIUM PRESENTS FOR APPROXIMATELY 1.87 ACRES OF LAND LOCATED AT ALAMEDA POINT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT CONSISTENT WITH THE PURCHASE OPTION

WHEREAS, the City of Alameda owns approximately 1.87 acres of real property on Pan Am Way between the Seaplane Waterfront Park and Building 77 at Alameda Point; and

WHEREAS, The Radium Performing Arts Center (Project) is a plan to construct a 53,000 square foot, state-of-the-art Performing Arts Center on the former taxiway between Building 77 and the Seaplane Lagoon Promenade Park (referred to as Blocks 12 and 13 in the Site A Development Plan) at Alameda Point; and

WHEREAS, the 68-acre Site A Development Plan was originally approved in 2015 and first amended in 2022; and

WHEREAS, Blocks 12 & 13 of the Site A development, as designated in the Development Plan, are located between the Seaplane Lagoon Promenade and Building 77 and are designated for commercial, entertainment, and performing arts space, including an approximately 53,000 square foot theater; and

WHEREAS, the Historic Advisory Board (HAB) unanimously approved a Certificate of Approval for the Project on March 5, 2026, and the Planning Board unanimously approved an amendment to the Site A Development Plan for Blocks 12 and 13 on March 23, 2026; and

WHEREAS, the City Council has determined that the proposed development aligns with the goals and policies of the City of Alameda Strategic Plan, the Alameda Point Town Center and Waterfront Precise Plan, Alameda 2040 General Plan, and the Alameda Point Master Infrastructure Plan; and

WHEREAS; the City Council has reviewed and considered the staff report dated April 21, 2026, including the CEQA findings, the Surplus Land Act resolution, the Lease Option with attached Ground Lease and Purchase Option Agreement; and the Purchase and Sale Agreement; and

WHEREAS, the City Council has determined that the proposed Project will provide significant community and economic benefits to the City of Alameda,

including the creation of jobs, new plaza and roadway improvements, and catalytic activation at Alameda Point.

NOW, THEREFORE, the City Council of the City of Alameda does hereby ordain as follows:

Section 1. Authorization of a Lease Option with attached Ground Lease with Purchase Option: The City Manager of the City of Alameda, or their designee, is hereby authorized to execute, for and on behalf of the City of Alameda, a Lease Option with attached Ground Lease with Purchase Option Agreement with Radium Presents for approximately 1.87 acres of land located at Alameda Point for the development of a state-of-the-art Performing Arts Center on the former taxiway between Building 77 and the Seaplane Lagoon Promenade Park.

Section 2. Authorization of Purchase and Sale Agreement: The City Manager of the City of Alameda, or their designee, is hereby authorized to execute, for and on behalf of the City of Alameda, a Purchase and Sale Agreement with Radium Presents for approximately 1.87 acres of land located at Alameda Point for the development of a state-of-the-art Performing Arts Center on the former taxiway between Building 77 and the Seaplane Lagoon Promenade once requirements have been met and Radium Presents has exercised its purchase option, consistent with the Lease Option with attached Ground Lease with Purchase Option.

Section 3. CEQA Findings: The City Council hereby adopts the CEQA findings set forth in the staff report dated April 21, 2026, including the determination that the proposed project is subject to the streamlining provision of Public Resources Code Sections 21166 and 21083.3 and Sections 15162 and 15183 of the California Environmental Quality Act Guidelines.

Section 4. 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 5. 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
City of Alameda

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I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the 5th day of May 2026, 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 6th day of May 2026.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda