

Action FEB 3 - 1969

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

*Approved by
[Signature]*

The meeting was held on Monday, January 6, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick, Mortensen, Walters and President Tripp - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Director of Aviation; Airport Manager; Public Relations Director; Director of Fiscal Affairs; Supervising Engineer Roy Clark; and Secretary of the Board.

Visitors attending the meeting included Mr. Charles Velson, Executive Consultant, Seatrain Lines, Inc.; Mr. Ralph B. Hoyt, Attorney, representing Oakland Municipal Civil Service Employees Association; Mr. Robert J. Hamilton, Vice President, Yellow Cab Company; Mr. Robert E. McClure of Duncan, Korb & Trimble, Inc.; and Mr. Howard Waldorf representing Oakland City Councilman Harvey Binns.

The minutes of the regular meeting of the Board, held on December 16, 1968 and the adjourned regular meeting held on December 23, 1968 were approved as written and ordered filed.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For DRYDOCKING AND REPAIRS TO FIREBOAT "CITY OF OAKLAND"

for which three bids were received:

BIDDER: Diesel Engineering Merritt Ship Repair Todd Shipyards
& Maint. Co. Corp.

It. 1: For gen.
drydocking, paint-
ing & all repairs
except Items 2,
3, & 4 as speci-
fied below

Lump Sum Price	\$4,740.00	\$10,638.00	\$11,333.00
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It. 2: Unit Price
for sandblasting
rough spots, as
directed (Under-
water Hull) per
man hour

Est. Qty. 20 man hrs.	300.00	800.00	1,300.00
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It. 3: Unit Price
for chipping,
scraping or wire
brushing rust
spots, as
directed (Under-
water Hull) per
man hour

Est. Qty. 20 man hrs.	240.00	200.00	500.00
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It. 4: Unit Price
for application
of prime & anti-
corrosive paint
to Underwater Hull
which has been
sandblasted or
chipped or other-
wise cleaned, per
man hour

Est. Qty. 20 man hrs.	1,260.00	1,200.00	600.00
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TOTAL	6,540.00	12,838.00	13,733.00
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SECURITY	Bid Bond \$6,540.00	Cashier's Check \$1,300.00	Bid Bond \$2,500.00
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For FURNISHING AND DELIVERING HIGH VOLTAGE ELECTRICAL

CABLE TO THE PORT OF OAKLAND for which four bids were received:

Bidder	Lump Sum	Security
Graybar Electric Co., Inc.	\$1,080.00	\$200 Bond
General Electric Supply Co.	1,269.95	10% Bid Bond
Westinghouse Electric Supply Co.	1,350.00	10% Bid Bond
State Electric Supply Co.	1,386.00	\$150 Certi- fied Check

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation.

President Tripp called for the public hearing scheduled on the application of Seatrain Lines, Inc. to perform dredging within the Port Area in the Inner Harbor under procedures required by Port Ordinance No. 1332. The report of the Executive Director to the Board explained that the dredge area generally described is that property on the estuary formerly owned by Union Carbide Company on which Seatrain Lines, Inc. is requesting a permit to construct a marginal wharf approximately 700 feet in length by 120 feet in width, capable of supporting two 45-ton capacity low profile sliding boom cranes with 100-foot rail gauge and to dredge approximately 350,000 cubic yards of submerged material from an area generally located between the proposed wharf and the Federal channel to provide water access at a depth of minus 30 feet and to construct two 50-foot wide causeways from the shore to the proposed wharf. The report further stated that the applicant has cooperated with the port in establishing the face of the wharf on a line which will permit the compatible development in the future of a marginal wharf that can extend on a straight line across the face of both the Seatrain property and the Middle Harbor Terminal property recently acquired by the Port and that the proposed improvements will be compatible with the Port of Oakland's plan for the development of marine terminal facilities on the Inner Harbor channel and recommended approval of the application. Mr. Charles Velson, executive consultant for Seatrain Lines, appeared before the Board in support of the application. There were no appearances at the meeting in opposition to the dredging application and Resolution No. 18910 was passed, granting permit to Seatrain Lines, Inc. to perform certain dredging and filling in the Inner Harbor.

Commissioner Kilpatrick proposed the adoption of a Board resolution which would amend the By-Laws and Administrative Rules of the Board of Port Commissioners to create an additional office of Vice President. Resolution No. 18911 was passed amending the By-Laws and Administrative Rules of the Board of Port Commissioners to create an additional office of Vice President.

President Tripp then called for the election of officers of the Board in accordance with Article I, Paragraph 2 of the By-Laws and Administrative Rules of the Board of Port Commissioners. Commissioner Brown nominated Mr. Robert Mortensen as President of the Board to serve for the period commencing January 6, 1969 until the election of officers in 1970, which nomination was seconded by Commissioner Walters and the Secretary of the Board was directed to cast a unanimous ballot accordingly. Commissioner Mortensen then nominated Mr. Edward G. Brown as First Vice President of the Board which nomination was seconded by Commissioner Walters and the Secretary of the Board was directed to cast a unanimous ballot accordingly. Commissioner Kilpatrick then nominated Mr. William Walters to serve as Second Vice President of the Board, which nomination was seconded by Commissioner Brown and the Secretary of the Board was directed to cast a unanimous ballot accordingly. Commissioner Brown then nominated Richard N. Compton to serve as Secretary of the Board with Walter A. Abernathy and Dorothy M. Hart to serve as Assistant Secretaries and the Secretary of the Board was directed to cast a unanimous ballot accordingly, after which Resolution No. 18912 was passed declaring election of officers of the Board of Port Commissioners.

The newly elected President, Robert E. Mortensen, was presented with the gavel by outgoing President Tripp and in turn President Mortensen presented Mr. Tripp with a desk set in commemoration of his two terms of office as President of the Board.

Mr. Tripp was also presented with a pair of cuff links bearing the seal of the Board of Port Commissioners from his fellow Board members as well as an album of mementos of his year of activities as President of the Board. President Mortensen then assumed the gavel and announced the following assignments for areas of responsibility for the members of the Board: Airport, Commissioner Tripp; Marine Terminals, Commissioner Brown; Industrial Park, Commissioner Kilpatrick; Jack London Square, Commissioner Walters. President Mortensen then conducted the balance of the meeting.

Specifications for furnishing labor, materials and equipment for washing exterior windows in the terminal building (M-102) at the Airport for the period commencing March 1, 1969 and ending December 31, 1969 were presented to the Board for its consideration by the Port Purchasing Agent with a recommendation that they be approved and authorization given to advertise for bids to be received at the Board meeting of January 20, 1969. In this connection Resolution No. 18913 was passed as recommended.

Mr. Ralph Hoyt, attorney representing the Oakland Municipal Civil Service Employees' Association, appeared before the Board and requested that he be given an opportunity to appear before the Board at a later date in connection with the 2-1/2% pay increase which was granted by the City Council and other Boards and Commissions of the city, except the Port of Oakland, to all city employees effective January 1, 1969. Mr. Hoyt was informed that the Board had already made a policy determination on this matter but that Mr. Hoyt could discuss the matter further with the Executive Director regarding further consideration by the Board.

Proposed air freight facility to be constructed by Yellow Cab Company of California at the Airport was the subject of a memo to the Board from the Aviation Department. The Board

was informed that Yellow Cab Company of California, a division of Westgate-California Corporation, proposes to construct and operate an air freight facility of 50,000 square feet under terms of a proposed five-year lease on approximately 140,000 square feet of open area at \$.005 cents per square foot per month on the basis that if the facility is not fully occupied the lease term would be extended by the time necessary to equal full rental of the proposed facility for a five-year term, after which the improvements constructed by Yellow Cab Company would become the property of the Port of Oakland. Contingent to the project, the Port would be required to construct an aircraft parking ramp to serve the facility at an estimated cost of \$268,000. It was recommended that the Board approve the project in principle and authorize conclusion of negotiations accordingly and the preparation of the proposed lease. Mr. Robert J. Hamilton, Vice President for Yellow Cab Company, appeared before the Board in support of the project which was approved as recommended on motion of Commissioner Tripp, seconded and passed unanimously.

A sign permit, requested by Federal Sign and Signal Corporation on behalf of the Hertz Corporation, was presented to the Board for its consideration by memo from the Assistant Chief Engineer. The application was for a sign which would be 4 ft. wide and 5 ft. high with black letters on a yellow background, which would have interior lighting, intended to direct patrons to the Hertz parking area. The sign application as submitted was not approved by the Board and the matter was referred to the Executive Director for further negotiations on the basis that the sign should conform to the unlighted traffic direction signs at the Airport.

Applications of San Francisco & Oakland Helicopter Air Lines to Civil Aeronautics Board was the subject of a letter

to the Board from the Port Attorney in which he advised that on December 13, 1968 the Civil Aeronautics Board acted upon both the applications which would delete from San Francisco & Oakland Helicopter's certificate of public convenience and necessity the requirement for utilizing rotary-wing aircraft and grant an area exemption which would permit operation within a 50-mile radius of the Oakland Airport rather than the designated point-to-point routes previously granted, which area exemption was granted by the Board, limited, however, to a period of five years.

Rental agreement assignment for National Airmotive Engine Service, Inc. to National Airmotive, a division of the Republic Corporation, covering a total of 27,841 square feet of area at the Airport was recommended to the Board by memo from the Aviation Department which was approved on passage of Resolution No. 18924.

An oral report was made to the Board by the Port Attorney concerning decision of the Civil Aeronautics Board in the domestic phase of the Trans-Pacific Route Investigation under which Northwest Airlines and American Airlines were authorized to serve Hawaii from Oakland or San Jose and Western Airlines was granted the right to serve Hawaii from Oakland, San Jose, and/or San Francisco, subject to a final determination to be made by the Board after January 24, the last date for the parties to file petitions for reconsideration.

The Port Attorney also made an oral report to the Board and made certain recommendations on the Twin Cities-California Investigation under Civil Aeronautics Board Docket No. 17619, for which oral argument will be held in Washington, D.C. on January 8, 1969, and will be attended by the Port Attorney. It was the Port Attorney's recommendation that he be authorized to present the Port's case before the CAB on the basis that the CAB should bear

in mind the decisions made in the Trans-Pacific Route Investigation supporting service to satellite airports and that service from the Twin Cities to Oakland would implement this policy and would serve as additional feeder lines to the transpacific carriers already authorized but without support of any individual air line or air lines. The Board approved the Port Attorney's recommendation.

Emergency authorization for the expenditure of approximately \$1,300 for the replacement of an electrolier on Airport Drive which was damaged by a collision on December 20, 1968 was recommended to the Board by memo from the Assistant Chief Engineer and was approved on passage of Resolution No. 18914.

Contract with Maggini Chevrolet Company for delivery of one van to the Airport was accepted as completed on December 30, 1968 as recommended by the Port Purchasing Agent by the adoption of Resolution No. 18915.

Assignment of lease with Security Savings and Loan Association to Edgewater Investment Company and authority to sublease to Hyatt Corporation the Edgewater Inn premises was recommended to the Board by memo from the Assistant Executive Director. The Board was informed that the transaction includes the obligation of Security Savings and Loan Company to lend the Edgewater Investment Company a maximum sum of \$1,650,000 to cover 70% of the total construction cost of additional guest rooms and public facilities and under the terms of the sublease the Hyatt Corporation is required to refurbish the existing premises at a sum not to exceed \$400,000. The Port was also informed that the title company handling the transaction has discovered that an apparent error had been made in the description of the leasehold, resulting in a 5.05 foot strip of unassigned property existing between the present lease premises and the adjoining option area which the Board will be asked to resolve at a later meeting, following a review of the property

description by the Properties Department. Following discussion, Resolution No. 18916 was passed, consenting to assignment of lease by Security Savings and Loan Association and Resolution No. 18917 was passed, granting permission to Edgewater Investment Company to sublet premises.

Change in Port of Oakland Tariff No. 2, concerning space assignment was recommended to the Board by memo from the Traffic Manager and Manager of Marine Terminal Department along with a second memo which recommended changes in the Tariff relating to the dockage, both of which were approved on passage of ordinances to print.

The Executive Director made an oral report to the Board on liability in connection with any future crane failure at 7th Street Marine Terminal advising the Board that the Port is fully protected both by contract and by tariff provisions but that no insurance protection is available.

Third supplemental agreement to the truck terminal lease with Sea-Land Service, Inc. was the subject of a memo to the Board from the Assistant Executive Director in which it was recommended that Port Ordinance No. 1560, which was passed to print by the Board at its meeting of December 16, 1968 be amended to provide for additional conditions regarding the release of certain property by the Army, the sale of Series "G" Revenue Bonds, and to enable the parties, by mutual agreement, to construct additional improvements upon Parcels "E" and "F". In this connection, amended Port Ordinance No. 1560, being an ordinance authorizing execution of the Third Supplemental Agreement with Sea-Land Services, Inc. was passed to print.

Ratification of the Kaiser Engineers art work was the subject of a memo and recommendation from the Public Relations Director which was supported by detailed invoices from Kaiser

Engineers totaling \$1,420.65, which included the preparation of two colored renderings of the proposed public fishing piers for the 7th Street Marine Terminal and colored rendering of the unit container train concept for the 7th Street Terminal. Resolution No. 18929 was passed, ratifying the contract for design and furnishing of certain renderings, which was passed with a vote of four Ayes with Commissioner Tripp voting No.

An oral recommendation was made to the Board by the Port Attorney that a resolution be adopted by the Board establishing temporary contract conditions and procedures which conform to the present Charter of the City of Oakland as set forth in detail in Article XIX for competitive bidding and contracts for public works and supplies. These temporary procedures are to continue until new ordinances are passed by the Board as provided by the revised City Charter which is awaiting ratification by the State Legislature. Resolution No. 18918 was passed accordingly.

Contract with Stone & Youngberg in connection with the sale of Port Revenue Bonds, Series "G" was the subject of a memo to the Board from the Assistant Executive Director in which it was recommended that a new contract be entered into with Stone & Youngberg on the same basis as contracts for previous bond sales, consultant's service would include preparation of an official statement describing the proposed improvements to be constructed with the proceeds from the bond sale, revenue bonds, their security and economic and financial background of the Port, with Stone & Youngberg to receive one quarter of one per cent of the principal amount of the revenue bonds sold. In this connection, Resolution No. 18919 was passed authorizing execution of the agreement with Stone & Youngberg.

Personnel items recommended in two memos from the Director of Fiscal Affairs to the Board were approved as recommended by adoption of Resolutions No. 18922, 18925, and 18926.

Resolutions were adopted by the Board extending the Board's condolence to the families of Orral M. Amwyl, member of the City of Oakland Recreation Commission, and Charles Duarte, President of the International Longshoremen's and Warehousemen's Union, Local 6.

The following written reports were noted and ordered filed:

Status report.

Summary of Cash - Port Revenue and Construction Accounts as of January 2, 1969.

List of claims paid from Port Revenue Fund #801 from December 13, 1968 through December 31, 1968.

List of claims paid from 1968 Project Construction Fund #515 for December 31, 1968.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Mortensen,
Walters and President Tripp - 5

Noes: None

Absent: None

"RESOLUTION NO. 18910

RESOLUTION GRANTING PERMIT TO SEATRAN LINES, INC. TO PERFORM CERTAIN DREDGING AND FILLING IN THE INNER HARBOR."

"RESOLUTION NO. 18911

RESOLUTION AMENDING ARTICLE I, SUBDIVISION 2, OF THE BY-LAWS AND ADMINISTRATIVE RULES OF THE BOARD OF PORT COMMISSIONERS TO CREATE AN ADDITIONAL OFFICE OF VICE PRESIDENT."

"RESOLUTION NO. 18912

RESOLUTION DECLARING ELECTION OF OFFICERS OF THE BOARD OF PORT COMMISSIONERS."

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: None

"RESOLUTION NO. 18913

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR WASHING EXTERIOR WINDOWS IN THE TERMINAL BUILDING (M-102) AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT FOR THE PERIOD COMMENCING MARCH 1, 1969 AND ENDING DECEMBER 31, 1969 AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 18914

RESOLUTION FINDING THAT AN EXTREME EMERGENCY EXISTS WHICH REQUIRES THE PERFORMANCE OF CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 18915

RESOLUTION ACCEPTING ONE (1) VAN SUPPLIED UNDER CONTRACT WITH MAGGINI CHEVROLET."

"RESOLUTION NO. 18916

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE BY SECURITY SAVINGS AND LOAN ASSOCIATION."

"RESOLUTION NO. 18917

RESOLUTION GRANTING PERMISSION TO EDGEWATER INVESTMENT COMPANY TO SUBLET PREMISES."

"RESOLUTION NO. 18918

RESOLUTION ESTABLISHING TEMPORARY CONTRACT CONDITIONS AND PROCEDURES."

"RESOLUTION NO. 18919

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH STONE & YOUNGBERG."

"RESOLUTION NO. 18920

RESOLUTION APPROVING BONDS OF BILL GATTUNG, INC."

"RESOLUTION NO. 18921

RESOLUTION APPROVING BONDS OF ABDO S. ALLEN CO."

"RESOLUTION NO. 18922

RESOLUTION GRANTING GEORGE L. FONG A LEAVE OF ABSENCE FROM POSITION OF JUNIOR ACCOUNTANT AUDITOR AND TEMPORARILY APPOINTING HIM TO THE POSITION OF ACCOUNTANT AUDITOR."

"RESOLUTION NO. 18923

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 18924

RESOLUTION CONSENTING TO ASSIGNMENT OF LICENSE AND CONCESSION AGREEMENT FROM NATIONAL AIRMOTIVE ENGINE SERVICE, INC., TO REPUBLIC CORPORATION, NATIONAL AIRMOTIVE DIVISION."

"RESOLUTION NO. 18925

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 18926

RESOLUTION ASSIGNING ESTHER WADSWORTH, JANITRESS, TO SCHEDULE 37, RATE "B", AS FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 18927

RESOLUTION ON THE PASSING OF ORRAL M. ANWYL."

"RESOLUTION NO. 18928

RESOLUTION ON THE PASSING OF CHARLES DUARTE."

The following resolution was introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Walters
and President Mortensen - 4
Noes: Commissioner Tripp - 1
Absent: None

"RESOLUTION NO. 18929

RESOLUTION RATIFYING CONTRACT FOR DESIGN OF CERTAIN RENDERINGS."

Port Ordinance No. 1557 being, "AN ORDINANCE ESTABLISHING RATES AND CHARGES FOR THE RENTAL OF EQUIPMENT AND THE PROVISION OF OTHER FACILITIES AND SERVICES AT THE PORT OF OAKLAND MIDDLE HARBOR TERMINAL", and Port Ordinance

No. 1559 being, AN ORDINANCE AUTHORIZING EXECUTION OF A LEASE WITH TRANSOCEANIC WAREHOUSE AGENCY, INC." were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Mortensen,
Walters and President Tripp - 5
Noes: None
Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING ITEM NO. 2640 OF PORT ORDINANCE NO. 964 RELATING TO SPACE ASSIGNMENTS", and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING ITEMS NOS. 715 AND 720 OF PORT ORDINANCE NO. 964 RELATING TO DOCKAGE", and Amended Port Ordinance No. 1560 being, "AN ORDINANCE AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL AGREEMENT WITH SEA-LAND SERVICE, INC", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Mortensen,
Walters and President Tripp - 5
Noes: None
Absent: None

The meeting was adjourned at 3:32 p.m. in honor of and out of respect to the memory of Orral M. Anwyl, Charles Duarte and the brother of Commissioner Brown, who passed away in Salt Lake City, to 2:00 p.m. on Monday, January 13, 1969.

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The meeting was reconvened Monday, January 13, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Kilpatrick,
Tripp, Walters and President
Mortensen - 4

Commissioners absent: Commissioner Brown - 1

Also attending the meeting were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Public Relations Director; Assistant Chief Engineer; and Secretary of the Board.

Visitors attending the meeting included Mr. Howard Waldorf representing Oakland City Councilman Harvey Binns.

The following bids, being the only bids received prior to the hour of 1:45 p.m. on this date, were opened, examined and publicly declared:

For CONSTRUCTION OF BUILDINGS AND YARD IMPROVEMENTS, BERTH "H" FACILITIES, SEVENTH STREET MARINE TERMINAL, for which five bids were received as follows:

DESCRIPTION	EST. QTY.	MGC Co.	J.Marsh Co.	F.P. Lathrop
1. Excavation	6,100 cu.yds.	0.75/ 4,585	1.00/ 6,100	0.75/ 4,575
2. Subgrade preparation	59,000 sq.ft.	.074/ 4,366	0.035/ 2,065	0.074/ 4,366
3. Aggregate subbase	2,100 tons	3.26/ 6,846	3.90/ 8,190	3.26/ 6,846
4. Aggregate base	3,000 tons	4.63/ 13,890	4.80/ 14,400	4.63/ 13,890
5. Asphalt concrete	2,960 tons	9.25/ 27,380	9.80/ 29,008	9.22/ 27,291.20
6. Concrete valley gutters	330 l.f.	5.00/ 1,650	7.50/ 2,475	7.16/ 2,362.80
7. Railroad track work	695 t.f.	18.00/ 12,510	19.46/ 13,524.70	9.54/ 6,630.30
8. Remove and relocate chain link fence		1.s./1,120	1.s./1,187	1.s./1,720
9. 40 ft. roller gates	2	730/1,460	910/1,820	528/1,056
10. Chain link fence	105 l.f.	2.40/252	3.20/336	2.28/239.40
11. 4 inch san sewer	80 l.f.	5.00/400	10.60/848	6.00/480

DESCRIPTION	EST. QTY.	MGC Co.	J.Marsh Co.	F.P Lathrop
12. Sanitary sewer manholes		1.s./55	1.s./250	1.s./50
13. Septic tank manholes raised	2	100/200	160/320	100/200
14. Temp. surfacing for access		1.s./2,275	1.s./2,115	1.s./2,275
15. 15 inch storm drainpipe	390 1.f.	8.00/3,120	10.60/4,134	8.00/3,120
16. Drop inlets	3	990/2,970	1,200/3,600	700/2,100
17. Storm sewer pipe conn. to drop inlets	2	60/120	120/240	75/150
18. Side openings drop inlets plugged	2	30/60	75/150	50/100
19. 8 inch water supply pipe	580 1.f.	12/6,960	9.60/5,568	15/8,700
20. 6 inch water supply pipe	300 1.f.	10/3,000	7.42/2,226	10/3,000
21. 2 inch water service pipe	80 1.f.	6/480	4.25/340	6/480
22. 1-1/2 inch water service pipe	13 1.f.	10/130	7/91	10/130
23. Remove part of water system		1.s./891	1.s./2,200	1.s./950
24. Relocate water valves		1.s./1,847	1.s./5,500	1.s./1,200
25. Double check valve assembly		1.s./7,000	1.s./9,000	1.s./6,950
26. Fire hydrant assembly	1	1.s./800	1.s. /850	1.s. /600
27. Fire boat inlet connections	2	5,000/10,000	2,150/4,300	5,450/10,900
28. Fire boat inlet conn. painting		1.s./200	1.s. /325	1.s./500
29. Concrete encasement	55 1.f.	5.00/275	5.45/299.75	5.00/275

DESCRIPTION	EST. QTY.	MGC Co.	J.Marsh Co.	F.P. Lathrop
30. Testing and chlorination water supply system		1.s./600	1.s./550	1.s./500
31. Transit Freight Station, misc. construction		1.s./99,558	1.s./96,215	1.s./104,400
32. Dispatch Office		1.s./48,000	1.s./59,000	1.s./68,200
33. Security Station		1.s./1,200	1.s./3,000	1.s./5,400
34. Yard Operations Building		1.s./50,000	1.s./63,500	1.s./63,000
TOTAL		<u>\$314,190.00</u>	<u>\$343,727.45</u>	<u>\$352,636.70</u>

DESCRIPTION	EST. QTY.	CSB Const.	Arntz Bros.
1. Excavation	6,100 cu.yds.	0.8037/ 4,908.67	1.00/ 6,100
2. Subgrade preparation	59,000 sq.ft.	0.0795/ 4,690.50	0.13/ 7,670
3. Aggregate subbase	2,100 tons	3.473/ 7,293.30	4.05/ 8,505
4. Aggregate base	3,000 tons	4.863/ 14,589	2.48/ 7,440
5. Asphalt concrete	2,960 tons	9.717/ 28,762.32	4.65/ 13,764
6. Concrete valley gutters	330 l.f.	7.639/ 2,520.87	8.00/ 2,640
7. Railroad track work	695 t.f.	18.811/ 13,073.65	18.46/ 12,788
8. Remove and relocate chain link fence		1.s./1,920	1.s./1,729
9. 40 ft. roller gates	2	919/ 1,838	850/ 1,700
10. Chain link fence	105 l.f.	3.466/363.93	2.83/297.15

DESCRIPTION	EST. QTY.	CSB Const.	Arntz Bros.
12. Sanitary sewer manholes		1.s./142	1.s./50
13. Septic tank manholes raised	2	148.50/297	100/200
14. Temp. surfacing for access		1.s./2,494	1.s./2,015
15. 15 inch storm drain pipe	390 1.f.	8.669/3,380.91	8/3,120
16. Drop inlets	3	1,094.66/3,283.98	1,000/3,000
17. Storm sewer pipe conn. to drop inlets	2	105/210	75/150
18. Side openings drop inlets plugged	2	79/158	50/100
19. 8 inch water supply pipe	580 1.f.	24.61/14,273.80	15/8,700
20. 6 inch water supply pipe	300 1.f.	21.47/6,441	10/3,000
21. 2 inch water service pipe	80 1.f.	21.988/1,759.04	6/480
22. 1-1/2 inch water service pipe	13 1.f.	46.30/601.90	10/130
23. Remove part of water system		1.s./578	1.s./950
24. Relocate water valves		1.s./1,343	1.s./1,800
25. Double check valve assembly		1.s./14,985	1.s./6,950
26. Fire hydrant assembly	1	1.s./969	1.s./600
27. Fire boat inlet connections	2	3,462.50/6,925	5,450/10,900
28. Fire boat inlet conn. painting		1.s./137	1.s./500
29. Concrete encasement	55 1.f.	14.091/755	6/300

DESCRIPTION	EST. QTY.	CSB Const.	Arntz Bros.
30. Testing and chlorination water supply system		1.s./568	1.s./500
31. Transit Freight Station, misc. construction		1.s./99,928	1.s./181,359
32. Dispatch Office		1.s./54,634	1.s./40,000
33. Security Station		1.s./ 3,858	1.s./ 1,000
34. Yard Operations Building		1.s./56,767	1.s./45,000
TOTAL		<u>\$356,638.87</u>	<u>\$373,947.15</u>

All bids were accompanied by 10% bid bonds.

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation.

Additional area to be added to the lease of Evans Radio Dock was the subject of a letter to the Board from the Assistant Manager, Properties Department. The Board was advised that Evans Radio Dock has requested that a total of 15,600 square feet of land area presently under license and concession agreement at \$.007 per square foot per month, plus 25,700 square feet of water area at \$.0058 per square foot per month, be added to its existing lease which terminates November 30, 1976. The request was approved on motion of Commissioner Tripp, seconded and passed unanimously.

"K" Line License Agreement and Space Assignment, was the subject of a letter to the Board from the Port Traffic Representative and Traffic Analyst, in which it was recommended that the present agreement between the Port and Kawasaki Kisen Kaisha, Ltd. covering 80,229 square feet of area at the 7th Street Marine Terminal used for the storage of truck chassis, be canceled effective January 13, 1969, with the understanding that the total area of 162,348 square feet now

available will be occupied by the four Japanese lines under Space Assignment in accordance with Port of Oakland Tariff No. 2. In this connection, Resolution No. 18930 was passed authorizing execution of agreement canceling License and Concession Agreement with Kawasaki Kisen Kaisha, Ltd.

Travel to Seattle, Washington, by the Port Traffic Representative and Traffic Analyst on January 20, 1969 to make an inspection of the Port of Seattle facilities, together with the Port's Chicago representative, George Butler, as recommended in a memo to the Board from the Traffic Manager and Manager, Marine Terminal Department, was approved on passage of Resolution No. 18933.

Award of contract for the purchase of 5,000 feet of high voltage electric cable to Westinghouse Electric Supply Company based on bids received by the Board at its meeting of January 6, 1969, as recommended to the Board by memo from the Port Purchasing Agent, was approved on passage of Resolution No. 18931.

Increase in the Port's contribution toward the cost of insurance as provided by the Kaiser Health Plan from \$10.00 to \$10.62 per month, effective January 1, 1969, as recommended to the Board by memo from the Director of Fiscal Affairs, was approved on passage of an ordinance to print.

Resolution No. 18932 was passed amending Board Resolution No. 18659 to provide for attendance at the meeting of the International Association of Ports and Harbors in Melbourne, Australia in March of 1969, by the Port Attorney.

President Mortensen appointed Commissioner Peter Tripp to be the Port's representative on the Oakland Chamber of Commerce Steering Committee considering legislation in the area of regional government.

The Port Attorney made an oral report to the Board regarding the recent oral arguments which were held by the Civil Aeronautics Board in Washington, D. C., in the Twin Cities-California Service Investigation, Docket No. 17619, which was attended by the Port Attorney.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Kilpatrick, Tripp, Walters and
President Mortensen - 4

Noes: None

Absent: Commissioner Brown - 1

"RESOLUTION NO. 18930

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
CANCELLING LICENSE AND CONCESSION AGREEMENT WITH
KAWASAKI KISEN KAISHA, LTD."

"RESOLUTION NO. 18931

RESOLUTION AWARDING CONTRACT TO WESTINGHOUSE
ELECTRIC SUPPLY COMPANY FOR FURNISHING AND DELIVER-
ING HIGH VOLTAGE ELECTRICAL CABLE; FIXING THE
AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THERE-
WITH; REJECTING OTHER BIDS; AND DIRECTING RETURN
OF BID BONDS AND CHECK TO BIDDERS."

"RESOLUTION NO. 18932

RESOLUTION AMENDING RESOLUTION NO. 18659 AUTHORIZ-
ING CERTAIN TRAVEL."

"RESOLUTION NO. 18933

RESOLUTION CONCERNING CERTAIN TRAVEL."

Port Ordinance No. _____ being, "AN ORDINANCE
AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE
CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE
GROUP HEALTH INSURANCE", was read the first time and passed to
print by the following vote:

Ayes: Commissioners Kilpatrick, Tripp, Walters and
President Mortensen - 4

Noes: None

Absent: Commissioner Brown - 1

There being no further business and on motion duly made and seconded, the meeting was adjourned at 2:33 p.m.


Secretary

Action FEB 3 - 1969

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

*Approved as written
& filed*

The meeting was held on Monday, January 20, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Director of Aviation; Manager, Properties Department; Assistant Manager, Properties Department; Port Supervising Engineer Clayton Boisvert; and the Secretary of the Board.

Visitors attending the meeting included Mr. Alvin H. Bacharach, realtor and developer of the Jack London Plaza; Mr. Clyde Gibb, partner with Mr. Bacharach; Mr. Jens Hansen, Architect; and Mr. Howard Waldorf, representing Oakland City Councilman Harvey Binns.

Reading of the minutes of the previous meeting of the Board was deferred at the request of the Secretary.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR
 WASHING EXTERIOR WINDOWS IN THE TERMINAL BUILDING (M-102) AT
 METROPOLITAN OAKLAND INTERNATIONAL AIRPORT FOR THE PERIOD
 COMMENCING MARCH 1, 1969 AND ENDING DECEMBER 31, 1969 for which
 three bids were received:

<u>Item</u>	<u>Diamond Janitorial Service & Supply</u>	<u>Crosetti & Musante Company</u>	<u>American Building Maintenance</u>
1. Each washing of all windows, both sides except interior restaurant	\$ 174.00	\$ 320.00	\$ 491.59
2. Each washing of windows in two connecting ramps	60.00	64.00	104.87
3. Ea. washing of 8th floor of Control Tower	65.00	64.00	209.75
4. Ea. washing of all windows of restaurant & Tower Lounge	49.00	64.00	58.99
Total	\$ 348.00	\$ 512.00	\$ 865.20
Security	Certified Check in amt. of \$418.00	Bid bond in amt. of \$518.00	Bid bond in amt. of \$1,000.00

For CONSTRUCTION OF AN AIR CARGO TERMINAL BUILDING M-106
 METROPOLITAN OAKLAND INTERNATIONAL AIRPORT for which eleven bids
 were received:

<u>Bidder</u>	<u>Base Proposal</u>	<u>Alternate No. 1 deduct from total sum of, per lin. ft. of apron omitted</u>
Cortelyou & Cole, Inc.	\$ 385,800.00	\$ 205.00
Wilco Construc- tion Co.	386,395.00	145.00
CSB Construction Company	394,900.00	200.00
Wilner Construc- tion Co.	405,400.00	225.00

<u>Bidder</u>	<u>Base Proposal</u>	<u>Alternate No. 1 deduct from total sum of per lin. ft. of apron omitted</u>
James Marsh Co.	\$ 408,000.00	\$ 205.00
W. E. Lyons Const. Co.	410,850.00	215.00
N. H. Sjoberg & Son	418,000.00	95.00
M.G.C. Co.	424,800.00	200.00
Armand & Smith Construction Co.	434,900.00	223.00
Westate Constructors, Inc.	440,000.00	155.00
Stenmark Const. Co.	466,900.00	160.00

All bids were accompanied by 10% bid bonds.

The bids were referred to the Port Attorney as to form and legality. The bids for window washing were referred to the Purchasing Agent, the bids for construction of the Air Cargo Building were referred to the Assistant Chief Engineer for recommendation.

Mr. Bacharach together with Mr. Gibb and architect Hansen appeared before the Board and presented new schematic plans for the Marina Apartments to be constructed at the Foot of Alice Street, to be known as Jack London Plaza. The plans presented constituted a 4-story complex including 172 units, 8 of which would be constructed on piling over a water area which portion of the project will require the holding of a public hearing by the Board in accordance with Port Ordinance No. 1332, and the approval of the San Francisco Bay Conservation and Development Commission. The plans called for a total of 220 parking stalls, a portion of which would be contained within a reinforced concrete garage below a portion of the building, which would equal a 1 1/4 to 1 ratio of parking stalls to apartments units. A public walk required under the terms of the lease would be provided along the waterfront, a portion of which would be under the building structure.

Setback requirements of the lease would be complied with with the exception of the east side of the building facing Alice Street where a minimum 10-foot setback is contemplated. In a memo to the Board the Assistant Chief Engineer recommended that contingent on the Board's approval of the new schematic plans that the previously agreed upon modifications to the setback lines, acted on by the Board at its meeting on September 3, 1968, stipulated in the lease agreement be further modified as follows: A minimum setback of 25 feet along the First Street frontage; a setback averaging at least 20 feet along the Alice Street or east side of the property to permit stepped-back construction as shown on the new schematic plans, with a minimum 10-foot setback; a minimum setback of 20 feet along Harrison Street if extended southerly of First Street be approved by the Board, and on motion of Commissioner Brown, seconded and passed unanimously, the Assistant Chief Engineer's recommendations were approved and confirmed by passage of Resolution No. 18959.

A second memo from the Assistant Chief Engineer made the following recommendations in connection with the schematic plans presented: (1) that the revised setback lines as approved on this date shall be observed; (2) the sidewalk shown along and outside of the First Street property line shall be deleted and a sidewalk, if shown, shall be in a location acceptable to the City of Oakland Public Works Department; (3) the general configuration of the development as shown to the Board on this date shall be retained; and (4) the ratio of parking spaces to occupancies shall not be reduced below that shown on the abovementioned plans, and that the lessee shall not request parking accommodations to be provided by the Port in any way for either the tenants of the apartment complex, the boat berth tenants or their guests. A motion was then made by Commissioner Tripp, seconded and passed unanimously, withdrawing the Board's prior approval granted on

September 3, 1968 to the plans presented, and approving the schematic plans as presented to the Board on this date and confirmed on passage of Resolution No. 18960.

Mr. Bacharach was reminded that in accordance with the terms of the lease preliminary plans are required to be presented to the Board no later than February, 1969 and that in accordance with Port Ordinance No. 1332 he will be required to make an application to the Board for a permit for any proposed filling and dredging which has not been proposed in a prior filling and dredging permit. Commissioner Brown expressed to Mr. Hansen his concern over the large blank wall of the building which faces First Street, with the shaded roofed parking stalls below it. Mr. Hansen said that he had this problem in mind and was looking toward corrective measures.

Transfer of \$2,500 from the Port Revenue Fund No. 801 to the Special Aviation Fund in order to meet California State Aeronautics Board requirements and as recommended in a memo from the Director of Fiscal Affairs was approved on passage of Resolution No. 18934.

A building permit requested by Trans International Airlines for improvements to be made to Building L-802 at the Airport consisting of the installation of partitions, new flooring, wall finish and suspended ceiling at a cost of \$7,000, recommended for approval in a memo to the Board from the Assistant Chief Engineer was approved on passage of Resolution No. 18955, and a second building permit requested by Trans International Airlines for improvements to Building L-107 consisting of the relocation of existing partitions at an estimated cost of \$4,000 was approved on passage of Resolution No. 18953.

Transpacific Route Investigation, Civil Aeronautics Board Docket No. 16242, was the subject of a written report to

the Board from the Port Attorney, in which it was recommended that the Port Attorney be authorized to file a petition for reconsideration requesting the Civil Aeronautics Board to clarify and remove any possible ambiguity relating to the authority of American Airlines to provide service between mainland coterminals, including Oakland, and Hawaii, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Service between San Jose and Los Angeles by Trans World Airlines, was the subject of a written report to the Board from the Port Attorney advising that the Civil Aeronautics Board issued on December 30, 1968 in Docket No. 20352 an amendment to TWA's certificate to permit single plane service between San Jose and Los Angeles.

Standard Oil Company request for a tank farm site at the Airport, was the subject of a letter to the Board from the Airport Manager, advising that Standard desires to construct facilities to accommodate 700,000 gallons of jet fuel and to provide a ramp-side loading facility. It was recommended that the Board enter into a lease with Standard Oil Company similar to that already entered into with Shell Oil Company, except that rental would be based on a 7% return on a land value of \$50,000 per acre rather than 6% return, which would represent an annual rental of \$0.080348 per square foot. The Board authorized conclusion of negotiations on the basis as recommended on motion of Commissioner Kilpatrick, seconded and passed unanimously.

The supplemental agreement with Woodward-Clyde-Sherard & Associates for professional services to the Port in connection with a study of settlement problems involved in the extension of Runway 11-29 to provided for progressive payments, was recommended to the Board by memo from the Assistant Chief Engineer, and was approved on passage of Resolution No. 18935.

The award of a contract for the construction of building and yard improvements, Berth "H" facilities, 7th Street Marine Terminal, Port of Oakland, to M.G.C. Company in the amount of \$314,190.00 in accordance with bids received by the Board at its meeting of January 13, 1969, was recommended to the Board by memo from the Assistant Chief Engineer, and was approved on passage of Resolution No. 18936.

Plans and specifications for construction of control and office Building B-208 and customs platform B-209, 14th Street near Maritime Street, Outer Harbor Terminal, and approval to advertise for bids to be received by the Board on February 10, 1969, were recommended for approval in a memo to the Board from the Assistant Chief Engineer, in which it was explained that the facilities to be constructed are for use by Sea-Land Services, Inc. The recommendation was approved on passage of Resolution No. 18957.

The execution of an agreement with Michael A. Jordan Associates for professional architectural services in connection with the development of plans for the control and office building and customs platform mentioned in the preceding paragraph, was recommended to the Board by memo from the Assistant Chief Engineer. It was explained to the Board that Sea-Land Services, Inc. had previously contracted with Michael Jordan & Associates for development of the plans in order to speed up their preparation with the understanding that the Port would eventually assume the contract. The agreement was approved on passage of Resolution No. 18937.

Lease between San Francisco Port Authority and State Steamship Company, was the subject of a letter to the Board from the Port Attorney, in which he advised the Board that on January 16, 1969 the Federal Maritime Commission considered

the agreement and the Port's protest and found that the agreement should be made the subject of a formal investigation to determine whether the rentals under the agreement are non-compensatory resulting in prejudice to other ports or terminals, and that the Port of Oakland is made a party to the proceedings as requested.

Award of contract for the drydocking and repairs to the Fireboat, "City of Oakland", to Diesel Engineering and Maintenance of Sausalito, in the amount of \$6,540 in accordance with bids received by the Board at its meeting of January 6, 1969 as recommended to the Board by memo from the Assistant Chief Engineer, was approved on passage of Resolution No. 18938.

The selection of an advertising agency for the Port, was the subject of a memo to the Board from the Public Relations Director, which was followed by an oral recommendation, that the Port retain Pacific Advertising Staff as the agency which would handle all phases of the Port advertising. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously. The Public Relations Director was requested to present a new Port promotional program to the Board in about four weeks.

Acceptance of the following contracts as being completed were recommended to the Board, by memo from the Port Purchasing Agent:

Diamond Janitorial Service and Supply Company for furnishing and delivering roll paper towels to the Port for the period commencing January 1, 1968 and ending December 31, 1968, which was accepted on passage of Resolution No. 18939.

National Foam Systems Company for furnishing and delivering foam liquid 3% solution for the period commencing January 1, 1968 and ending December 31, 1968, which was accepted on passage of Resolution No. 18942.

State Electric Supply Company for furnishing and delivering 400 watt metallic halide lamps and ballasts, time for which was extended to January 8, 1969 on passage of Resolution No. 18940 and accepted as complete on that date on passage of Resolution No. 18941.

Contract with Scott, Buttner Electric Co., Inc. to furnish, install and remove decorative lighting of trees and decorations, Jack London Square, was accepted as completed on passage of Resolution No. 18952, as recommended to the Board by memo from the Engineering Department.

The following travel was authorized as reported to the Board by memo from the Executive Director:

President Mortensen with Commissioners Tripp and Brown, the Executive Director, the Director of Aviation and the Airport Manager to travel to Phoenix, Houston, Dallas and New Orleans on February 3, 1969 to inspect airport facilities and for the Executive Director to participate in a meeting of the American Society of Civil Engineers in New Orleans.

The Executive Director to travel to Honolulu, Hawaii and Tokyo, Japan on or about February 15 to participate in the Third Pacific Institute of Transportation as a panelist.

The Director of Aviation and Senior Engineer Paul Sorensen to travel to Washington, D. C. on January 27 to attend a meeting of the Airport Operators Council International,

all of which were approved on passage of Resolution No. 18943.

Personnel matters as contained in a memo to the Board from the Director of Fiscal Affairs were approved on passage of Resolution No. 18944 as to appointment and Resolution No. 18945 as to leaves of absence. The employment of one additional janitress on a permanent basis to complete the complement of three janitresses at the Airport, was approved by concensus of the Board.

The retention of Wilsey & Ham for professional services for the design of the railroad trestle to cross Elmhurst

Channel in the Industrial Park, was recommended to the Board by memo from the Assistant Chief Engineer, supported by an oral recommendation from the Executive Director, that the company be employed on a time multiplier basis with a fixed maximum, which recommendation was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

The following building permits were approved for construction projects within the Port of Oakland Industrial Park, as recommended to the Board by memos from the Assistant Chief Engineer:

Chanslor & Lyon Co., Inc. for construction of a single story building 221' x 181' x 24' high at an estimated cost of \$300,000 to be constructed on Edgewater Drive, approved by passage of Resolution No. 18946.

Mechanical-Electrical Building Corporation for construction of a two-story building 136' x 79' x 24' high at an estimated cost of \$260,000 to be constructed on Edgewater Drive, approved on passage of Resolution No. 18947.

American Baptist Homes of the West, Inc. for construction of a building 188' x 140' x 25' high at an estimated cost of \$300,000, **approved on passage of Resolution No. 18951.**

The following changes in Port tenancies as contained in a memo to the Board from the Assistant Manager, Properties Department were approved on motion of Commissioner Brown, seconded and passed unanimously.

Aluminum Service Company to continue occupancy of the following property within the Middle Harbor Terminal effective March 1, 1969, subject to rental review September 1, 1969, 1,000 sq. ft. of office area @ \$.05 psf per month; 3,000 sq. ft. of yard area at \$.01 psf; 16,750 sq. ft. in Bldg. E-207 @ \$.0445 psf for a total rental of \$818.00 per month.

Hurricane International to continue occupancy in Terminal Bldg. "B", Outer Harbor Terminal, of 41,320 sq. ft. at the increased rent of \$.04 psf per month and 400 sq. ft. of office area at \$.10 psf, for a total of \$1,692.80 per month effective March 1, 1969.

McGuire Terminal Company to continue occupancy of 15,760 sq. ft. of space in Terminal Bldg. "AA", Outer Harbor, at a rental of \$.05 psf per month or \$788.00.

The Board also authorized Mardeco to continue the subtenancy of Marvin Casalina & Company in the office building at 77 Jack London Square for a two-year period commencing December 1, 1968, on passage of Resolution No. 18961.

A proposal under which Sailboats, Inc. would add to its operations area near the Embarcadero and Livingston Street under a license and concession agreement, 4,950 sq. ft. of property presently occupied by Mary's Lunch, onto which would be moved the present railroad station building known as "Clinton Station" which would replace the present building occupied by Mary's Lunch, with the understanding that the present operator of Mary's Lunch, Ruth Silva, would be given 60 days notice to vacate and that Sailboats, Inc. would demolish and remove the present structure no later than June 30, 1969. It was proposed that the rental would be at the rate of \$.01 psf per month or \$49.50 or 2 1/2% of the gross business of the restaurant, whichever is greater. It would further be agreed that Sailboats, Inc. would expend not less than \$20,000 in remodeling the basic structure of the station as a restaurant facility. The proposal was approved on motion of Commissioner Walters, seconded and passed unanimously. The Board was further advised that Sailboats, Inc. now occupies space in the area under several leases and license agreements and that the Board will be asked in the near future to consolidate all of these into one manageable document.

Issuance of a Certificate of Compliance to Dorfman-Pacific Company with provisions of its grant deed for property in the Industrial Park, was recommended to the Board by memo from the Manager, Properties Department, was approved on passage of Resolution No. 18948.

Commissioner Kilpatrick excused himself from the meeting at 4:15 p.m. because of other business commitments.

Payment of real estate commission to Robert V. McKeen in the amount of \$9,471.00 in connection with the sale of property in the Port of Oakland Industrial Park to Clay P. Bedford and Catherine A. Bedford, as recommended to the Board by memo from the Manager, Properties Department, was approved on passage of Resolution No. 18949.

Revision of description of Parcel under Security Savings & Loan Association lease now assigned to Edgewater Investment Company to include a 5' strip of land between the leasehold and option area previously overlooked, as recommended to the Board by memo from the Manager, Properties Department, was approved on passage of Resolution No. 18956.

Revised offer from Buttner Corporation for acquisition of the Berkeley Instrument Corporation property in the Port of Oakland Industrial Park, was transmitted to the Board by memo from the Manager, Properties Department. As requested by the Buttner Corporation, it was recommended that the Port defer the assignment of the lease to Buttner Corporation to March 1, 1969 and to permit the repayment of the \$15,000 landscaping and fencing expenses on the installment basis provided in the Berkeley Instruments supplemental agreement dated February 1, 1968, with the further understanding that the Port would waive any rental due it prior to March 1, 1969. The proposal was accepted on motion of Commissioner Brown, seconded and passed unanimously by those present, Commissioner Kilpatrick being absent.

The Board members expressed their concern over the increasing congestion at the entrance to the Airport at Hegenberger and Doolittle, and the Executive Director informed the Board that this was a problem that had to be worked out with the

State Highways Division and was the subject of continuing discussion with the Alameda County Highways Advisory Committee.

The Board also expressed its concern over the poor maintenance by the Southern Pacific Company of the track area of First Street as it passes Jack London Square, and the effect that this lack of maintenance has on revenues accruing to the Port and other property owners on First Street. The possible consolidation of the Southern Pacific tracks with those operated by Western Pacific on Third Street was suggested as a possible solution. The matter was referred to the Executive Director for further study.

The Executive Director and Commissioner Tripp made an oral report to the Board on a meeting held in San Francisco by the San Francisco Chamber of Commerce on Short Takeoff and Landing Aircraft Facilities in the Bay Area. The Executive Director stated that the next meeting of this Ad Hoc Committee would be held at the Oakland Airport on February 19, 1969.

It was suggested by members of the Board that the Port should reconsider its participation in the activities of the Pacific Coast Association of Port Authorities from which it resigned effective April 30, 1967. The Executive Director was requested to make a report to the Board as to the present activities and dues structure of the Association and report back to the Board at a later date.

Extension of time of consent to assignment of the Ark and Steak Dock Restaurants from January 31, 1969 to February 28, 1969, as recommended in an oral report to the Board by the Port Attorney was approved on passage of Resolution No. 18958.

In connection with the below listed reports the Board asked for and received reports on the status of the

Accounts Receivable from San Francisco-Oakland Helicopter Airlines, 66 Jack London Square and Associated Aerospace Activities, Inc.

The following written reports were noted and ordered filed:

Summary of Cash and Accounts Receivable - Port Revenue Fund #801 for the month of December, 1968.

Summary of Cash - Port Revenue and Construction Account as of January 16, 1969.

A. Accounts Receivable 60 days or more in arrears as of January 16, 1969.

B. Active Accounts Receivable 60 days or more in arrears referred to Legal as of January 16, 1969.

C. Inactive Accounts Receivable referred to Legal as of January 16, 1969.

List of Claims paid from Port Revenue Fund #801 from January 7 to January 15, 1969.

List of Claims paid from 1967 Project Construction Fund #514 for January 6 and January 15, 1969.

List of Claims paid from 1968 Project Construction Fund #515 for January 15, 1969.

List of Claims paid from 1966 Airport Development Fund #523 for January 3, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Brown, Tripp, Walters, and President Mortensen - 4
Noes:	None
Absent:	Commissioner Kilpatrick - 1

"RESOLUTION NO. 18934

RESOLUTION TRANSFERRING CERTAIN FUNDS."

"RESOLUTION NO. 18935

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH WOODWARD-CLYDE-SHERARD & ASSOCIATES."

"RESOLUTION NO. 18936

RESOLUTION AWARDING CONTRACT TO M. G. C. CO. FOR CONSTRUCTION OF BUILDINGS AND YARD IMPROVEMENTS, BERTH "H" FACILITIES, SEVENTH STREET MARINE TERMINAL, PORT OF OAKLAND; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 18937

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH MICHAEL A. JORDAN ASSOCIATES."

"RESOLUTION NO. 18938

RESOLUTION AWARDING CONTRACT TO DIESEL ENGINEERING & MAINTENANCE FOR DRYDOCKING AND REPAIRS TO FIREBOAT "CITY OF OAKLAND"; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BOND AND CHECK TO BIDDERS."

"RESOLUTION NO. 18939

RESOLUTION ACCEPTING ROLL PAPER TOWELS SUPPLIED UNDER CONTRACT WITH DIAMOND JANITORIAL SERVICE & SUPPLY CO."

"RESOLUTION NO. 18940

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH STATE ELECTRIC SUPPLY, INC."

"RESOLUTION NO. 18941

RESOLUTION ACCEPTING 400 WATT METALLIC HALIDE LAMPS AND BALLASTS SUPPLIED UNDER CONTRACT WITH STATE ELECTRIC SUPPLY, INC."

"RESOLUTION NO. 18942

RESOLUTION ACCEPTING FOAM LIQUID, 3% SOLUTION SUPPLIED UNDER CONTRACT WITH NATIONAL FOAM SYSTEM, INC."

"RESOLUTION NO. 18943

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 18944

RESOLUTION RATIFYING TEMPORARY APPOINTMENT OF RICARDA P. ROBELLO TO EXTRA POSITION OF NO. 2 (JANITRESS)."

"RESOLUTION NO. 18945

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 18946

RESOLUTION GRANTING CHANSLOR & LYON CO., INC.,
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 18947

RESOLUTION GRANTING NORTHERN CALIFORNIA
CHAPTER NATIONAL ELECTRICAL CONTRACTORS
ASSOCIATION PERMISSION TO PERFORM CERTAIN
WORK."

"RESOLUTION NO. 18948

RESOLUTION AUTHORIZING EXECUTION AND DELIVERY
OF CERTIFICATE OF COMPLIANCE TO HAROLD S. HYMAN
RALPH DORFMAN, ALFRED SILVERSTEIN AND KENNETH
COHN."

"RESOLUTION NO. 18949

RESOLUTION APPROVING AND AUTHORIZING PAYMENT
OF REAL ESTATE BROKERAGE COMMISSION TO ROBERT
V. McKEEN."

"RESOLUTION NO. 18950

RESOLUTION APPROVING RIGHT OF ENTRY AND IN-
DEMNITY AGREEMENT WITH SEATRAN LINES, INC."

"RESOLUTION NO. 18951

RESOLUTION GRANTING AMERICAN BAPTIST HOMES OF
THE WEST, INC., PERMISSION TO PERFORM CERTAIN
WORK."

"RESOLUTION NO. 18952

RESOLUTION ACCEPTING WORK PERFORMED BY SCOTT
BUTTNER ELECTRIC CO., INC., AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 18953

RESOLUTION GRANTING TRANS INTERNATIONAL
AIRLINES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 18954

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN
LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 18955

RESOLUTION GRANTING TRANS INTERNATIONAL
AIRLINES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 18956

RESOLUTION AUTHORIZING EXECUTION OF SIXTH
SUPPLEMENTAL AGREEMENT WITH EDGEWATER IN-
VESTMENT COMPANY."

"RESOLUTION NO. 18957

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF CONTROL AND OFFICE BUILDING B-208 AND CUSTOMS PLATFORM B-209, 14th STREET NEAR MARITIME STREET, OUTER HARBOR, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 18958

RESOLUTION EXTENDING TIME OF CONSENT TO ASSIGNMENT OF THE ARK AND STEAK DOCK LEASES."

"RESOLUTION NO. 18959

RESOLUTION MODIFYING SETBACK REQUIREMENTS IN CONNECTION WITH CONSTRUCTION OF MARINA APARTMENT COMPLEX."

"RESOLUTION NO. 18960

RESOLUTION APPROVING REVISED INITIAL LAYOUT PLANS FOR CONSTRUCTION OF MARINA APARTMENT COMPLEX AND WITHDRAWING PRIOR APPROVAL OF INITIAL LAYOUT PLANS."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Brown, Walters and President Mortensen - 3
Noes:	Commissioner Tripp - 1
Absent:	Commissioner Kilpatrick - 1

"RESOLUTION NO. 18961

RESOLUTION CONSENTING TO SUBLEASE BY MARDECO, INC., TO MARVIN CASALINA & COMPANY."

Port Ordinance No. 1561 being, "AN ORDINANCE AMENDING ITEM NO. 2640 OF PORT ORDINANCE NO. 964 RELATING TO SPACE ASSIGNMENTS", and Port Ordinance No. 1562 being, "AN ORDINANCE AMENDING ITEMS NOS. 715 and 720 OF PORT ORDINANCE NO. 964 RELATING TO DOCKAGE", and Port Ordinance No. 1563 being, "AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE" were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Tripp, Walters,
and President Mortensen - 4

Noes: None

Absent: Commissioner Kilpatrick - 1

There being no further business and on motion duly
made and seconded, the meeting was adjourned at 5:15 p.m.


Secretary

Action FEB 17 1969

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

Approved and filed

The meeting was held on Monday, February 3, 1969 at the hour of 2:00 p.m. in the second floor Conference Room of the Terminal Building at the Metropolitan Oakland International Airport, Oakland, California, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick,
Tripp, Walters and
President Mortensen -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Assistant Chief Engineer; Director of Aviation; Airport Manager; Public Relations Director; Assistant Manager, Properties Department; Director of Fiscal Affairs; and the Secretary of the Board.

Visitors attending the meeting included Miss Marcia Wood, student at the University of California; Mr. David Simmons, Jr., President, Oakland Municipal Civil Service Employees' Association; Mr. William J. Granberg, President, Granberg Supply Co., Inc.; Mr. Howard Waldorf, representing Oakland City Councilman Harvey Binns; and Mrs. Hope Crippen, Intermediate Account Clerk.

Minutes of the regular meeting of the Board held on January 6, 1969, the adjourned regular meeting of the Board held January 13, 1969 and the regular meeting of January 20, 1969 were approved and ordered filed.

Mrs. Hope Crippen, Intermediate Account Clerk, for the Port of Oakland was introduced to the Board by the Director

of Fiscal Affairs and was presented with a pin denoting 10 years service to the Port by Commissioner Tripp.

Service to Albuquerque Case, under Civil Aeronautics Board Docket No. 18586 was the subject of a written report to the Board by the Port Attorney, supplemented by an oral report, in which the Board was informed that the recommended decision of the Hearing Examiner will be set aside to be superseded by a final decision to be made by the Civil Aeronautics Board itself.

Copies of the joint exhibits of the Port of Oakland and the Oakland Chamber of Commerce in the Pacific Northwest-California Investigation, Civil Aeronautics Board Docket No. 18884, were transmitted to members of the Board by the Port Attorney.

An oral report was made to the Board on the status of the Transpacific Air Route Case in which the Board was informed that on Friday, January 24, 1969, President Nixon withdrew President Johnson's ruling on the case as to the international aspects of the matter and the Port Attorney advised that it is anticipated that the Civil Aeronautics Board, as a result, will delay a final ruling on the domestic phase of the case. The Port Attorney explained to the Board, petitions filed by Northwest Airlines and the City of San Francisco requesting that the satellite airport restriction be either eliminated or modified, and the Port Attorney recommended, with concurrence of Mr. Cecil A. Beasley, Jr., the Port's special counsel in Washington, D. C., that the Port file an answer to the petitions for reconsideration of Northwest Airlines and the City and County of San Francisco requesting that their petitions on the satellite airport issue be denied. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously. Later in the meeting the Port Attorney informed the Board that he had just received a phone call from Mr. Beasley in Washington, D. C., who recommended the Port's answer to the CAB include the support of Trans World

Airlines' petition for reconsideration in which it asked that San Francisco/Oakland be added to its transpacific service authority. The Port Attorney explained that this would be done on the basis that the Port would support TWA's request subject to San Francisco/Oakland being served through Metropolitan Oakland International Airport in order to effectively maintain the satellite airport concept. The recommendation which had the concurrence of the Executive Director, was approved on motion of Commissioner Tripp, seconded and passed unanimously.

The Director of Aviation made an oral report to the Board on the recent meeting of the Airport Operators Council International which included discussions held concerning the possible modes of financing airport improvements through a user tax program, an additional 5% tax on airline tickets, and an additional 5% tax on air freight, which would be payable into three separate trust funds which would be drawn on through some method of distribution for airport improvements. The idea that the method of distribution would be on the basis of enplaned passengers was objected to strenuously by the Executive Director who felt that some method of allocation would have to be developed on the basis of projected enplaned passengers for a given number of years in the future as compared to an enplaned passenger record over a period in the past, in order to properly reflect the growth of the airport involved rather than the total traffic now being handled.

Mr. David Simmons, Jr., President, Oakland Civil Service Employees Association appeared before the Board in support of the employees petition which was signed by some 169 Port employees, urging the adoption of the Executive Director's salary recommendations presented to the Board on December 16, 1968. Following discussion on the matter, the Board determined that no new informa-

tion had been presented and no change would be made in its decision of December 16, 1968.

Additional funds required in excess of the Grant and Loan being received from the Economic Development Administration for the air cargo terminal, was explained in a letter to the Board from the Assistant Chief Engineer, advising that EDA wishes assurance that the Port will finance the portion of the total cost which is in excess of \$427,000, the total of the EDA Grant and Loan, and the Board was advised that this excess amount would be somewhere between \$8,000 and \$9,000. In this connection Resolution No. 18980 was passed providing for financing of construction of air cargo terminal as part of Economic Development Administration Project.

On recommendation of the Assistant Chief Engineer the contract for the construction of the air cargo terminal was awarded to Cortelyou & Cole, Inc. on passage of Resolution No. 18964.

Contract for washing windows at the Airport for the period commencing March 1, 1969 and ending December 31, 1969 was awarded to Diamond Janitorial Service and Supply Company as recommended by the Port Purchasing Agent on passage of Resolution No. 18965.

A written report was made to the Board on fire damage to Airport Building L-811 which occurred on January 25, 1969, in which the Board was advised that the total damage amounted to between \$4,000 and \$5,000, and that repairs to the building are being made by the W. A. Rose Company under a direct contract with the Port's insurance carrier which under policy carried by the Port is subject to a \$1,000 deductible clause. The Port Attorney was requested to investigate the matter as to possible action against the San Francisco & Oakland Helicopter Airlines on the

basis of its negligence as the cause of the fire in order to recover the \$1,000 Port expense.

The Board also requested, in connection with the above matter, that a record be kept of the Port's expense under this \$1,000 deductible policy as a basis of analyzing Port insurance costs of deductible insurance vs. full coverage.

A proposed lease dated February 3, 1969 with C. D. Ericson Company, Inc., a corporation, covering a gross area of 107,915 square feet located at the Foot of 8th Avenue in the Ninth Avenue Terminal area of the Port of Oakland and providing for the addition to the demised premises at a later date, of two contiguous parcels of real property containing 24,412 square feet and 9,800 square feet respectively, was transmitted to the Board by the Port Attorney together with a memo from the Assistant Manager, Properties Department, explaining that this is the lease which the Board approved in policy on October 7, 1968. In this connection an ordinance was passed to print authorizing the execution of a lease with C. D. Ericson Company, Inc.

A proposed lease dated February 3, 1969 with Western Tube & Conduit Corporation, a corporation, covering two non-contiguous parcels of real property containing respectively 1.515 acres more or less and 1.025 acres more or less, located at the Foot of 8th Avenue in the Ninth Avenue Terminal area, and providing for the addition to the demised premises at a later date of Port of Oakland Building H-215, was transmitted to the Board by the Port Attorney together with a memo from the Assistant Manager, Properties Department, advising the Board that this also is a lease which the Board approved of in principle on October 7, 1968. In this connection an ordinance was passed to print authorizing the execution of a lease with Western Tube & Conduit Corporation.

A site for Fire Station in the Industrial Park was the subject of a memo to the Board from the Manager, Properties Department, in which it was recommended that the Board authorize the Properties Department to conclude negotiations with the Fire Department of the City of Oakland for a long term lease at a nominal consideration for the location of a Fire Station in a one-half acre parcel with 118 foot frontage on Pardee Drive contiguous with the International Longshoremen's and Warehousemen's Union property. It was further explained that this has been a matter of discussion with City Hall for a period of about 2 1/2 years. After considerable discussion on the matter, a motion was made to approve the recommendation by Commissioner Brown, which was seconded but failed to pass by the required number of votes.

During discussion on the previous item the Port Attorney informed members of the Board that the new Oakland City Charter requires four affirmative votes by the Board for the adoption of all resolutions and ordinances, except resolutions authorizing issuance of revenue bonds which require five affirmative votes, and the Board determined that as a matter of policy, four affirmative votes would be required to pass any motion by the Board.

Powerine Oil Company property was the subject of a memo to the Board from the Assistant Manager, Properties Department, in which it was explained that the Powerine Oil Company has agreed to forego its occupancy of parcels 2 and 3 of its leasehold on Seventh Street during the period of January 1, 1969 through June 30, 1971, restricting its operations during that period of time to Parcel 1 of the leasehold at a rental of \$603.74. It was explained that this arrangement has been made with the Powerine Oil Company in order that the Port can

conclude negotiations with the Bay Area Rapid Transit District on the following basis. That BARTD agrees to:

1. Vacate and release a certain parcel of land at 7th and Terminal Streets sufficient to allow the installation of needed holding track.
2. Permit the Southern Pacific Company and Oakland Terminal Railway the right to use approximately 1800 feet of track when not required for use by BARTD.
3. Construct the railroad track and switch to line, grade and specifications approved by the Port and by the Public Utilities Commission.
4. Quitclaim to the Port the track and switch in good condition at the termination of BARTD's use on or before July 1, 1971.
5. Pay to the Port an agreed upon sum for the use of a parcel of ground adjacent to the BARTD vent building.
6. Leave the areas in a clean and orderly condition on termination.

The arrangement as recommended in the letter from the Assistant Manager, Properties Department, was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Building permit requested by L. L. Freels & Associates of Orinda on behalf of Robert L. Pincus for the construction of an office building 84' x 204' in size at 7850 Edgewater Drive in the Industrial Park, at an estimated cost of \$192,000, was presented to the Board for its consideration by memo from the Assistant Chief Engineer. On discussion of the project, it was found that no landscaping plan for the project was available for viewing by the Board and the matter was put over to the next meeting of the Board.

A sign permit requested by Ringsby Systems to be located at 2225 Seventh Street covering the erection of a sign 10' high by 12' wide as a substitute for the sign previously approved by the Board at its meeting of November 25, 1968, was

presented to the Board for its consideration by memo from the Assistant Chief Engineer, and was approved on passage of Resolution No. 18969.

Utility Billing for 66 London Square Corporation

having to do with utilities used by the Corporation on the second floor of the Port of Oakland Building, was the subject of a letter to the Board from the Assistant Manager, Properties Department. The memo explained the attempts to negotiate a settlement in the matter with the Corporation as well as the circumstances surrounding the dispute for the billing. It was recommended that the Board authorize the installation of meters on the second floor to accurately measure the utilities used which would permit billing under Public Utilities regulations. The recommendation was approved on motion of Commissioner Brown, seconded and passed unanimously.

The application of Clyde R. Gibb et al. for permission to dredge and fill certain water areas at the Foot of Alice Street, was reported to the Board and in accordance with Port Ordinance No. 1332 the Board set the time and place for the required Public Hearing for 2:20 p.m. on Monday, February 17, 1969, in the office of the Board at 66 Jack London Square, and directed the Secretary of the Board to so notify Clyde R. Gibb et al.

A lease amendment for the Oakland Scavenger Company

covering the disposal site north of Doolittle Drive adjacent to the Oakland Alameda city line, was the subject of a memo to the Board from the Manager, Properties Department. It was explained that the present lease terminates March 31, 1969, and that Oakland Scavenger Company now wishes to pay to the Port \$110.00 per acre foot of material placed in the area rather than the terms of the present agreement with its area being open to the public and the Port receiving 10% of the gross receipts. It was

recommended that the lease be extended on a year to year hold-over basis and that the Port accept the \$110 per acre foot of fill material placed in the area. The matter was discussed and the Board requested further study on the matter as to the over all economics and potential revenue to be derived by the Port from such use of the land as compared to placing solid fill in the area which would make it suitable for commercial purposes. The matter was put over awaiting further report.

Plans and specifications for loading docks and canopies to be added to Terminal Building "H" in the Outer Harbor Terminal to be occupied by Transoceanic Warehouse Agency, Inc., were presented to the Board by the Assistant Chief Engineer, with recommendation that they be approved and authority be given to advertise for bids to be received on Monday, February 17, 1969. The recommendation was approved on passage of Resolution No. 18975.

Tariff changes requested by Howard Terminal in its Tariff No. 4 having to do with the assessment of dockage charges, changing from a gross registered tons basis to a lineal foot basis, was transmitted to the Board by the Traffic Manager and Manager, Marine Terminal Department, which changes were approved on motion of Commissioner Walters, seconded and passed unanimously.

A building permit requested by Robert W. Boucke on behalf of National Biscuit Company for alterations to be made in Terminal Building "E", Outer Harbor Terminal, at a cost of \$8,500, was transmitted to the Board by memo from the Assistant Chief Engineer, and was approved on passage of Resolution No. 18970.

Amendment to lease with U. C. Express & Storage Company to provide for rail access to the Sea-Land property

adjoining that occupied by U. C. Express & Storage Company in the Outer Harbor Terminal Area, was explained to the Board by memo from the Assistant Manager, Properties Department, which would include the following:

1. That U. C. Express & Storage will abandon their rights to the 30-foot right of way easement which runs from southwesterly boundary line of the U. C. leasehold through to 7th Street.
2. To realign the U. C. Express southwesterly boundary line, eliminating an 815 square-foot parcel and adding a 3846 square-foot parcel.
3. That U. C. Express would permit the installation of a new railroad track.
4. That U. C. Express acknowledges that the Port may require them on 30 days' notice to remove the household goods currently stored in Building C-226, to provide for the storage of imported or exported cargo moving over the Port of Oakland docks.
5. That the Port shall bring to grade the southwesterly open area traversed by the railroad track.
6. That the Port shall paint the exterior of Building C-226; and
7. That the Port shall install chain link fencing on the perimeter of the U. C. Express & Storage Company leasehold.

It is estimated that the Port's cost in the above program will not exceed \$10,000. The proposed program was approved and authority given to draw the necessary amendment and agreements on motion of Commissioner Kilpatrick, seconded and passed unanimously.

A proposed lease dated February 3, 1969 with Sea-Land Service, Inc., a corporation, covering several parcels of real property located on the northwest corner of 14th & Maritime Streets in the Outer Harbor Terminal, area was transmitted to the Board by the Port Attorney together with a letter of explanation from the Assistant Executive Director. The proposed additional lease with Sea-Land Service would include a total of 7.5 acres

of property and would be for a period of four years effective upon completion of the work to be done by the Port, and the abandonment of rail trackage owned by the Southern Pacific Company in the leased area and the termination of occupancy by IML Freight, Inc. In this connection an ordinance was passed to print authorizing the execution of a lease with Sea-Land Service, Inc.

An oral report was made to the Board by the Port Attorney concerning the new Charter of the City of Oakland which became effective January 28, 1969. The Port Attorney particularly pointed out that the limitation on the purchase or contracting for supplies, materials and public works without public bidding will be increased from \$1,000 to \$5,000, and that as previously explained to the Board it will be necessary for the Board to adopt an ordinance concerning the procurement of services and supplies.

The issuance of series "G" Revenue Bonds in the amount of \$11,000,000 with the date for the public sale to be set for April 7, 1969, was recommended to the Board by memo from the Executive Director. In this connection Resolution No. 18966 was passed, being the sixth supplemental resolution authorizing the issuance of \$11,000,000, Port of Oakland 1957 Revenue Bonds, Series "G", which was passed by five affirmative votes. Resolution No. 18971 was also passed declaring certain facilities of the Board of Port Commissioners to be parts of projects or parts of existing facilities, and Resolution No. 18972 was passed approving official statement and authorizing and directing the sale of \$11,000,000 principal amount of Port of Oakland 1957 Revenue Bonds, Series "G". which also received five affirmative votes. It was further explained to the Board that due to the substantially large amount of this

issue, the Port's financial consultant, Stone & Youngberg, has recommended that the Port consider meeting in New York with appropriate representatives of the various financial institutions that are potential bidders on these bonds, and that such a meeting is planned in New York during the week of March 17, 1969.

Increase in maximum award for Port of Oakland Employees Suggestion Plan from \$250.00 to \$500.00, was recommended to the Board by memo from the Chairman of the Beneficial Suggestion Committee, and in this connection an ordinance was passed to print amending Section 1.28 of Port Ordinance No. 867 relating to payments to employees for meritorious suggestions, and Resolution No. 18962 was passed adopting rules and regulations relating to Employees Suggestion Plan.

An award of \$10.00 to Mrs. Constance J. Lipp, Electric Computer Console Operator, for her suggestion regarding the maintaining of records for equipment was recommended to the Board by a memo from the Executive Director, and was approved on passage of Resolution No. 18967.

Request for supplemental Budget Appropriation, was the subject of a memo to the Board from the Executive Director in which it was recommended that the annual budget for operating expense be increased by \$365,207.00 which was explained in detail in the memo. In this connection Resolution No. 18976 was passed further amending Resolution No. 18518 appropriating certain moneys to provide for the expenditures proposed to be made by the estimated budget of the Port of Oakland for the fiscal year 1968-1969.

Approval of a certificate of completion for Wholesale Building Supply Company for furnishing emulsified roof coating to the Port, was recommended by the Port Purchasing Agent and was approved on passage of Resolution No. 18973.

Final routing for those attending the International Association of Ports & Harbors meeting in Melbourne, Australia, and calls to be made on Port customers in the Far East, was confirmed and approved on passage of Resolution No. 18977, which amended resolutions previously passed by the Board Numbered 18659 and 18943, and Resolution No. 18979 was also passed authorizing Senior Engineer Paul Sorensen to attend a meeting of the American Society of Civil Engineers in New Orleans on February 7, 1969, and also authorizing Senior Engineer Paul Sorensen to travel to Albuquerque on or about February 12 to attend the meeting of the Airport Operators Council International.

Personnel matters having to do with an appointment, as reported to the Board by memo from the Director of Fiscal Affairs, was approved on passage of Resolution No. 18968.

The Board was advised of the application of Schnitzer Steel Products of California, Inc. for a dredging permit to be done at the Foot of Adeline Street and in accordance with Port Ordinance No. 1332, the Board set the time and place for the required Public Hearing on the matter for 2:15 p.m. on Monday, February 17, 1969, in the office of the Board at 66 Jack London Square, and directed the Secretary of the Board to so notify Schnitzer Steel Products.

An oral report was made to the Board by the Port Attorney concerning the matter of the Port of Oakland v. Utah Construction & Mining Company in which he advised the Board that on Friday, January 31, at 10:30 p.m. the jury reached a verdict setting a price of \$232,000 for the Port's interest in acquiring air easements in connection with protection against noise and vibration damage in approximately 90 acres of shoreside property in Alameda owned by the Utah Construction & Mining Company.

A motion was made by Commissioner Brown, seconded and passed unanimously, requesting the Executive Director to investigate the cost of placing double windows in the second floor Conference Room of the Airport in order to soundproof the room from the noise of planes operating on the westerly ramps.

The Board also asked for a report as to what has been done or is being done to stabilize the windows in the Savarin Restaurant on the second floor of the Terminal Building to prevent damage from blast of jet aircraft.

The following written reports were noted and ordered filed:

Status report.

Summary of Cash - Port Revenue and Construction Accounts as of January 30, 1969.

List of Claims paid from Port Revenue Fund #801 from January 17, 1969 to January 30, 1969.

List of Claims paid from 1968 Project Construction Fund #515 for January 24, 1969.

The following resolution was introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Walters
and President Mortensen -4

Noes: Commissioner Tripp -1

Absent: None

"RESOLUTION NO. 18962

RESOLUTION ADOPTING RULES AND REGULATIONS
RELATING TO EMPLOYEES' SUGGESTION PLAN."

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen -5

Noes: None

Absent: None

"RESOLUTION NO. 18963

RESOLUTION APPROVING BOND OF WESTINGHOUSE
ELECTRIC SUPPLY COMPANY."

"RESOLUTION NO. 18964

RESOLUTION AWARDING CONTRACT TO CORTELYOU &
COLE, INC., FOR CONSTRUCTION OF AN AIR CARGO
TERMINAL, BUILDING M-106, METROPOLITAN OAKLAND
INTERNATIONAL AIRPORT (ECONOMIC DEVELOPMENT
ADMINISTRATION PROJECT NO. 07-1-00052-1);
FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN
CONNECTION THEREWITH; REJECTING ALL OTHER
BIDS; AND DIRECTING RETURN OF BID BONDS TO
BIDDERS."

"RESOLUTION NO. 18965

RESOLUTION AWARDING CONTRACT TO DIAMOND
JANITORIAL SERVICE & SUPPLY CO. FOR FURNISH-
ING LABOR, MATERIALS AND EQUIPMENT FOR WASH-
ING EXTERIOR WINDOWS IN THE TERMINAL BUILDING
(M-102) AT METROPOLITAN OAKLAND INTERNATIONAL
AIRPORT FOR THE PERIOD COMMENCING MARCH 1,
1969 AND ENDING DECEMBER 31, 1969; FIXING THE
AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION
THEREWITH; REJECTING ALL OTHER BIDS; AND
DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 18966

SIXTH SUPPLEMENTAL RESOLUTION AUTHORIZING THE
ISSUANCE OF \$11,000,000 PORT OF OAKLAND 1957
REVENUE BONDS, SERIES G."

"RESOLUTION NO. 18967

RESOLUTION AWARDING THE SUM OF \$10.00 TO
CONSTANCE J. LIPP, ELECTRONIC COMPUTER CONSOLE
OPERATOR, UNDER THE PORT OF OAKLAND EMPLOYEES'
SUGGESTION PLAN."

"RESOLUTION NO. 18968

RESOLUTION RATIFYING APPOINTMENT OF BARBARA
BEGGS TO THE POSITION OF RELIEF RESERVATION
CLERK."

"RESOLUTION NO. 18969

RESOLUTION GRANTING AD-ART INC. PERMISSION TO
PERFORM CERTAIN WORK."

"RESOLUTION NO. 18970

RESOLUTION GRANTING NATIONAL BISCUIT COMPANY
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 18971

RESOLUTION DECLARING CERTAIN FACILITIES OF
THE BOARD OF PORT COMMISSIONERS TO BE PARTS
OF PROJECT OR PARTS OF EXISTING FACILITIES."

"RESOLUTION NO. 18972

APPROVING OFFICIAL STATEMENT AND AUTHORIZING AND DIRECTING THE SALE OF \$11,000,000 PRINCIPAL AMOUNT OF PORT OF OAKLAND 1957 REVENUE BONDS, SERIES G."

"RESOLUTION NO. 18973

RESOLUTION ACCEPTING EMULSIFIED ROOF COATING SUPPLIED UNDER CONTRACT WITH WHOLESALE BUILDING SUPPLY, INC."

"RESOLUTION NO. 18974

RESOLUTION APPROVING BONDS OF M. G. C. CO."

"RESOLUTION NO. 18975

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF LOADING DOCKS AND CANOPIES AT BUILDING C-221, OUTER HARBOR, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 18976

RESOLUTION FURTHER AMENDING RESOLUTION NO. 18518 APPROPRIATING CERTAIN MONEYS TO PROVIDE FOR THE EXPENDITURES PROPOSED TO BE MADE BY THE ESTIMATED BUDGET OF THE PORT OF OAKLAND FOR THE FISCAL YEAR 1968-1969."

"RESOLUTION NO. 18977

RESOLUTION AMENDING RESOLUTIONS NOS. 18659 AND 18943 AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 18978

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 18979

AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 18980

RESOLUTION PROVIDING FOR FINANCING OF CONSTRUCTION OF AIR CARGO TERMINAL AS PART OF ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT."

"RESOLUTION NO. 18981

RESOLUTION APPROVING BONDS OF DIESEL ENGINEERING & MAINTENANCE."

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING

SECTION 1.28 OF PORT ORDINANCE NO. 867 RELATING TO PAYMENTS TO

EMPLOYEES FOR MERITORIOUS SUGGESTIONS" was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Walters and President Mortensen -4

Noes: Commissioner Tripp -1

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH C. D. ERICSON COMPANY, INC.", and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH WESTERN TUBE AND CONDUIT CORPORATION", and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH SEA-LAND SERVICE, INC." were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen -5

Noes: None

Absent: None

Amended Port Ordinance No. 1560 being, "AN ORDINANCE AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL AGREEMENT WITH SEA-LAND SERVICE, INC." was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen -5

Noes: None

Absent: None

At the hour of 4:20 p.m. the Board recessed to an Executive session with the Port Attorney to discuss matters of pending litigation. At the hour of 5:20 p.m. the Board reconvened and adjourned to 2:00 p.m. on Monday, February 10, 1969.

The meeting was reconvened on Monday, February 10, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen -5

Commissioners absent: None

Also present were the Port Attorney; Assistant Chief Engineer; Public Relations Director; Director of Aviation; and the Secretary of the Board.

Visitors attending the meeting included Mr. Howard Waldorf, representing Oakland City Councilman Harvey Binns.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For CONSTRUCTION OF CONTROL AND OFFICE BUILDING B-208 AND CUSTOMS PLATFORM B-209, 14TH STREET NEAR MARITIME STREET, OUTER HARBOR, OAKLAND, CALIFORNIA for which seven bids were received:

<u>Bidder</u>	<u>Lump Sum</u>
Payne Construction Co.	\$ 195,985
N. H. Sjoberg & Son	204,450
Able Builders Company	205,707
Stenmark Construction Co.	205,840
Millard H. Meyers	213,000
Cortelyou & Cole, Inc.	215,000
M. G. C. Company	227,900

All bids were accompanied by a 10% bid bond.

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation. Upon recommendation of the Assistant Chief Engineer and

on approval of the bid as to form and legality by the Port Attorney, Resolution No. 18989 was passed awarding contract to Payne Construction Co., the low bidder.

As recommended in a memo from the Executive Director, Resolution No. 18982 was passed authorizing Senior Engineer Paul Sorensen to make stops at Dallas and Houston enroute to the American Society of Civil Engineers meeting in New Orleans, and also for Senior Engineer Paul Sorensen and the Assistant Airport Manager to proceed to Albuquerque, New Mexico by way of Phoenix to attend meetings of the Airport Operators Council International.

Resolution No. 18990 was passed authorizing the members of the Board, the Executive Director, the Assistant Executive Director and the Port Attorney to proceed to Washington, D. C., on February 13, 1969 to hold meetings with the Economic Development Administration, Department of Commerce.

In connection with the sale of Series "G", Port of Oakland Revenue Bonds, and in accordance with information given to members of the Board at its meeting of February 3, 1969, the Board was advised that the meetings scheduled to be held in New York with financial institutions that are potential bidders for the bonds are now scheduled for March 26, 27 and 28, and the Board instructed the Port Attorney to prepare a resolution authorizing travel by members of the Board, the Assistant Executive Director, the Port Attorney, Senior Engineer Paul Sorensen, and the Secretary of the Board together with Mr. Daniel Belmont of Stone & Youngberg, municipal bond consultants, and Mr. Joseph Hughes of Orrick, Herrington, Rowley & Sutcliffe, bond counsel, all of whom will be participating in the New York meetings.

A letter from the Port Attorney regarding Civil Aeronautics Board proceedings informed the Board that answers to petitions for reconsideration in the Domestic Phase and the

International Phase of the Transpacific Route Investigation
Docket No. 16242, and the brief to the Hearing Examiner in the
Omaha and Des Moines Case, Docket No. 18401, had been filed with
the Civil Aeronautics Board as of February 10, 1969, copies of
which were furnished to members of the Board.

The building permit requested by L. L. Freels &
Associates on behalf of Robert L. Pincus for construction of a
one story building 84' x 204' at 7850 Edgewater Drive in the
Industrial Park at a cost of \$192,000, was presented to the
Board by memo from the Assistant Chief Engineer. A rendering
of the proposed building was shown to the Board together with
landscaping plans, and Resolution No. 18984 was passed granting
Robert L. Pincus permission to perform certain work.

Tariff Changes in Port of Oakland Tariff No. 2 concern-
ing space assignments were recommended to the Board by memo from
the Traffic Manager and Manager, Marine Terminal Department, and
were approved on passage of an ordinance to print amending Item
No. 2655 of Port Ordinance No. 964 relating to space assignments.

A report regarding insurance information, deductible
feature as requested by the Board was furnished by the Assistant
Manager, Properties Department, based on information furnished
by the Oakland Association of Insurance Agents.

Rejection of the claim of Thomas King against the City
of Oakland in the amount of \$100,000 alleged to have been sustained
on November 27, 1968, which investigation showed occurred on the
Nimitz Freeway at the High Street overpass as a result of a
collision between the automobile being driven by Mr. King with a
private automobile being driven by James Hollins, a Port of Oakland
Janitor, while off duty and not engaged in the performance of
any duty falling within the course or scope of his employment,

was recommended to the Board by letter from the Port Attorney, and Resolution No. 18983 was passed rejecting claim of Thomas King.

Contract time for the delivery of polyvinyl chloride sheeting by B. F. Goodrich Company was extended to February 5, 1969, as recommended to the Board by memo from the Port Purchasing Agent on passage of Resolution No. 18985, and the contract was accepted as completed on that date on passage of Resolution No. 18986.

As recommended by memo from the Executive Director, the Board approved payment to the California Association of Port Authorities of the sum of \$6,363 as a three-year premium for the second layer of \$5,000,000 personal injury and property damage liability insurance, and also approved the Port's commitment to participate in a third layer of \$5,000,000 coverage at a cost to the Port of \$5,120 for a three-year premium, on motion of Commissioner Brown, seconded and passed unanimously.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen -5

Noes: None

Absent: none

"RESOLUTION NO. 18982

RESOLUTION AUTHORIZING CERTAIN TRAVEL
AND REPEALING CERTAIN PRIOR RESOLUTIONS."

"RESOLUTION NO. 18983

RESOLUTION REJECTING CLAIM OF THOMAS
KING."

"RESOLUTION NO. 18984

RESOLUTION GRANTING ROBERT L. PINCUS
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 18985

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH B. F. GOODRICH INDUSTRIAL PRODUCTS COMPANY, A DIVISION OF THE B. F. GOODRICH COMPANY."

"RESOLUTION NO. 18986

RESOLUTION ACCEPTING POLYVINYL-CHLORIDE SHEETING SUPPLIED UNDER CONTRACT WITH B. F. GOODRICH INDUSTRIAL PRODUCTS COMPANY, A DIVISION OF THE B. F. GOODRICH COMPANY."

"RESOLUTION NO. 18987

RESOLUTION APPROVING STATEMENT FOR PRINTING SERVICES."

"RESOLUTION NO. 18988

RESOLUTION APPROVING BONDS OF CORTELYOU & COLE, INC."

"RESOLUTION NO. 18989

RESOLUTION AWARDING CONTRACT TO PAYNE CONSTRUCTION COMPANY FOR CONSTRUCTION OF CONTROL AND OFFICE BUILDING B-208 AND CUSTOMS PLATFORM B-209, 14TH STREET NEAR MARITIME STREET, OUTER HARBOR; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 18990

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING ITEM NO. 2655 OF PORT ORDINANCE NO. 964 RELATING TO SPACE ASSIGNMENTS" was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen -5
Noes: None
Absent: None

There being no further business and on motion duly made and seconded, the meeting was adjourned at 3:10 p.m.


Secretary

*Approved as written
and filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Monday, February 17, 1969
at the hour of 2:00 p.m. in the office of the Board, Room 376,
66 Jack London Square, President Mortensen presiding, due written
notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick,
Tripp, Walters and President
Mortensen - 5

Commissioners absent: None

Also present were the Assistant Executive Director; Port
Attorney; Public Relations Director; Director of Fiscal Affairs;
Assistant Manager Properties Department; Airport Manager; Director
of Aviation; and the Secretary of the Board; and for a portion of
the meeting, the Traffic Manager and Manager of the Marine Terminal
Department; and the Senior Mechanical and Electrical Engineer.

Visitors attending the meeting included Mr. Morris
Schnitzer of Schnitzer Steel Products; Mr. L. H. Clark, attorney
for Schnitzer Steel Products; Mr. Alvin H. Bacharach, realtor, in
connection with the Jack London Plaza Marina Apartments; Mr. Jens
Hansen, architect for the Jack London Plaza; Mr. Harry Bruno,
appearing for Mardeco, Inc.; Mr. Robert J. Hamilton, Senior Vice
President, Yellow Cab Company; Mr. Tom Purcell, Chairman, General
Aviation Committee at Metropolitan Oakland International Airport;
Mr. Nubar Deombely, Air Taxi operator at the Airport; Mr. Howard
Waldorf, representing Oakland City Councilman Harvey Binns; and
Mr. Russel Kingman of Wykoff & Associates.

Minutes of the regular meeting of the Board held on
February 3, 1969 and the adjourned regular meeting of the Board

held on February 10, 1969, were approved as written and ordered filed.

The following bids FOR CONSTRUCTION OF LOADING DOCKS AND CANOPIES AT BUILDING C-22., OUTER HARBOR TERMINAL being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

BIDDER	LUMP SUM	SECURITY
S. B. Wiggin	\$50,480.00	10% Bid Bond
Reis Construction	61,148.00	10% Bid Bond
Hayco, Inc.	67,971.00	10% Bid Bond
Peterson & Rathbun Construction Co.	79,966.00	10% Bid Bond

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation. Upon approval of the low bid of S. B. Wiggin as to form and legality by the Port Attorney and upon recommendation of the Assistant Chief Engineer, Resolution No. 19011 was passed awarding the contract to S. B. Wiggin.

President Mortensen called for the public hearing on the application of Schnitzer Steel Products of California, Inc. for permission to place fill material on a portion of its property which abuts the Oakland Estuary at the foot of Adeline Street. Mr. Schnitzer explained to the Board the area which would be filled in order to develop a convenient location for the installation of a bulk loading facility and conveyer system for ship loading for the handling of scrap metal on Schnitzer Steel Company property, which will result in approximately doubling the capacity of the plant for handling scrap steel. The Board was furnished with a report from the Executive Director on the project, which stated that the project conforms with the Port's master plan and recommended the Board's approval of the requested permit.

No one appeared at the meeting in opposition to the application, and Resolution No. 18991 was passed granting permit to Schnitzer Steel Products of California, Inc., to place fill in the Oakland Estuary.

President Mortensen then called for the public hearing on the application of Clyde R. Gibb et al. for permission to drive piles on a portion of its property leased from the Port at the foot of Alice Street to support portions of an apartment building complex and to perform dredging in the area to accommodate berthing for approximately 50 small boats. The Board was furnished with a report on the project from the Executive Director, which stated that the pile driving and dredging will be done within the pierhead line on the Oakland side of the Estuary and that the work planned conforms with the conceptual plans for the Marina apartments previously approved by the Board, and recommended approval of the application. No one appeared at the meeting in opposition to the application, and Resolution No. 18992 was passed granting permit to drive piles and perform dredging upon the leasehold of Alvin H. Bacharach et al.

Mr. Jens Hansen appeared before the Board to explain additional architect's renderings of the proposed Jack London Plaza Marina Apartments, in answer to several questions raised by the Board at its meeting of January 20, 1969, after which Resolution No. 19013 was passed granting extension of time to Alvin H. Bacharach et al. for a period of 30 days for submission of preliminary plans for the Jack London Plaza Apartments.

A proposed lease, dated February 17, 1969, with Yellow Cab Company, a corporation, covering an area of 3.2736 acres, more or less, situated approximately 900 feet northwesterly of the ticketing building and 600 feet easterly of the intersection

of the "M-1" and "C" taxiways, Metropolitan Oakland International Airport, together with an ordinance authorizing the execution of such lease without competitive bidding, was transmitted to the Board by the Port Attorney, together with a letter of explanation from the Airport Manager, which stated that the lease as transmitted to the Board by the Port Attorney is in conformity with the approval by the Board in principle at its meeting of January 6, 1969 and, further, that Yellow Cab Company desires immediate occupancy of the property in order that construction can be started prior to the commencement date of the lease. In this connection an ordinance was passed to print authorizing the execution of the lease with Yellow Cab Company, and Resolution No. 19008 was passed, which included the approval of the license agreement with Yellow Cab Company for the area.

A building permit requested by Yellow Cab Company for the construction of an air freight building approximately 100 ft. wide by 500 ft. long and 20 ft. high, at an estimated cost of \$310,000, to be constructed on the aforementioned leased area was transmitted to the Board by the Assistant Chief Engineer with recommendation that it be approved, and Resolution No. 18993 was passed granting Yellow Cab Company permission to perform certain work.

Plans and specifications for apron paving in conjunction with the aforementioned Yellow Cab Company Air Freight facility were placed before the Board for consideration, with a recommendation that they be approved and calling for bids to be received by the Board at its meeting of March 17, 1969, and Resolution No. 19010 was passed approving plans and specifications for construction of a concrete and asphaltic air cargo apron addition, Oakland International Airport, and calling for bids therefor to be received March 17, 1969.

Mr. Tom Purcell, Chairman of the General Aviation Committee for Airport tenants, appeared before the Board to discuss automobile insurance requirements at the Airport. Mr. Purcell was informed by President Mortensen that the Board intended to take action today to defer enforcement of the announced insurance requirements, and later in the meeting a motion was made by Commissioner Tripp, seconded and passed unanimously, that the Airport Manager be authorized not to enforce the insurance requirements for vehicles operating on the Airport ramps at Metropolitan Oakland International Airport as approved by this Board on May 6, 1968 and as contained in the applications for vehicle ramp permit presently utilized at the Airport until further action by this Board.

A report previously requested by the Board on general aviation fuel sales, was transmitted to the Board by the Airport Manager for the calendar years 1967 and 1968.

Loading dock and canopy addition for Chef's Orchid at the Airport, was the subject of a memo to the Board from the Airport Manager, in which the Board was informed that additional capacity will be required by Chef's Orchid in order to meet the needs of increases in its in-flight catering operations this spring and summer as scheduled airline service expands and charter flight activity increases. It was proposed that the Port and Chef's Orchid share equally the cost of constructing an additional loading dock and canopy and, in addition, Chef's Orchid alone will bear the cost of relocating dishwashing equipment and purchasing and installation of stainless steel tables. The cost to the Port is estimated at \$8,000 and the cost to Chef's Orchid is estimated at \$13,000. The proposal was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Promotion in Denver and Salt Lake City for new Western Airlines service between Oakland, Reno, Salt Lake and Denver, was recommended to the Board by memo from the Airport Manager and authorization was requested for the Supervisory Airport Traffic Representative and the Airport Traffic Representative to travel to Salt Lake City and Denver on or about February 20 with Mr. Charles Bailey of Western Airlines, for promotional purposes. In this connection, Resolution No. 19003 was passed authorizing certain travel.

Reimbursement from SFO Helicopter Airlines, Inc. for fire damage to leased premises, was the subject of a letter to the Board from the Port Attorney in connection with the damage caused to Building L-811 by a fire which occurred on January 25 1969. The Port Attorney advised the Board in reply to its question of February 3, 1969, that the Port could recover from SFO Helicopter Airlines the \$1,000 in repair costs necessitated by the deductible provision in the Port's fire insurance coverage, and the Accounting Department has been instructed to bill SFO Helicopter Airlines for the repair costs not covered by the Port's insurance policy and that the Legal Department has so notified the Airline.

Contract completion for small plane hangars at the Airport, was the subject of a memo to the Board from the Assistant Chief Engineer, in which the Board was advised that completion was delayed a total of 49 calendar days beyond the specified completion date of October 15, 1968 and, in accordance with an analysis submitted by the Port's Consulting Engineer on the project, Hamilton and Williges, it was recommended that the time for the contract be extended by 22 calendar days and that the Port assess liquidated damages against the Contractor for the remaining 27 calendar days

at \$100 dollars per day, or \$2,700, plus additional inspection costs incurred during the period of the overrun prorated on the same basis, charging the Contractor \$993 for such costs. When questioned by the Board, the Airport Manager informed the Board that the Port had lost approximately \$3,700 in rentals due to the delay in the completion of the facilities, and the Board determined that the contract should be extended for a period of only 12 calendar days, with liquidated damages being assessed for the additional 37 calendar days, plus the additional inspection costs incurred on the same prorated basis. In this connection, Resolution No. 19014 was passed, extending time of contract with M. B. C. Company for construction of small plane hangars at Metropolitan Oakland International Airport to October 27, 1968, and Resolution No. 19004 was passed, accepting work performed by M. G. C. Company, assessing liquidated damages and authorizing recordation of notice of completion which called for the assessment of 37 calendar days of liquidated damages for a total of \$3,700 and additional expenses for field inspection and superintendents necessary by reason of the delay, amounting to \$1,360.

Demolition of Granny Goose building in Middle Harbor Terminal, was recommended to the Board by memo from the Assistant Manager of Properties Department. The Board was advised that Mr. R. Lukaris of Granny Goose Company acknowledges that under the terms of the original lease the company has an obligation to restore the facility to a usable condition. However, the building is in such a deteriorated condition that such restoration is not economically feasible and that open area in the Middle Harbor Terminal would be much more valuable to the Port than the building itself. Granny Goose Company desires to rent the building for \$100 per month during the months of February and March, 1969, and commencing on or about March 30, 1969 will demolish the building

at its own expense and leave the area in a neat and orderly condition. Such demolition by Granny Goose Company was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Harbor license agreement renewal for Oakland Distribution Center, covering occupancy of a portion of Terminal Building "A" in the Outer Harbor Terminal, at \$723.50 per month, commencing April 1, 1969, was recommended to the Board by memo from the Assistant Manager of Properties Department and was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Amendment to the lease of Mardeco, Inc. to provide for construction and operation of a restaurant upon the leased premises and revising the rental and automobile parking provisions of said lease, was recommended to the Board by memo from the Assistant Manager of Properties Department. As previously approved by the Board, at its meeting of June 3, 1968, the amendment would provide that the Port receive 2½% of the gross receipts from the operation of the restaurant and bar, and required that plans and specifications for the restaurant structure are subject to prior approval of the Port and all improvements must be completed within 12 months of the effective date of the supplemental agreement. In this connection, Resolution No. 18994 was passed, authorizing execution of first supplemental agreement with Mardeco, Inc. and directing recordation thereof.

Contract completion for furnishing and installing street lighting facilities, Hassler Way and Oakport Street, performed under contract with Scott Buttner Electric Company, Inc., was recommended to the Board by memo from the Senior Mechanical and Electrical Engineer. In this connection Resolution No. 18995 was passed, extending time for performance of contract with Scott Buttner Electric Company for 42 days, or until June 9, 1968, without assessment of liquidated damages, and Resolution No. 18996 was passed accepting work performed.

Contract completion for demolition of buildings at Terminal and Petroleum Streets by Joseph D. Ballinger & Company on February 5, 1969, was recommended to the Board by memo from the Assistant Chief Engineer, and Resolution No. 18997 was passed accepting work performed.

Transfer of certain water mains in the Industrial Park to East Bay Municipal Utility District in accordance with a previous agreement entered into by the Board on June 19, 1967 for the water mains in the area between Elmhurst and Daymon Channels, which was developed by the Port in cooperation with the Economic Development Administration, was recommended to the Board by memo from the Manager, Properties Department. The Board was informed that EDA has indicated that there is no problem as long as the transfer is being made between two public agencies. In this connection Resolution No. 18998 was passed, authorizing execution of bill of sale with East Bay Municipal Utility District.

The continued item of Oakland Scavenger lease amendment covering a disposal area of approximately 18 acres adjacent to the Alameda City line in San Leandro Bay near Doolittle Drive, was the subject of a memo to the Board from the Manager, Properties Department. The Board was informed that the Oakland Scavenger Company has agreed to pay to the Port \$133 per acre foot for all material placed within the dike area, which arrangement was approved on motion of Commissioner Brown, seconded and passed unanimously.

Sale of one acre of Port property in the Port of Oakland Industrial Park, known as Lot D-14, on Capwell Drive, at a purchase price of \$60,000 to Mr. Freeman K. Cullom, Managing partner of Kelley-Clarke Company of San Francisco, as previously approved by the Board in principle on November 18, 1968, was recommended in a memo to the Board from the Manager, Properties

Department, and an ordinance was passed to print authorizing the sale of certain city-owned real property located on the southwest side of Capwell Drive, approximately 1150 ft. northwest of Pendleton Way in the Port of Oakland Industrial Park to Freeman K. Cullom and Mary W. Cullom, his wife, and directing the execution and attestation of the deed to the purchaser thereof.

Authorization to enter into a third supplemental agreement to the preferential assignment agreement of January 3, 1966 with Marine Terminal Corporation for the bagging facility at the 9th Avenue Terminal, was recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department. The Board was advised that the actual construction costs which were paid by the Marine Terminal Corporation were increased from \$90,000 to \$146,476.84, and it was recommended that the ceiling in the agreement be changed from \$90 000 to \$147,000 in order to give Marine Terminal Corporation an opportunity to recover the total amount of its investment through said division of wharfage on new cargo generated, which change does not deviate from the original principle of the agreement which provides that the entire facility will become the property of the Port of Oakland at the conclusion of the agreement on October 31, 1972 or when the recovery of Marine Terminal Corporation's investment is completed, whichever occurs first. It was understood that the Marine Terminal Corporation will immediately pay to the Port the \$19,096.68 which it owes the Port for services rendered in connection with the construction of the project. The proposal was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Plans and specifications for the construction of Maintenance Building Berth "G" facility, 7th Street Marine Terminal to be constructed on Parcel B, the option area for four Japanese lines under their preferential assignment agreement, were presented

to the Board by memo from the Assistant Chief Engineer with a recommendation they be approved, with bids to be received at the Board meeting of March 17, 1969. In this connection Resolution No. 19012 was passed, approving plans and specifications for Maintenance Building Berth "G" facilities, 7th Street Marine Terminal, and calling for bids therefor.

Payment to Dames & Moore for soils inspection and consulting services during the construction of the second stage Northside Wharf of the 7th Street Marine Terminal in the amount of \$2,400.29 for testing services requested by Kaiser Engineers, the Port's engineering consultant on the project, was recommended to the Board by memo from the Assistant Chief Engineer. The Board was advised that this amount will be paid directly to Dames & Moore rather than being billed through Kaiser Engineers, which procedure has been approved by Kaiser Engineers. In this connection Resolution No. 18999 was passed approving statement of Dames & Moore.

Revised basis of compensation to be paid to Wilsey & Ham, was the subject of a memo to the Board from the Assistant Chief Engineer in which he advised that Wilsey & Ham has requested an amendment to its agreement of September 1, 1967 for engineering services in connection with the development of the 7th Street Marine Terminal to provide for the substitution of a new standard fee schedule effective October 1, 1968, which would provide for a figure of 20% of salary costs to provide for various employee taxes and fringe benefits instead of the former 12.5%. The matter was discussed by the Board and the Board requested that they be advised of the total amounts paid to Wilsey & Ham under various contracts and also the amount of work still open under contract and the estimated amount of money yet due to Wilsey & Ham. The matter was put over to the next meeting of the Board.

Reimbursement of liability insurance carrier, was the subject of a letter to the Board from the Port Attorney in which he advised that the Port's insurance carrier, Zurich Insurance Company, paid to Mr. H. Norman Eierman the sum of \$191.95 and to Mr. Thomas P. Bolger the sum of \$45 for damage to their small boat docks in Alameda resulting from a wake caused by the fire-boat, "City of Oakland", on November 9, 1968, and that subsequently our carrier discovered that such damage is not covered by the liability insurance policy because of an express exclusion of coverage of all operations of watercraft except rowboats and skiffs, and therefore recommended that the sum of \$236.95 be repaid to Zurich Insurance Company. In this connection Resolution No. 19000 was passed, making appropriation to reimburse Zurich Insurance Company.

Authority to enter into a contract with Wykoff & Associates for the acquisition of one-half of a log cabin purportedly occupied by Mr. Jack London during the winter of 1897-98 in the Yukon Territory, and moving and reassembling this portion of the cabin with additional logs, to be reconstructed in Jack London Square, was recommended to the Board by memo from the Public Relations Director. The Board was informed that through communications received from Mr. James Smith, the Yukon Territory Commissioner, the Port staff is satisfied that the cabin is authentic and would be appropriate for reconstruction in Jack London Square. The proposed contract calls for a payment to Wykoff & Associates of \$18,000, which is to cover all costs incurred for the delivery of the cabin and its reconstruction. Mr. Russel Kingman, of Wykoff & Associates, appeared before the Board to answer any questions in connection with the project. Following discussion, Resolution No. 19005 was passed, authorizing execution of agreement with Wyckoff & Associates.

Personnel matters as contained in a memo to the Board from the Director of Fiscal Affairs as to certain appointments, were approved on passage of Resolution 19001.

Employment of one additional Junior Account Auditor as recommended to the Board by memo from the Director of Fiscal Affairs, was approved on motion of Commissioner Walters, seconded and passed unanimously.

Amendment to the By-Laws and Administrative Rules of the Board of Port Commissioners, relating to purchases without advertising for bids and increasing the specified amount from \$1,000 to \$5,000, was recommended to the Board in an oral report by the Port Attorney, and Resolution No. 19002 was passed so amending the By-Laws.

The Port Attorney made an oral report to the Board in connection with the Transpacific Service Case, advising that Mr. Robert Ellsworth, Assistant to the President, has advised all concerned that President Nixon has established guidelines for consideration in that the President's jurisdiction in the case is based on his foreign policy and national security responsibilities, and that the President will consider only those changes in the substance of the case which (a) may be recommended to him by the Secretary of State, the Secretary of Defense or his other foreign affairs and national security advisors; and (b) are based on foreign relations and national security considerations, and that the President will not receive communications from any other sources on the subject. Based on these considerations, the Port Attorney recommended that letters be written over President Mortensen's signature to the Honorable William P. Rogers, Secretary of State, the Honorable Melvin R. Laird, Secretary of Defense and the Honorable Robert Ellsworth, Assistant to the President, stating the Port of Oakland's position in the matter, primarily as it

relates to the satellite airport concept. He also recommended that Senator William F. Knowland be provided with a copy of the letter sent and that such action is based on advice received from Cecil A. Beasley, Jr., in Washington, D. C. A motion by Commissioner Tripp, seconded and passed unanimously, authorized the preparation of such letters to be forwarded over the signature of President Mortensen.

A copy of a letter from Breed, Robinson and Stewart, Attorneys at Law, who acted on behalf of the Port in the matter of City of Oakland vs. Utah Construction and Mining Company - "Noise Easement", was handed to members of the Board by the Port Attorney. The letter provided the members of the Board information regarding the basis for the verdict in the Port's condemnation proceedings for Noise Easement on 94.8 acres of land in Alameda, in which matter the jury awarded the sum of \$232,000 to Utah Construction and Mining Company.

Resolution No. 19009 was passed, extending the Board's condolence upon the passing of Mr. Dave Hope, political reporter for the Oakland Tribune, and instructed the Secretary of the Board to forward a copy to the family of Mr. Hope.

The following written reports were noted and ordered filed:

Summary of Cash and Accounts Receivable - Port Revenue Fund #801 for the month of January 1969.

Summary of Cash - Port Revenue and Construction Accounts as of February 13, 1969.

- A. Accounts Receivable 60 days or more in arrears as of February 13, 1969.
- B. Active Accounts Receivable 60 days or more in arrears referred to Legal as of February 13, 1969.
- C. Inactive Accounts Receivable referred to Legal as of February 13, 1969.

List of Claims paid from Port Revenue Fund #801 from February 3, 1969 to February 11, 1969.

List of Claims paid from 1968 Project Construction Fund #515 for February 10, 1969.

List of Claims paid from 1966 Airport Development Fund #523 for February 5, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp, Walters
and President Mortensen - 5

Noes: None

Absent: None

"RESOLUTION NO. 18991

RESOLUTION GRANTING PERMIT TO SCHNITZER STEEL PRODUCTS OF CALIFORNIA, INC., TO PLACE FILL IN THE OAKLAND ESTUARY."

"RESOLUTION NO. 18992

RESOLUTION GRANTING PERMIT TO DRIVE PILES AND PERFORM DREDGING UPON THE LEASEHOLD OF ALVIN H. BACHARACH ET AL."

"RESOLUTION NO. 18993

RESOLUTION GRANTING YELLOW CAB COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 18994

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH MARDECO, INC., AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 18995

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH SCOTT BUTTNER ELECTRIC CO."

"RESOLUTION NO. 18996

RESOLUTION ACCEPTING WORK PERFORMED BY SCOTT BUTTNER ELECTRIC CO. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 18997

RESOLUTION ACCEPTING WORK PERFORMED BY JOSEPH D. BALLINGER & CO. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 18998

RESOLUTION AUTHORIZING EXECUTION OF BILL OF SALE WITH EAST BAY MUNICIPAL UTILITY DISTRICT."

"RESOLUTION NO. 18999

RESOLUTION APPROVING STATEMENT OF DAMES &
MOORE."

"RESOLUTION NO. 19000

RESOLUTION MAKING APPROPRIATION TO RE-
IMBURSE ZURICH INSURANCE COMPANY."

"RESOLUTION NO. 19001

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19002

RESOLUTION AMENDING THE BY-LAWS AND ADMINIS-
TRATIVE RULES OF THE BOARD OF PORT COM-
MISSIONERS RELATING TO PURCHASES WITHOUT
ADVERTISING FOR BIDS."

"RESOLUTION NO. 19003

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19004

RESOLUTION ACCEPTING WORK PERFORMED BY
M. G. C. CO., ASSESSING LIQUIDATED DAMAGES
AND AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 19005

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT WITH WYCKOFF & ASSOCIATES."

"RESOLUTION NO. 19006

RESOLUTION AMENDING RESOLUTION NO. 18990
AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19007

RESOLUTION APPROVING BONDS OF PAYNE
CONSTRUCTION COMPANY."

"RESOLUTION NO. 19008

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN
LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19009

RESOLUTION OF CONDOLENCE UPON THE PASSING OF
DAVE HOPE."

"RESOLUTION NO. 19010

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF A CONCRETE AND ASPHALTIC AIR CARGO APRON ADDITION, OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19011

RESOLUTION AWARDED CONTRACT TO S. B. WIGGIN FOR CONSTRUCTION OF LOADING DOCKS AND CANOPIES AT BUILDING C-221, OUTER HARBOR; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19012

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR MAINTENANCE BUILDING BERTH "G" FACILITIES, SEVENTH STREET MARINE TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19013

RESOLUTION GRANTING EXTENSION OF TIME TO ALVIN H. BACHARACH ET AL."

"RESOLUTION NO. 19014

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH M. G. C. CO."

Port Ordinance No. 1564 being, "AN ORDINANCE AMENDING SECTION 1.28 OF PORT ORDINANCE NO. 867 RELATING TO PAYMENTS TO EMPLOYEES FOR MERITORIOUS SUGGESTIONS," and Port Ordinance No. 1565 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH SEA-LAND SERVICE, INC.," and Port Ordinance No. 1566 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH C. D. ERICSON COMPANY, INC.," and Port Ordinance No. 1567 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH WESTERN TUBE AND CONDUIT CORPORATION," and Port Ordinance No. 1568 being, "AN ORDINANCE AMENDING ITEM NO. 2655 OF PORT ORDINANCE NO. 964 RELATING TO SPACE ASSIGNMENTS," were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp, Walters
and President Mortensen - 5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE
AUTHORIZING THE EXECUTION OF A LEASE WITH YELLOW CAB COMPANY,"
and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING
EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH ALVIN H.
BACHARACH, ET AL.," and Port Ordinance No. _____ being, "AN
ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL
PROPERTY LOCATED ON THE SOUTHWEST SIDE OF CAPWELL DRIVE
APPROXIMATELY 1,150 FEET NORTHWEST OF PENDLETON WAY IN
THE PORT OF OAKLAND INDUSTRIAL PARK TO FREEMAN K. CULLOM
AND MARY W. CULLOM, HIS WIFE, AND DIRECTING THE EXECUTION
AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF," were
read the first time and passed to print by the following
vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp, Walters
and President Mortensen - 5

Noes: None

Absent: None

The meeting was adjourned in honor of and out of
respect to the memory of the late Dave Hope at 5:12 p.m. to
Tuesday, February 18, 1969 at the hour of 5:30 p.m.

* * * * *

The meeting was reconvened on Tuesday, February 18, 1969
at the hour of 5:30 p.m. in the office of the Board, Room 376,
66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Brown, Kilpatrick,
Tripp, Walters and
President Mortensen - 5

Commissioners absent: None

Also present were the Assistant Executive Director; Port Attorney; Public Relations Director; Director of Fiscal Affairs; Assistant Manager Properties Department; and the Secretary of the Board.

Visitors attending the meeting included Mr. Jerome C. Byrne, Attorney at Law, representing World Airways; and Mr. Howard Waldorf representing Oakland City Councilman Harvey Binns.

President Mortensen announced that this meeting had been called to discuss a proposed Statement of Employment Policy for the Port of Oakland requested by the Economic Development Administration which had been the subject of discussions both in Washington, D. C., with the Economic Development Administration, and at a work session of the Board following the regular meeting of the Board on February 17, 1969. A proposed draft of Declaration of Purpose, General Policies, Employment Opportunity Program, Job Engineering, Equal Employment Opportunity Officer, Reporting of Requirements, Evaluation and Review and Conditions Attached to the Statement of Employment Policy were gone over in detail and thoroughly discussed and corrections were made to the original draft. At the conclusion of the review, a motion was made by Commissioner Walters, seconded and passed unanimously, authorizing the preparation of a Tentative Statement of Employment Policies for the Port of Oakland to be dated February 1969, following the corrections made to the original copy agreed upon at this meeting and subject to further review by the Port Attorney, and that copies of this Tentative Statement of Employment Policy be forwarded to the Economic Development Administration, with a letter of transmittal from President Mortensen, and also authorizing staff to file with the Economic Development Administration a request for additional funds for the construction

of the World Airways Hangar at the Metropolitan Oakland International Airport.

There being no further business and on motion duly made and seconded, the meeting was adjourned at 7:38 p.m.



Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

APR 7 1969

OF THE

CITY OF OAKLAND

J. Mortensen
Approved as written
and filed

The meeting was held on Monday, March 17, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Tripp,
Walters and President Mortensen - 4

Commissioners absent: Commissioner Kilpatrick - 1

Also present were the Assistant Executive Director; Deputy Port Attorney John E. Nolan; Manager Properties Department; Assistant Manager Properties Department; Director, Fiscal Affairs; Director of Aviation; Airport Manager; Supervising Engineer Roy Clark; Manager, Marine Terminal Department and Traffic Manager; the Secretary of the Board; and for a portion of the meeting, Port Field Representative Stanley Utter and Port Operations Clerk Olaf Hansen.

Visitors attending the meeting included Mr. Wyman L. Henry, Vice President-Director, Beech Aircraft Corporation; Mr. Gene Larimer, President, Golden Gate Beechcraft; Mr. John J. Smuda, Assistant Vice President, IDS Mortgage Corporation; Mr. Bernard Isaacson, General Partner, BIDA Properties; Mr. Robert McKeen, Realtor; Rev. John Bosch, Chaplain of Port and representative of Bishop Begin; Mr. David Simmons, Jr., President, Oakland Municipal Civil Service Employees Association; Mr. Milton Anninos, Director-Representative Oakland Municipal Civil Service Employees Association; Mr. Paul Varacalli, Executive Secretary, and Miss Barbara Scott, Field Representative, East Bay Municipal Employees Union, Local 390, AFL-CIO.

Minutes of the regular meeting of the Board held on February 17, 1969 and the adjourned regular meeting of February 18, 1969 were approved as written and ordered filed.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared as follows:

For CONSTRUCTION OF A CONCRETE AND ASPHALTIC AIR CARGO APRON ADDITION, OAKLAND INTERNATIONAL AIRPORT for which three bids were received as follows:

BIDDER	LUMP SUM	SECURITY
O. C. Jones & Sons	\$132,800.00	Bid Bond in the Amount of \$20,000.00
Cortelyou & Cole, Inc.	134,000.00	10% Bid Bond
James Marsh Company	146,400.00	10% Bid Bond

For CONSTRUCTION OF MAINTENANCE BUILDING, BERTH "G" FACILITIES, SEVENTH STREET MARINE TERMINAL, PORT OF OAKLAND, CALIFORNIA for which nine bids were received as follows:

BIDDER	Item 1: Furn. & erect, Prefab. metal Maint. Bldg., incl. foundations & floor slab, excluding automatic fire sprinkler system, complete in place	Additive Item: Automatic fire sprinkler system complete in place
	LUMP SUM PRICE	LUMP SUM PRICE
Delta Pacific Co.	\$67,300.00	\$4,889.00
CSB Const. Co.	70,637.00	4,351.00
Millard H. Meyers	71,000.00	4,500.00
Leuning Const. Co.	74,270.00	3,375.00
Page Const. Co.	74,900.00	4,245.00
Campbell Const. & Equipment Co.	76,777.00	5,000.00
Cortelyou & Cole	78,600.00	4,200.00
James Marsh Co.	79,000.00	4,500.00
Stenmark Const. Co.	86,840.00	4,700.00

All bids were accompanied by 10% bid bond.

The above bids were referred to the Deputy Port Attorney as to form and legality and to Port Supervising Engineer, Roy Clark, for recommendation.

On approval of the low bid of O. C. Jones & Sons by the Deputy Port Attorney as to form and legality and upon recommendation of Port Supervising Engineer, Roy Clark, Resolution No. 19005 was passed awarding contract for Construction of a Concrete and Asphaltic Air Cargo Apron Addition, Metropolitan Oakland International Airport, to O. C. Jones & Sons.

Upon approval of the low bid of Delta Pacific Construction Company as to form and legality by the Deputy Port Attorney and upon recommendation of Port Supervising Engineer Roy Clark, Resolution No. 19056 was passed awarding contract to Delta Pacific Construction Company for Construction of Maintenance Building, Berth "G" Facilities, Seventh Street Marine Terminal.

A proposal by Beech Aircraft Corporation for construction and operation of a general aviation facility at the north section of the Airport, was presented to the Board by a memo from the Airport Manager. The proposal included a 30-year lease with a 10-year option on approximately 23 acres in the north Airport area northeast of the intersection of Runways 9L-27R and 17-33 at a rental rate of .007 per square foot per month, with rental reviews at the end of the first 20 years and each five years thereafter, which would reflect a starting revenue to the Port for the land lease of \$7,000 per month. It is anticipated that Beech Aircraft Corporation would expend a total of approximately \$1,000,000 for a complex which would provide complete facilities for business aircraft, a terminal for visiting pilots, and sales and service of Beech Aircraft and accessory products. The lessee would be granted a nonexclusive right to supply fuel for General Aviation on the north Airport, based on an agreed through-put charge payable

to the Port on such sales. It was estimated that an expenditure of approximately \$120,000 would be required to make the site rentable and usable by Beech Aircraft Corporation for access roads, services, and utilities, of which about \$60,000 would be reimbursable to Beech Aircraft for roadway and primary services to the location, which would be credited on the basis of one-half the monthly rental until paid. The balance of the amount, such as power and special utility requirements, would be for Beech Aircraft's personal account. Mr. Wyman L. Henry, Vice President and Director of Beech Aircraft Corporation and Mr. Gene Larimer, President, Golden Gate Beechcraft, appeared before the Board in connection with the project and answered questions of the Board. It was understood by all concerned that the arrangements are strictly on a non-exclusive basis and that the Port would not be precluded from making similar arrangements with other parties. The proposal was approved in principle on motion of Commissioner Tripp, seconded and passed unanimously.

A three-year license and concession agreement with Mercury International Sales and Service Company, for the sale of flight insurance at the Airport, was recommended to the Board by memo from the Airport Manager. The Board was advised that the basic insurance counter is located in the main Terminal Building adjacent to the new facilities of the Alameda First National Bank and that the Port would be paid a sliding scale, with the minimum of \$150 per month, based on a percentage of insurance sold over the counter plus 13 percent of insurance sold through vending machines, and 10 percent of gross receipts for telegraph service and Greyhound Bus tickets. The recommendation was approved on motion of Commissioner Brown, seconded and passed unanimously.

The following subleases of Airport tenants were approved as follows:

Airweld, Inc., to sublet 717 square feet of office space in its newly constructed building on Earhart Road, to Trans International Airlines, which was approved on passage of Resolution No. 19017;

California Aviation Service to sublet 676 square feet of office space in Airport Building L-210 (Hangar 2), to Skymark Airlines, Inc., which was approved on passage of Resolution No. 19020;

Electro Gadgets Supply Company to sublet Building L-741 at the Airport to Lawrence Warehouse Company as a bonded storage facility, which was approved on passage of Resolution No. 19019;

Golden Gate Propeller Corporation to sublet 2,500 square feet of office space to Saturn Airways, Inc., which was approved on passage of Resolution No. 19018.

The following Civil Aeronautics Board matters were reported on by letter to the Board from the Port Attorney:

Southern Tier Competitive Nonstop Investigation, Docket No. 18257; Service to Albuquerque Case, Docket No. 18586; and Pacific Northwest-California Investigation, Docket No. 18884. In connection with the latter docket, it was proposed that Deputy Port Attorney John E. Nolan, and the Airport Manager attend the public hearings in Washington, D. C. on March 25, in the Pacific Northwest-California Investigation, and Resolution No. 19021 was passed authorizing such travel.

The Board was advised by memo from the Public Relations Director, that Kaiser Center, Inc. has requested permission to display, at the Airport, an architect's model of the existing Kaiser Center and the planned Ordway Building during the period of March 27 through April 17, and that permission has been granted by the Airport Manager, subject to the signing of a "hold harmless" agreement prepared by the Legal Department.

Work done under the following contracts was recommended for acceptance by memos from the Assistant Chief Engineer:

Contract with Traffic & Parking Equipment Company for furnishing and installing five automatic electric traffic gates and related equipment at the Airport, which work was completed on January 22, 1969. The Board was advised that this completion date was 69 days beyond that provided for in the contract of November 14, 1968 and it was recommended that three days be allowed for inclement weather and that liquidated damages at the rate of \$10 per day or \$660, be assessed for the remaining 66 calendar days. In this connection Resolution No. 19037 was passed, extending time for performance of contract with Traffic & Parking Equipment Company and Resolution No. 19038 was passed, accepting work performed by Traffic & Parking Equipment Company, assessing liquidated damages, and authorizing the recordation of notice of completion.

Contract with Federal Sign & Signal Corporation for furnishing and erecting an entrance sign for Oakland International Airport, which work was completed on February 7, 1969. The Board was advised that this completion time was 131 days beyond the original intended completion date of August 29, 1968, and it was recommended that contract time be extended for a period of 32 calendar days because of a strike of labor involved in the project and an additional 85 calendar days for the relocation of the sign at the Board's request, with the balance of 14 calendar days being assessed as liquidated damages at the rate of \$20 per day or \$280. In this connection, Resolution No. 19040 was passed, extending time for performance of contract with Federal Sign & Signal Corporation and Resolution No. 19039 was passed accepting work.

The following changes in harbor tenancies were approved
on motion of Commissioner Brown, seconded and passed unanimously:

Montgomery Ward: to add 23,933 square feet in Terminal Building "A" at \$.05 psf, for an additional rental of \$1,196.65 per month, making a new total monthly rental of \$4,817.70 per month, as of March 1, 1969.

Fleenor Paper Co: Terminating occupancy of 15,000 square feet of Building E-122 (large concrete warehouse, Middle Harbor Terminal), at a rental of \$850 per month, as of March 31, 1969.

Dianus Lamps: to continue occupancy of the second floor and a portion of the first floor in Building E-216, Middle Harbor Terminal, at a flat rental of \$350 per month. A 30-day cancellation clause is included in the license agreement dated February 1, 1969.

Donald Baker, dba Western Ordnance Repair: to continue occupancy of 4,000 square feet of Building E-209, Middle Harbor Terminal, plus adjacent open area of 4,616 square feet, under a long-term lease ending March 31, 1971, at a negotiated rental with Oakland Dock & Warehouse Company of \$400 per month. In addition, they occupy 4,000 square feet of Building E-210 at \$600 per month, for a term ending December 31, 1969 under a standard Port license agreement containing a 30-day clause.

Superior Strut & Hanger: to continue occupancy of approximately 24,000 square feet in Building 207 D and E, plus an adjacent open area of 11,000 square feet, Middle Harbor Terminal, at a negotiated rental of \$900 per month under a one-year license agreement beginning April 1, containing a mutual 6-month cancellation clause.

Granberg Supply Company: to continue occupancy of Building 207 A & B, Middle Harbor Terminal, plus 4,000 square feet of open area, at a negotiated rental of \$2,100 per month. The company has exercised its option to remain at the property for another five years, commencing May 1, 1969 with option to give the Port six months' notice to cancel lease. In return for granting Mr. Granberg the privilege of canceling on six months' notice, a rental review is to be held at the end of 1971, it being understood and agreed that any increase in rental would not exceed 10%, and a rental review at the end of this five-year term if he exercises the option for the last five years, again with a maximum allowable increase of 10%.

Ford Motor Company: to continue occupancy of 1.15 acres at First and Fallon Streets, which area is subject to an option right held by Nathan Narin, Standard Wholesale Grocery, with the Port exercising the right to lease to others in the interim. Rental to be increased to \$.01 psf, which will reflect a new rental of \$500.94 per month, under a license agreement for one year starting May 1, 1969.

Oakland Distribution Center: to occupy the entire 56,090 square feet in Terminal Building "A", at a minimum rental of \$.025 psf, or \$1,402.25 per month.

Proposals for construction of General Services Administration facility in the Port of Oakland Industrial Park, was the subject of a memo to the Board from the Manager of Properties Department. The Board was advised that the General Services

Administration of the Federal Government has been accepting preliminary proposals for construction of a general-purpose office building of approximately 400,000 square feet, to be built in the Bay Area in one of five definitely defined districts in San Francisco, Alameda, or Contra Costa Counties, and that the Port of Oakland Industrial Park is in the center of one of these areas. The Board was advised that potential bidders on this project have made inquiries regarding Lot No. C-23, consisting of 10.6 acres on Edgewater Drive, and with the concurrence of the Assistant Executive Director, the following recommendations were made to the Board:

It was recommended that the Board hold Lot C-23 off the market for a period of 60 days to permit those that have been solicited by GSA the opportunity to request an option on the site from the Port. It is further recommended that the Board make Lot C-23 available for the General Services Administration project on the following basis:

1. That the Board grant an option for sale or lease of the site to any and all requested by GSA to submit a firm offer.
2. Said option would run for a period not to extend beyond December 31, 1969.
3. Said option, subject to a lease contract with GSA, could be exercised only by the successful bidder on the GSA project.
4. If the GSA contract is awarded prior to the expiration date of the option, said option will terminate for all unsuccessful bidders.
5. If GSA does not award the contract by December 31, 1969, the Board would agree to extend the option for a reasonable period of time, based on the market value of the land in effect at that time.
6. If there is only one option granted on the site, the usual option consideration would apply, which is one-half the ground rental, or 3-1/2% per annum of the \$75,000 per acre valuation, in this case \$2,818.76 per month for the 10.6-acre site.

7. If more than one option is granted, the consideration would be one-half of the usual option fee, or 1-3/4% of the \$75,000 per acre value, or \$1,159.38 per month.

The recommendation was approved on motion of Commissioner Tripp and seconded and passed unanimously.

Two offers on Lot 2A, Block F, on Hegenberger Road in the Industrial Park was the subject of a letter to the Board from the Manager of Properties Department. In this connection, Commissioner Walters stated that one of the parties making the proposal is a client of his office and he would therefore have to abstain from taking part in any consideration on this matter, and asked that the matter be put over until all of the members of the Board were present.

Professional Services for Design of Railroad Trestle, Elmhurst Channel in the Industrial Park, was the subject of a memo to the Board from the Assistant Chief Engineer, in which he informed the Board that negotiations have been completed with Wilsey & Ham in accordance with the Board's instruction of January 20, 1969, based on a multiplier of salary costs but not to exceed a total of \$4,000 for the design of the Elmhurst Channel Trestle, and Resolution No. 19033 was passed, authorizing execution of agreement with Wilsey & Ham.

Plans and specifications, as prepared by Wilsey & Ham under the above-mentioned agreement, for a Railroad Trestle across Elmhurst Channel in the Port of Oakland Industrial Park, were presented to the Board for approval on recommendation of the Assistant Chief Engineer, and Resolution No. 19051 was passed approving the plans and specifications for construction of Elmhurst Channel Railroad Trestle, Port of Oakland Industrial Park and calling for bids therefor, to be received at the regular meeting of April 7, 1969.

Plans and specifications for the demolition of Buildings E-218 and E-220 in the Middle Harbor Terminal area, were recommended for approval by memo to the Board from the Assistant Chief Engineer, and in a separate memo to the Board from the Assistant Manager, Properties Department. It was explained that under a prior agreement with Oakland Dock and Warehouse Company the Western Pacific Railroad has an obligation to share in one-half of the costs of the demolition of these buildings but in no event would its responsibility exceed \$20,000 and that Seatrains Lines, owners of adjacent property, has notified the Port that these buildings must be removed prior to May 30, 1969. In this connection Resolution No. 19042 was passed, approving plans and specifications for the demolition of Buildings E-218 and E-220 at 1401 Middle Harbor Road and calling for bids therefor, to be received at the regular Board meeting of April 7, 1969.

The location of an Apostleship of the Sea for Oakland, at the southeast corner of Seventh and Terminal streets in the Outer Harbor Terminal area, was recommended to the Board by memo from the Assistant Manager of Properties Department. It was recommended that the Board authorize the granting of a 20-year lease of approximately 15,050 square feet of open area, at \$1.00 per year on which the Apostleship would construct, at its own expense, a new building of approximately 3,700 square feet which would cost an estimated \$60,000-\$70,000, with the understanding that should the Port require the area in the future for marine terminal purposes, the lease could be canceled by the Board without recourse by the Apostleship of the Sea. Reverend John Bosch appeared before the Board in connection with this matter, and stated that the Apostleship understood the necessity for the cancellation requirement and would have no objections to this type of requirement or to any type of liquor license which might

be required for the operation of a public restaurant to be located on adjacent property. The proposal for the Apostleship of the Sea was approved on motion of Commissioner Walters, seconded and passed unanimously.

Compromise of claim against Boldt-Beacom Lumber Company, was the subject of a letter to the Board from the Port Attorney in which it was recommended that settlement of the total charges owing from Boldt-Beacom Lumber Company, in the amount of \$648.76 be based on payment of ten percent of that amount, or \$64.88, which settlement was approved on passage of Resolution No. 19022.

66 London Square Corporation vs. City of Oakland, et al., Alameda County Superior Court Action No. 387289, filed against the Port for declaratory relief in connection with utility charges for the second floor of the Port of Oakland Building, was reported to the Board by letter from the Port Attorney. The Board was informed that the Port has until April 7, 1969 to file responsive pleadings.

Completion of contract with Abdo S. Allen Co. for Demolition of Building G-314 on Fifth Avenue near the Embarcadero, on February 11, 1969 was reported to the Board by memo from the Assistant Chief Engineer, and Resolution No. 19023 was passed accepting work performed.

Plans and specifications for demolition of wharves at the Middle Harbor Terminal, were presented for approval by memo by the Assistant Chief Engineer. The Board was informed that the specifications require two alternate bids, which would allow the Port to determine, based on bids received, whether all four piers will be demolished or only two of the piers. In this connection Resolution No. 19041 was passed approving plans and specifications for demolition of wharves at Foot of Ferro Street and calling for bids therefor to be received at the regular Board meeting of April 7, 1969.

Request for a building permit submitted by Donald C. Lewis on behalf of Delta Electronics for construction of a one-story concrete tilt up type building 122' x 159' to cost an estimated \$135,000, to be constructed on Lot C-18 on Roland Way in the Port of Oakland Industrial Park, was recommended for approval by memo from the Assistant Chief Engineer, and Resolution No. 19024 was passed, granting Donald C. Lewis, Gordon R. Harris, Edwin B. LaGrange, Jr., and Merville A. Yetter permission to perform certain work.

Tariff Changes, requested by Howard Terminal in its Tariff No. 4 regarding carloading and unloading charges to conform to certain sections of the San Francisco Bay Carloading Conference Tariff, No. 1-C, as recommended to the Board by memo from the Manager, Marine Terminal Department and Traffic Manager were approved on motion of Commissioner Walters, seconded and passed unanimously, and a second request for changes in Howard Terminal Tariff, No. 4, having to do with wharf demurrage and storage rates on vehicles, motor, on wheels, not boxed, was also approved on motion of Commissioner Brown, seconded and passed unanimously.

Changes in Port of Oakland Tariff, No. 2, having to do with wharfage rates, liquid N.O.S. and wharf demurrage and storage rates on motor vehicles on wheels, not boxed, as recommended in two memos to the Board from the Manager, Marine Terminals and Traffic Manager, were approved on passage of an ordinance to print.

Vacation of a portion of 14th Street, as provided for in the third supplemental agreement to the Sea-Land Truck Terminal Lease, previously approved in principle by the Board, and as agreed to by the City Traffic Committee, was recommended by memo from the Assistant Executive Director, and Resolution No. 19043 was passed, finding and determining that it is necessary to close and vacate 14th Street between Maritime Street and Terminal Street.

Air Clearance, 7th Street Marine Terminal, was the subject of a memo to the Board from the Assistant Executive Director. In the memo the Assistant Executive Director spelled out the terms of a proposed agreement with the U. S. Navy as to height limitations of cranes, ships, and facilities operating in or constructed on the new 7th Street Marine Terminal, and advised the Board that the Navy will withdraw its objections to the application by the Port for a Department of Army Dredging Permit and will withdraw its objection to the Economic Development Administration to the proposed development of the terminal upon execution of the following documents by the Board: Agreement for Avigation Easement; Agreement for Purchase of Avigation Easement; Grant of Easement, all of which documents are before the Board for approval and the Assistant Executive Director recommended their approval. In this connection Resolution No. 19036 was passed, authorizing execution of agreement for Avigation Easement with United States of America, Department of Navy, and an ordinance was passed to print authorizing execution of a purchase agreement for Avigation Easements, and Grant of Easement, United States of America, Department of Navy.

Plans and specifications for dredging and filling of Economic Development Administration Project for the 7th Street Marine Terminal, were presented to the Board for its approval by memo from the Assistant Chief Engineer, subject to the approval of the preceding item on the calendar by the Board. In this connection Resolution No. 19050 was passed, approving plans and specifications for site dredging and filling of 7th Street Marine Terminal, first stage, south and west sides (Economic Development Project No. 07-1-00046), and calling for bids therefor to be received at the regular Board meeting of April 21, 1969.

Plans and specifications for addition to Yard Office Building, Berth "G", 7th Street Marine Terminal, were transmitted to the Board by memo from the Assistant Chief Engineer and recommended for approval. In this connection Resolution No. 19052 was passed approving the specifications and calling for bids therefor to be received by April 7, 1969.

The following contracts were recommended for acceptance by memos from the Assistant Chief Engineer:

Glanville Construction Company, for construction of First Stage North Side Wharf, 7th Street Marine Terminal, Oakland, California, which was substantially completed July 15, 1968 except for Change Order No. 8 to the contract which provided for installation of a railroad track connecting the wharf to a spur track, which work has now been completed, and it was recommended that the contract be accepted as complete. In this connection Resolution No. 19035 was passed, accepting additional work performed by Glanville Construction Company and authorizing recordation of Notice of Completion.

Del Monte Electric Company, Inc., under contract for Installation of Telescoping Mast with Obstruction Lights and Markings Adjacent to Berths "G" and "H", 7th Street Marine Terminal, which work was completed on December 10, 1968, 36 days beyond the specified completion date of November 4, 1968. It was explained that the delay was caused by underground obstructions which were encountered which required the redesign of the footing layout and issuance of a change order with subsequent delay in the work. It was recommended that an extension of time be granted without liquidated damages and the contract be accepted as completed. In this connection Resolution No. 19025 was passed extending time for performance of contract with Del Monte Electric Company, Inc., and Resolution No. 19026 was passed accepting work performed.

East Bay Excavating Company, Inc., under contract for construction of container terminal yard Berth "H" Facilities, 7th Street Marine Terminal, was completed on December 13, 1968, which was 33 days beyond the required completion date of November 11, 1968. The Board was advised that the delay had been caused by revisions to the plans required by Marine Terminal Corporation, and it was recommended that the time be extended without liquidated damages and contract be accepted as completed. The recommendation was approved by consensus, with the understanding that the appropriate resolutions would appear on the calendar for the next meeting of the Board.

Contract with V. C. Edwards Contracting Company, for construction of Railroad Track on Seventh Street, west of Terminal Street, Outer Harbor Terminal, which was completed on January 8, 1969, was accepted on passage of Resolution No. 19027.

Investigation of Overland and OCP Rates and Absorptions, under Federal Maritime Commission Docket No. 65-31, was the subject of a written report to the Board from the Port Attorney, in which the Board was informed that the Federal Maritime Commission by its ruling of February 24, 1969 generally upheld the examiner's initial decision issued on August 22, 1968, which is quite favorable to the Port of Oakland and other West Coast ports, who benefit from the present Overland-OCP rate structures.

Assembly Time - Port of San Diego, under Federal Maritime Commission Docket No. 68-13, was the subject of a written report to the Board from the Port Attorney, in which the Board was advised that on February 27, 1969, the Presiding Examiner's initial decision approves the granting of an additional ten days' assembly time at the Port of San Diego for government-owned or sponsored cargo or for charitable purposes, and in the absence of exceptions thereto on or before March 14, 1969 or review by the Federal Maritime Commission the decision becomes the decision of the Commission in this matter.

Authority to make purchases through the State of California Department of General Services, was recommended to the Board by memo from the Port Purchasing Agent. It was explained that presently the Port has a joint purchasing agreement with the County of Alameda under authority of Article I, Chapter 5, Division 7 of the Government Code, but that Section 14814 of the Government Code of the State provides for the purchases by the State for cities, counties, and other governmental bodies, and that there would be requirements for purchasing which could be handled directly with the State of California on items for which the County

of Alameda is not interested. In this connection Resolution No. 19028 was passed, authorizing the Department of General Services of the State of California to purchase certain items as specified by the Port.

The following Certificates of Completion were presented to the Board by memo from the Port Purchasing Agent with the recommendation that the contracts be accepted as complete:

Westinghouse Electric Supply Company for delivery of 5000' of high voltage electric cable, which contract was accepted on passage of Resolution No. 19029.

Wade Advertising Company for delivery of 500 miniature metal castings of the 7th Street Terminal, imbedded in acrylic acetate, which contract was completed on March 10, 1969, 45 days beyond the original intended completion date of January 24, 1969, the delay being caused by the contractor's being unable to meet the original production schedule due to Hong Kong flu in his plant. It was recommended that time for the contract be extended without penalty and that the contract be accepted as completed. In this connection Resolution No. 19030 was passed extending time for performance of contract with Wade Advertising, Inc., and Resolution No. 19031 was passed accepting miniature metal castings supplied under contract with Wade Advertising, Inc.

Authority for the Public Relations Director to travel with Wykoff and Associates to the Yukon on or about April 7 to inspect the cabin of Jack London which is to be relocated in Jack London Square, was recommended to the Board by memo from the Public Relations Director, and in this connection Resolution No. 19021 was passed, authorizing such travel.

Interim Recognition of Employee Organizations, was the subject of a memo to the Board from the Assistant Executive Director, in which the Board was informed that the Meyer-Miliast-Brown Act, which became effective January 1, 1969, provides a mechanism for recognizing employee organizations for the purpose of meeting and conferring in good faith to discuss matters regarding wages, hours, and other terms and conditions of employment,

and that the League of California Cities is presently in the process of drafting a proposed set of rules and regulations for consideration by public agencies affected by this act. It was recommended that, awaiting such action by the League of California Cities, the Board take action similar to that already taken by the County of Alameda and the City of Oakland to give interim recognition to the Oakland Municipal Civil Service Employees Association and to the East Bay Municipal Employees Union, Local 390, AFL-CIO, the only two employee organizations which to date have requested such recognition of the Port. The matter was discussed thoroughly with representatives of both organizations who appeared at the meeting, after which Resolution No. 19032 was passed, providing for interim recognition of employee organizations.

Personnel matters, as contained and recommended in a memo to the Board from the Director of Fiscal Affairs, were approved on passage of Resolution 19044, concerning certain appointments, and Resolution 19045, concerning certain leaves of absence, and an ordinance was passed to print adding Sections 5.141 and 9.042, creating positions of Junior Typist-Clerk and Port Dock Operator.

Requirement for services of one typist, two laborers, two guards, one apprentice laborer, and one part-time janitor for the Middle Harbor Terminal was explained to the Board by memo from the Director of Fiscal Affairs, and their retention upon the expiration of the Port contract with Oakland Dock and Warehouse Company was approved on passage of Resolution No. 19046, ratifying action of the Executive Director for the temporary retention of services at Middle Harbor Terminal.

A motion was made by Commissioner Brown that the Port take the necessary steps to create a Port sister city relationship with the city of Auckland, New Zealand, which motion was seconded and passed unanimously.

The Board was informed by the Assistant Executive Director that the continued item of Wilsey & Ham revised basis for compensation had been withdrawn from the calendar at the request of Wilsey & Ham, who have agreed to continue under the terms of the present contract.

The following written reports were noted and ordered filed:

Status report.

Summary of Cash - Port Revenue and Construction Accounts as of March 13, 1969.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of February 1969.

- A. Accounts Receivable 60 days or more in arrears as of March 13, 1969.
- B. Active Accounts Receivable 60 days or more in arrears referred to Legal as of March 13, 1969.
- C. Inactive Accounts Receivable referred to Legal as of March 13, 1969.

List of Claims paid from Port Revenue Fund #801 from February 14, 1969 through March 12, 1969.

List of Claims paid from 1968 Project Construction Fund #515 from February 19, 1969 through March 12, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Tripp, Walters
and President Mortensen - 4

Noes: None

Absent: Commissioner Kilpatrick - 1

"RESOLUTION NO. 19015

RESOLUTION APPROVING BONDS OF DIAMOND JANITORIAL SERVICE & SUPPLY CO."

"RESOLUTION NO. 19016

RESOLUTION APPROVING BONDS OF S. B. WIGGIN."

"RESOLUTION NO. 19017

RESOLUTION GRANTING PERMISSION TO AIRWELD, INC.,
TO SUBLET PREMISES."

"RESOLUTION NO. 19018

RESOLUTION GRANTING PERMISSION TO THE GOLDEN
PROPELLER COMPANY, INC., TO SUBLET PREMISES."

"RESOLUTION NO. 19019

RESOLUTION GRANTING PERMISSION TO ELECTRO
GADGETS SUPPLY TO SUBLET PREMISES TO LAWRENCE
WAREHOUSE COMPANY."

"RESOLUTION NO. 19020

RESOLUTION GRANTING PERMISSION TO CALIFORNIA
AVIATION SERVICE, INC., TO SUBLET PREMISES."

"RESOLUTION NO. 19021

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19022

RESOLUTION AUTHORIZING COMPROMISE AND SETTLE-
MENT OF CLAIMS AGAINST BOLDT-BEACOM LUMBER
COMPANY."

"RESOLUTION NO. 19023

RESOLUTION ACCEPTING WORK PERFORMED BY ABDO S.
ALLEN CO. AND AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION."

"RESOLUTION NO. 19024

RESOLUTION GRANTING DONALD C. LEWIS, GORDON R.
HARRIS, EDWIN B. LaGRANGE, JR., AND MERVILLE A.
YETTER PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19025

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF
CONTRACT WITH DEL MONTE ELECTRIC COMPANY, INC."

"RESOLUTION NO. 19026

RESOLUTION ACCEPTING WORK PERFORMED BY DEL
MONTE ELECTRIC COMPANY, INC., AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19027

RESOLUTION ACCEPTING WORK PERFORMED BY V. C.
EDWARDS CONTRACTING CO., INC., AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19028

RESOLUTION AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES OF THE STATE OF CALIFORNIA TO PURCHASE CERTAIN ITEMS."

"RESOLUTION NO. 19029

RESOLUTION ACCEPTING HIGH VOLTAGE ELECTRICAL CABLE SUPPLIED UNDER CONTRACT WITH WESTINGHOUSE ELECTRIC SUPPLY COMPANY."

"RESOLUTION NO. 19030

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH WADE ADVERTISING, INC."

"RESOLUTION NO. 19031

RESOLUTION ACCEPTING MINIATURE METAL CASTINGS SUPPLIED UNDER CONTRACT WITH WADE ADVERTISING, INC."

"RESOLUTION NO. 19032

RESOLUTION PROVIDING FOR INTERIM RECOGNITION OF EMPLOYEE ORGANIZATIONS."

"RESOLUTION NO. 19033

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH WILSEY & HAM."

"RESOLUTION NO. 19034

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 2 WITH THE UNITED STATES OF AMERICA, FEDERAL AVIATION ADMINISTRATION."

"RESOLUTION NO. 19035

RESOLUTION ACCEPTING ADDITIONAL WORK PERFORMED BY GLANVILLE CONSTRUCTION COMPANY AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19036

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR AVIGATION EASEMENT WITH UNITED STATES OF AMERICA, DEPARTMENT OF THE NAVY."

"RESOLUTION NO. 19037

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH TRAFFIC & PARKING EQUIPMENT COMPANY."

"RESOLUTION NO. 19038

RESOLUTION ACCEPTING WORK PERFORMED BY TRAFFIC
& PARKING EQUIPMENT COMPANY ASSESSING LIQUIDATED
DAMAGES AND AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION."

"RESOLUTION NO. 19039

RESOLUTION ACCEPTING WORK PERFORMED BY FEDERAL
SIGN & SIGNAL CORPORATION, ASSESSING LIQUIDATED
DAMAGES AND AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION."

"RESOLUTION NO. 19040

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF
CONTRACT WITH FEDERAL SIGN & SIGNAL CORPORATION."

"RESOLUTION NO. 19041

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR DEMOLITION OF WHARVES AT THE FOOT OF FERRO
STREET AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19042

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR DEMOLITION OF BUILDINGS E-218 AND E-220 AT
1401 MIDDLE HARBOR ROAD AND CALLING FOR BIDS
THEREFOR."

"RESOLUTION NO. 19043

RESOLUTION FINDING AND DETERMINING THAT IT IS
NECESSARY TO CLOSE AND VACATE FOURTEENTH STREET
BETWEEN MARITIME STREET AND TERMINAL STREET."

"RESOLUTION NO. 19044

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19045

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 19046

RESOLUTION RATIFYING ACTION OF EXECUTIVE
DIRECTOR FOR THE TEMPORARY RETENTION OF SERVICES
AT MIDDLE HARBOR TERMINAL."

"RESOLUTION NO. 19047

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN
LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19048

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN
SUPPLEMENTAL AGREEMENTS."

"RESOLUTION NO. 19049

RESOLUTION CREATING TEMPORARY POSITION OF
WATCHMAN AND FIXING THE COMPENSATION THEREOF."

"RESOLUTION NO. 19050

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR SITE DREDGING AND FILLING AT SEVENTH STREET
MARINE TERMINAL FIRST STAGE SOUTH AND WEST SIDES
(ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT
NO. 07-1-00046) AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19051

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF ELMHURST CHANNEL RAILROAD
TRESTLE, PORT OF OAKLAND INDUSTRIAL PARK, AND
CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19052

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF SECOND FLOOR ADDITION TO
OFFICE BUILDING, BERTH "G" FACILITIES, SEVENTH
STREET MARINE TERMINAL, AND CALLING FOR BIDS
THEREFOR."

"RESOLUTION NO. 19053

RESOLUTION ON THE PASSING OF MAYBELLE B. MULFORD."

"RESOLUTION NO. 19054

RESOLUTION ON THE PASSING OF ROY M. MORTENSEN."

"RESOLUTION NO. 19055

RESOLUTION AWARDING CONTRACT TO O. C. JONES AND
SONS FOR CONSTRUCTION OF A CONCRETE AND ASPHALTIC
AIR CARGO APRON ADDITION, OAKLAND INTERNATIONAL
AIRPORT; FIXING THE AMOUNT OF BONDS TO BE PRO-
VIDED IN CONNECTION THEREWITH; REJECTING ALL
OTHER BIDS; AND DIRECTING RETURN OF BID BONDS
TO BIDDERS."

"RESOLUTION NO. 19056

RESOLUTION AWARDING CONTRACT TO DELTA PACIFIC
CONSTRUCTION COMPANY FOR CONSTRUCTION OF MAIN-
TAINANCE BUILDING, BERTH "G" FACILITIES, SEVENTH
STREET MARINE TERMINAL; FIXING THE AMOUNT OF
BONDS TO BE PROVIDED IN CONNECTION THEREWITH;
REJECTING ALL OTHER BIDS; AND DIRECTING RETURN
OF BID BONDS TO BIDDERS."

Port Ordinance No. _____ being, "AN ORDINANCE
AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH
EVANS RADIO DOCK", and Port Ordinance No. _____ being,

"AN ORDINANCE ADDING SECTIONS 5.141 and 9.042 CREATING POSITIONS OF JUNIOR TYPIST CLERK AND PORT DOCK OPERATOR", and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING ITEMS NOS. 799 AND 1105 OF PORT ORDINANCE NO. 964 RELATING TO WHARFAGE RATES AND WHARF DEMURRAGE AND STORAGE", and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT FOR AVIGATION EASEMENT AND GRANT OF EASEMENT TO THE UNITED STATES OF AMERICA, DEPARTMENT OF THE NAVY", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Tripp, Walters and
President Mortensen - 4

Noes: None

Absent: Commissioner Kilpatrick - 1

Port Ordinance No. 1569 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH ALVIN H. BACHARACH, ET AL." , and Port Ordinance No. 1570 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH YELLOW CAB COMPANY", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Tripp, Walters and
President Mortensen - 4

Noes: None

Absent: Commissioner Kilpatrick - 1

Following the adoption of appropriate resolutions, the meeting was adjourned at 4:22 p.m. out of respect to and in memory of Mrs. Maybelle B. Mulford, mother of Assemblyman Don Mulford, and out of respect to and in memory of Mr. Roy Mortensen, father of President Robert Mortensen, to the hour of 2:00 p.m., Monday, March 24, 1969.

* * * * *

The adjourned regular meeting of the Board which was scheduled to convene at 2:00 p.m. on Monday, March 24, 1969 was adjourned to the hour of 3:00 p.m. on this same date by the Secretary of the Board. At the hour of 3:00 p.m., Monday, March 24, 1969, the Board reconvened in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Brown, Kilpatrick,
Tripp, Walters and President
Mortensen - 5

Commissioners absent: None

Also present were the Assistant Executive Director; Port Attorney; Manager Properties Department; Assistant Manager Properties Department; Director of Aviation; Public Relations Director; and Secretary of the Board.

Visitors attending the meeting included Mr. J. O. Kirby and Mr. George Martinovich, of the Elegant Farmer; Mr. Paul Hammarberg, Architect with Hammarberg & Herman; and Mr. Alvin H. Bacharach, Realtor.

The Southern Tier Competitive Nonstop Investigation, Service to Albuquerque Case and Pacific Northwest-California Service Investigation, Civil Aeronautics Dockets Nos. 18257, 18586 and 19685, respectively, were the subject of a letter to the Board from the Port Attorney, in which the Board was advised as to the dates for oral arguments and public hearings on the matters, with the recommendation that the Port Attorney participate in the oral arguments and conferences. In this connection, Resolution No. 19061 was passed, authorizing such attendance.

Travel authorization for the Airport Manager, to Philadelphia to visit the Budd Company and inspect the Plane-mate passenger handling vehicle, was recommended in a memo to the Board, and was approved by passage of Resolution No. 19062.

Proposal for Development of Jack London Plaza Mall and Additional Parking Facilities, was the subject of a memo to the Board from the Assistant Executive Director, to which was attached a letter and proposal by J. O. Kirby and George Martinovich for the development of the planned project. The proposal for a multi-level structure, to cost an estimated \$3.2 million, on Jack London Square Parking Lot No. 2, had been drafted by the applicant in close consultation with representatives of the Port staff, and is the result of a series of meetings that have taken place during the last several months. The facility would provide for additional shops and visitors' attractions to complement the business activities of the restaurants and other establishments presently located on Jack London Square, and additionally the development would provide critically needed additional parking for the patrons of Jack London Square, with no requirement of initial capital outlay on the part of the Port. It was recommended that the attached proposal be approved in principle and that the Board authorize the preparation of a 12-month option agreement, together with a lease and management contract, all of which would be drafted in accordance with the attached proposal, subject to the deposit of \$10,000.00 to secure the option agreement. Mr. Kirby and Mr. Martinovich appeared before the Board in support of the program. A motion was then made by Commissioner Walters, seconded and passed unanimously, that the proposal be approved in principle and that the staff be authorized to conduct further negotiations with the applicants in order to conclude a formal contract covering the proposed facilities which will be submitted to the Board for formal approval.

Amendment to Lawrence Halprin Agreement for Lake Merritt Channel Estuary Park, to add the provision that the facilities be included in Phase 1 shall be increased to include the adjacent launching facility, increasing the maximum fee from \$29,040 to \$39,674.64, based on the increase of the construction project from \$330,000 to a revised figure of \$450,848. In this connection Resolution No. 19063 was passed, approving a letter amending the

agreement between the City of Oakland and the Port of Oakland and Lawrence Halprin and Associates for increase in construction budget for additional fee and authorizing and directing the Executive Director to execute approval of letter.

Changes in Port tenancies were approved as follows:

Sailboats, Inc. lease to be modified as requested by the Crocker Citizens Bank as to the mortgage clause which would enable the bank to substitute themselves as a lessee in the event of default, which was approved on passage of Resolution No. 19057.

Oakland Marina, which has been repossessed from E. L. Rowe and others by Messrs. Brabant, Sullivan and Thompson, doing business as Marina Development Company, which action was approved on passage of Resolution No. 19058, and to permit Messrs. Brabant, Sullivan and Thompson to sublease the subtenancy known as Skipper Supply to C. J. Hendry Company, Inc., which was approved on passage of Resolution No. 19064.

Execution of Agreement of Sale with American Toy Company, was the subject of a memo to the Board from the Manager, Properties Department, in which the Board was advised that American Toy Company, through Realtor Alvin Bacharach, is now ready to execute the agreement of sale which was approved in principle by the Board at its meeting of October 21, 1968, for the sale of Lot B-10, consisting of 6.9 acres on Edgewater Drive, at a price of \$50,000 per acre. Under the agreement, American Toy Company is obligated to purchase the property at the stated price within a five-year period, during which time the purchaser is to pay 7% per annum on the unpaid balance of the purchase price, with interest to be paid in quarterly annual installments. It is further understood that no real estate brokerage commission would be due to Alvin Bacharach, the broker, until actual purchase is accomplished. In this connection an ordinance was passed to print, approving an agreement for purchase of certain real property located on the northeast side of Edgewater Drive approximately 1,000 feet northwest of Hassler

Way, with Miriam Simon and Albert Simon, and authorizing the execution thereof.

Industrial Park land price increase, was the subject of a memo to the Board from the Manager, Properties Department. The subject was discussed and Commissioner Kilpatrick recommended that a meeting be held with local industrial real estate brokers to discuss the price increase prior to its actually taking effect, which meeting is to be scheduled by the Manager, Properties Department for Friday, March 28. A motion was made by Commissioner Tripp, seconded and passed unanimously, with the exception of Commissioner Brown, who had stepped out of the meeting, that all Industrial Park land be frozen until the Board takes action on a new price increase, except for those parcels which are already under active negotiation with the Properties Department.

Emergency authorization for paving and other improvements, was the subject of a letter to the Board from the Assistant Executive Director, in which he stated that the Port is presently completing construction of a combination container freight and transit shed in the vicinity of Berth "H" which is expected to be available for use by May 1. A major steamship company has indicated that it wishes to establish its Northern California headquarters on a tariff basis at Berth "H" as soon as the facility including Berth "H" is ready for occupancy. The four Japanese lines have been occupying Berth "G" under a preferential assignment agreement and have also been occupying paved area immediately to the rear of Berth "H" on a tariff basis. Matson Navigation Company has two areas under option immediately adjacent to Berth "G" which are presently available for use by others unless the options are exercised and the area added to Matson's leased premises. These areas are presently in bare land condition. There is approximately 3.8 acres of filled land within Matson's option area B-1 and the option agreement for this area

requires that Matson give the Port two years' advance notice prior to including the area within its leased premises. In this area it is proposed that the Port, at minimal expense, level, grade and pave the available acreage. It is anticipated that an additional area of about 3-1/2 acres will be required from Matson's option area B-2 and this could be rocked without paving. With the use of the rocked area in option area B-2 and the paved area in option area B-1, it is estimated that the increase in container traffic could be accommodated until additional acreage becomes available in the EDA area. This space would be temporarily occupied by the four Japanese lines on a tariff assignment basis. In order to make Berth "H" available for a new steamship line by May 1 or June 1 and provide temporary expansion area which could be occupied by the four Japanese lines on a tariff basis, the Assistant Executive Director recommended that the Board determine that an emergency exists and authorize dispensing with formal bidding procedures as specifically permitted under the public work contract provisions of the former Charter, and that informal bids called for with award of a contract to be made at an adjourned meeting on March 31. The cost of the leveling, grading, rocking and paving is estimated at approximately \$100,000. In this connection Resolution No. 19060 was passed finding that an extreme emergency exists which requires the performance of certain public work without competitive bidding.

The subject of the Grand Auto Supply Company option to purchase property in the Industrial Park was discussed with Realtor Alvin Bacharach, and Mr. Bacharach informed the Board that due to the heavy rains this last season it was impossible for the required soil tests to be made on the property and that the property is now ready for such soil tests but it will take approximately six to nine months to complete the preliminary arrangements before Grand Auto could possibly pick up the option. Mr. Bacharach was informed

by President Mortensen that the Board is considering a price increase on all industrial property which has not already been sold, and that the Board is not in a position to extend the agreed price beyond the present option agreement, but that the Board is willing in order to be completely fair with Grand Auto Supply, to refund the \$20,000 deposit and give Mr. Bacharach an opportunity to further negotiate on the increased property basis. Mr. Bacharach is to reply to the Board's suggestion at the regular Board meeting of April 7, 1969.

President Mortensen reviewed action previously taken by the Board in connection with employment problems of the community, and he asked that a staff person attend a luncheon to be held March 28, on the summer youth opportunities program, on behalf of the Port, as no Commissioners would be available to attend such a meeting. President Mortensen also informed the Board that the City of Oakland has employed a job opportunity coordinator, under the City Manpower Program, at an annual salary of \$20,000, and recommended that the Port contribute \$5,000 to the City Manpower Program for a one-year period, which recommendation was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously by those present, Commissioner Brown being temporarily absent from the meeting. Commissioner Tripp suggested that the Tentative Statement of Employment Policy of the Port of Oakland, dated February 1969, as adopted by the Board at its adjourned regular meeting of February 18, 1969, be adopted in full as the policy of the Board, eliminating the word "tentative" in the subject title. The motion was seconded by Commissioner Brown and passed unanimously. Commissioner Walters suggested that the statement of policy be sent with an appropriate accompanying letter, signed by the President of the Board, to all Port tenants so they would be fully apprised of the Port's policy on employment.

Commissioner Brown, who had been meeting with representatives of the Marine Terminal Corporation, made an oral report to other members of the Board on the status of the dispute between the ILWU and the Teamsters regarding the handling of containers and containerized cargo.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Kilpatrick, Tripp,
Walters and President Mortensen - 4
Noes: None
Absent: Commissioner Brown - 1

"RESOLUTION NO. 19057

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT BETWEEN THE PORT, SAILBOATS, INC., AND CROCKER-CITIZENS NATIONAL BANK."

"RESOLUTION NO. 19058

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASES FROM MARINA DEVELOPMENT COMPANY TO WILLIAM J. THOMPSON, A. J. BRABANT AND L. G. SULLIVAN."

"RESOLUTION NO. 19059

RESOLUTION AMENDING RESOLUTION NO. 18918 ESTABLISHING TEMPORARY CONTRACT CONDITIONS AND PROCEDURES."

"RESOLUTION NO. 19060

RESOLUTION FINDING THAT AN EXTREME EMERGENCY EXISTS WHICH REQUIRES THE PERFORMANCE OF CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING."

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

"RESOLUTION NO. 19061

RESOLUTION AUTHORIZING ATTENDANCE OF
PORT ATTORNEY AT CERTAIN PROCEEDINGS
BEFORE THE CIVIL AERONAUTICS BOARD."

"RESOLUTION NO. 19062

RESOLUTION AMENDING RESOLUTION NO.
19021 AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19063

RESOLUTION APPROVING A LETTER AMENDING
THE AGREEMENT BETWEEN THE CITY OF
OAKLAND AND PORT OF OAKLAND AND LAWRENCE
HALPRIN & ASSOCIATES FOR INCREASE IN
CONSTRUCTION BUDGET, FOR ADDITIONAL
FEE; AND AUTHORIZING AND DIRECTING THE
EXECUTIVE DIRECTOR TO EXECUTE APPROVAL
OF LETTER."

"RESOLUTION NO. 19064

RESOLUTION GRANTING PERMISSION TO WILLIAM J.
THOMPSON, A. J. BRABANT AND L. G. SULLIVAN
TO SUBLET PREMISES."

"RESOLUTION NO. 19065

RESOLUTION APPROVING BONDS OF O. C. JONES
AND SONS."

"RESOLUTION NO. 19066

RESOLUTION APPROVING BONDS OF DELTA PACIFIC
CONSTRUCTION COMPANY."

"RESOLUTION NO. 19067

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH EAST BAY EXCAVATING CO.,
INC."

"RESOLUTION NO. 19068

RESOLUTION ACCEPTING WORK PERFORMED BY
EAST BAY EXCAVATING CO., INC., AND AUTHOR-
IZING RECORDATION OF NOTICE OF COMPLETION."

Port Ordinance No. _____ being, "AN ORDINANCE
APPROVING AN AGREEMENT FOR PURCHASE OF CERTAIN REAL PROPERTY
LOCATED ON THE NORTHEAST SIDE OF EDGEWATER DRIVE APPROXIMATELY
1000 FEET NORTHWEST OF HASSLER WAY WITH MIRIAM SIMON AND ALBERT
SIMON AND AUTHORIZING THE EXECUTION THEREOF", was read the
first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

Port Ordinance No. 1572 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT FOR AVIGATION EASEMENT AND GRANT OF EASEMENT TO THE UNITED STATES OF AMERICA, DEPARTMENT OF THE NAVY", and Port Ordinance No. 1573 being, "AN ORDINANCE ADDING SECTIONS 5.141 AND 9.042 TO PORT ORDINANCE NO. 867 CREATING POSITIONS OF JUNIOR TYPIST CLERK AND PORT DOCK OPERATOR", and Port Ordinance No. 1575 being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH EVANS RADIO DOCK", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

The meeting was adjourned at 4:40 p.m. to 2:00 p.m.,
March 31, 1969.

* * * * *

March 31, 1969 was declared a legal holiday by the Governor in honor of and out of respect to the passing of former President Dwight D. Eisenhower and the meeting was rescheduled to Tuesday, April 1, 1969, at the hour of 2:00 p.m.

* * * * *

The scheduled meeting of April 1, 1969 was cancelled due to lack of a quorum present.


Secretary

Approved as written and filed

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Monday, April 7, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Deputy Port Attorney John E. Nolan; Director of Aviation; Manager, Properties Department; Assistant Manager, Properties Department; Assistant Chief Engineer; and Secretary of the Board.

Visitors attending the meeting included Attorney Joseph Hughes of Orrick, Herrington, Rowley & Sutcliffe, bond counsel; Mr. Dan Belmont of Stone & Youngberg, municipal bond consultants; Bert H. Ricketts, Blyth & Co., Inc.; Alan Viera, Bank of America; Mr. Alvin Bacharach, Realtor; Mr. Robert McKeen, Realtor; and Mr. James Stockman, representing the Hyatt Corporation; and Mr. Ralph Voice, Wilsey & Ham.

The minutes of the regular meeting of March 17, 1969 and the adjourned regular meetings of March 24, March 31 and April 1, 1969 were approved as written and ordered filed.

The following bid being the only bid received prior to the hour of 2:00 p.m. on this date for PURCHASE OF PORT OF OAKLAND 1957 REVENUE BONDS, SERIES G, was opened, examined and publicly declared. The bid presented by Blyth & Company, Inc. and the First Boston Corporation representing a total of 31 investment

firms, bid a total interest cost of \$13,304,557.50 which equals a net interest rate to the Port of 6.13891%. The bid was accompanied by a certified check in the amount of \$75,000 payable to the Board of Port Commissioners of the City of Oakland. The bid was referred to Mr. Joseph Hughes of Orrick, Herrington, Rowley & Sutcliffe, the Port's bond counsel, as to form and legality, and to Mr. Dan Belmont of Stone & Youngberg, the Port's financing consultants, as to correctness of calculations and for recommendation. Upon approval as to form and legality by bond counsel and upon recommendation of the financing consultant, Resolution No. 19069 was passed selling \$11,000,000 Port of Oakland 1957 Revenue Bonds, Series G.

A second bid was received for the purchase of Port of Oakland 1957 Revenue Bonds, Series G, from the Bank of America at the hour of 2:06 p.m. The bid was returned unopened to the Bank of America by bond counsel as it could not be considered due to its late arrival.

The following bids, being the only bids received prior to the hour of 1:45 p.m., for the following items were opened, examined and publicly declared:

For DEMOLITION OF WHARVES AT THE FOOT OF FERRO STREET, Oakland, California for which eight bids were received:

<u>Bidder</u>	<u>Alternate 1</u>		<u>Alternate 2</u>	
	Comp. demolition of 16th, 17th 20th & 21st Sts. wharves		Comp. demolition of 20th & 21st St wharves	
	<u>Lump</u>	<u>Sum Price</u>	<u>Lump</u>	<u>Sum Price</u>
Heim Bros., Inc.	\$	105,120	\$	52,560
Healy Tibbitts Const. Co.		138,382		80,562
Chas. Campanella Co., Inc.		143,770		77,770
Arons Building Wrecking Co.		144,000		72,000
Marine Constructors Co.		149,000		78,900
Manson - General		175,500		90,500
Peter Kiewit Sons' Co.		193,000		100,000
Ben C. Gerwick		210,900		105,500

All bids were accompanied by a 10% bid bond.

For DEMOLITION OF BUILDINGS E-218 AND E-220 at 1401 MIDDLE HARBOR ROAD, Oakland, California, for which eight bids were received:

<u>Bidder</u>	<u>Lump Sum</u>	<u>Security</u>
Knapp Excavators, Inc.	\$ 7,690	10% Bid Bond
Joseph D. Ballinger & Co.	8,668	10% Bid Bond
Abdo S. Allen Co.	8,745	10% Bid Bond
Caldwell Building Wreckers	8,942	10% Bid Bond
Heim Bros., Inc.	9,100	10% Bid Bond
KTK Wrecking Co.	9,250	Bid Bond in the amt. of \$9,250
Pacific Excavators	9,500	10% Bid Bond
Universal Demolition Corp.	13,527	10% Bid Bond

For CONSTRUCTION OF ELMHURST CHANNEL RAILROAD TRESTLE PORT OF OAKLAND INDUSTRIAL PARK for which six bids were received:

<u>Bidder</u>	<u>Lump Sum</u>
The Duncanson-Harrelson Co.	\$ 82,800
Manson Construction & Engineering Co.	90,570
Ben C. Gerwick	92,200
Kenneth K. Lind	92,494
Andell, Inc.	102,359
Peter Kiewit Sons' Co.	103,000

All bids were accompanied by a 10% bid bond.

For CONSTRUCTION OF SECOND FLOOR ADDITION TO OFFICE BUILDING BERTH "G" FACILITIES, SEVENTH STREET MARINE TERMINAL, PORT OF OAKLAND, Oakland, California, for which two bids were received:

<u>Bidder</u>	<u>Item 1 For Second Floor Add. to Office Bldg., complete in place Lump Sum Price</u>	<u>Deductive Alt. 1a. In lieu of carpeting & wood base shown on plans, furn. vinyl- asbestos tile floor- ing & base complete in place Lump Sum Price</u>
Hayco, Inc.	\$ 84,701	\$ 83,731
Red Feather Const. Co.	89,820	2,020

All bids were accompanied by a 10% bid bond.

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation.

Mr. Alvin Bacharach appeared before the Board in connection with the proposed purchase of property in the Port of Oakland Industrial Park by Grand Auto Supply. Mr. Bacharach again informed the Board that he was unable to consummate the purchase within the option time period, and following discussion a motion was made by Commissioner Kilpatrick, seconded and passed unanimously, that the Port return the \$20,000 deposit to Grand Auto Supply and place the property back on the market at the increased property prices as approved later by the Board at this meeting, subject to appropriate releases from Grand Auto Supply.

Mr. Robert McKeen appeared before the Board in connection with his offer to lease Lot No. 2A, of Block F, on Hegenberger Road in the Port of Oakland Industrial Park. The Board was informed by memo from the Manager, Properties Department, that Mr. Bernard Isaacson, the other party who had made an offer on this same lot through his broker, Mr. Irving Korb, has withdrawn his offer. Mr. McKeen stated that he planned to construct an office building on approximately 20,000 square feet to be used by a specific tenant who desires to be close to the Airport and also to include banking facilities. The Board was reminded that the Manager, Properties Department, had earlier recommended to the Board that this property might produce a higher and better use for the Port if held for commercial purposes under a percentage lease basis but without recommending a specific use. The Board determined that it would consider the first bonafide offer received for the property, and told Mr. McKeen that an office building would be acceptable for his specific client but that banking facilities incorporated into the building would not be acceptable.

Request of Edgewater Hyatt Corporation to lease additional property, was the subject of a memo to the Board from the Assistant Executive Director. Mr. James Stockman appeared before the Board in connection with this item. The Board was informed that the Edgewater Hyatt Corporation is requesting Port approval to add approximately 6 acres to the leased area of the Edgewater Investment Company from the 9.5 acre parcel generally referred to as the option area, a portion of which is to be used immediately for the present expansion program of the Edgewater Inn. The following recommendation was made to the Board in the Assistant Executive Director's memo:

1. Approximately six acres from the option area would be added to the lease and the minimum rental would be on the basis of \$3,500 per annum per acre for a total of an additional minimum of \$21,000. The minimum would be increased at the time the property is added to the lease.
2. The lessee would have no further rights on the balance of 3.5 acres remaining in the option area, and the Port would have the unencumbered rights to market and develop this remaining parcel which is located adjacent to Oakport Street.
3. The lessee would be required to spend within two years not less than \$2 million in the development of 200 additional guest rooms, expanding the coffee shop and refurbishing the present complex.
4. If the lessee proposes to use any portion of the leased premises for any purposes other than those specified in the lease... such as an athletic club...then Port approval must be first secured and the minimum rental would be reduced on the basis of \$3,500 per annum for each acre devoted to this additional use. A separate minimum rental and wherever possible a separate percentage rental would be established for the area devoted to this additional use. Percentage rental from the hotel/motel complex would not apply against this separate minimum rental. This separate minimum rental would be based on the rate of return then prevailing on comparable Port property and the fair market value of the property at the time of Port approval of the additional use.

Mr. Stockman explained to the Board, the plans for adding 200 additional rooms plus banquet facilities and an enlarged coffee shop to the present facilities. He also stated that negotiations were being carried on with the Athens Club in an attempt to locate new club facilities on a portion of this expansion area. Mr. Stockman also stated that the Edgewater Hyatt Corporation would like to reserve the right to add the other 3 1/2 acres of the remaining option area for purposes other than expansion of the motor hotel. Following discussion, a motion was made by Commissioner Tripp, seconded and passed by the following vote, to proceed with the recommendation of the Assistant Executive Director: Ayes, Commissioners Tripp, Brown, Kilpatrick and President Mortensen -4; Noes, Commissioner Walters -1. Mr. Stockman was informed that the action of the Board had to do with the addition of the 6 acres only and that any proposal made on the 3 1/2 acre parcel would be considered on the basis of its own merit separate and apart from the present lease.

Application of Stephen K. Humann and George F. Sherman for leave to file late claims for personal injuries, was the subject of a letter to the Board from the Port Attorney in which he recommended that the application having to do with personal injuries alleged to have been suffered on May 21, 1968 at the Airport, for which the parties filed claims of \$5,500 each, be denied, and in this connection Resolution No. 19070 was passed denying applications for leave to present late claims of Stephen K. Humann and George F. Sherman.

Claim of Soheil Mahbouli for personal injuries, was the subject of a letter to the Board from the Port Attorney in which he recommended that the claim in the amount of \$5,000 for alleged injuries said to have occurred on December 13, 1968 at the Airport be denied, and in this connection Resolution No. 19071 was passed rejecting claim of Soheil Mahbouli.

Claims for damages - Runway 9R Clear Zone Area, was the subject of a letter to the Board from the Port Attorney listing claims filed, each in the amount of \$10,000 on March 19, 1969, for damages on behalf of the owners of 11 separate properties on Bay Farm Island, alleging that operations of the Metropolitan Oakland International Airport creates an area in which there is excessive noise, vibration, discomfort and interference with the use and enjoyment of the claimants' real property and reduces the market value of the subject properties. The Port Attorney recommended that the subject claims be rejected on the basis that they are not a proper charge against the Port, and on a further basis that they have not been filed within the time limit specified in Section 911.2 of the Government Code of the State of California. In this connection Resolution No. 19072 was passed rejecting claims for damages.

Industrial Park land price increase, was recommended to the Board by memo from the Manager, Properties Department. This is a continued item held over from the meeting of the Board of March 24, 1969, at which time Commissioner Kilpatrick suggested that the item be delayed until after a meeting could be held with Oakland Realtors on the subject, and it was reported that such a meeting was held on March 28, with Mr. George Horton representing the Oakland Real Estate Board, Bill Goodwin representing Hunter Robbins, and Mr. Irving Korb and Mr. Ben Holabird. The Board was informed that after a lengthy discussion at the meeting, the group was in accord with the proposed price increases as recommended by the Manager, Properties Department, contained in his letter to the Board dated March 24. Following discussion, a motion was made by Commissioner Kilpatrick, seconded and passed unanimously, approving the recommended price increases as contained in the memo to the Board dated March 24 from the Manager, Properties Department.

Site for fire station in the Industrial Park, was the subject of a memo to the Board from the Assistant Executive Director, in which it was recommended that the Board reconsider its position and grant to the City of Oakland the use of a 1/2 acre site on Pardee Drive for the location of a fire station, bBecause of its proximity to the Airport for which the Fire Department provides direct report to the Port's crash rescue in the event of aircraft emergencies and also serves as the Port's first source of aid for heart attack and injury victims at the Airport, and that the Fire Department has primary responsibility for handling all structural fires which might occur at the Airport or in the Industrial Park. The Executive Director explained to the Board the alternate sites which had been requested by the City for such a fire station and explained the problems associated with these locations. He also explained that the City originally requested a one acre site for the fire station and that negotiations have resulted in the reduced request for only 1/2 acre. Commissioner Walters explained that it is his opinion that the Board should be given a wider choice of locations rather than having to say yes or no to a specific site as recommended by the staff and apparently already agreed to by the City Manager. A motion was then made by Commissioner Tripp, seconded and passed by the following vote, authorizing concluding negotiations with the City of Oakland for the location of a fire station on the specified 1/2 acre site on Pardee Drive, Ayes, Commissioners Tripp, Brown, Kilpatrick and President Mortensen -4; Noes, Commissioner Walters -1.

Occupancy by Admar Sails of approximately 5,760 square feet of the easterly end of the second and mezzanine floor offices of the Port of Oakland Grove Street Pier at \$.05 per square foot or \$288 per month, was recommended to the Board by memo from the Assistant Manager, Properties Department. It was explained that

the company now occupies an area in the Administration Building of the Middle Harbor Terminal, which building will shortly be demolished, and that the property will be used as a sail loft and boat shop. The occupancy was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

The addition of approximately 14,000 square feet of land area to the present lease with Amsterdam Tile Company at the Foot of 10th Avenue, which lease terminates December 31, 1977, was recommended to the Board by memo from the Assistant Manager, Properties Department. It was recommended that the rental rate be \$.007 per square foot for an initial 3-year period after which the rent would be increased to \$.01 per square foot for the balance of the leased time. It was also explained to the Board that two old buildings are presently on the property to be added to the lease known as Buildings H-301 and H-302 which would have to be demolished to permit such occupancy. Authority to concluded negotiations with Amsterdam Tile Company for the additional area and to remove Buildings H-301 and H-302 was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously. The Board asked that it be furnished with a report from the Marine Terminals Department as to the amount of imported tonnage handled over Port facilities by Amsterdam Tile Company.

Authority for Mardeco, Inc. to sublease to the partnership of Clyde Gibb and Robert Rehfeld for the construction and operation of the Chartroom Restaurant proposed to be situated at the Foot of Webster Street in Jack London Square, was recommended to the Board by memo from the Assistant Manager, Properties Department, and was approved on passage of Resolution No. 19073.

Tariff Changes for Montana Elevator Company in its terminal Tariff No. 1 having to do with dockage, as recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal

Department, was approved on motion of Commissioner Brown, seconded and passed unanimously.

Building permit for U. C. Express & Storage Company for construction of a 16' x 21' addition to Building C-227 in the Outer Harbor Terminal Area at a cost of \$6,000, as recommended for approval to the Board by memo from the Assistant Chief Engineer, was approved on passage of Resolution No. 19088.

Professional services for design of Sea-Land facilities, were the subject of a memo to the Board from the Assistant Chief Engineer in which it was explained that in order to expedite the preparation of bidding documents for the truck and rail terminal to be developed by the Port for Sea-Land Services, Inc. that Sea-Land with the Port Engineering staff has been working with Michael Jordan Associates, consulting engineers, and it was recommended that the Board approve an agreement providing for the furnishing of professional services by Michael Jordan Associates in connection with the preparation of plans and specifications for this work. The recommendation was approved on passage of Resolution No. 19085.

The item of plans and specifications for Sea-Land Truck and Rail Terminal Building construction was removed from the calendar, and members of the Board were advised that this item would be presented to them for their consideration at the adjourned meeting of April 14.

Amendment to Bay Area Rapid Transit District agreement, was the subject of a memo to the Board from the Assistant Executive Director in which it was recommended that the Board approve the amended agreement which provides for an alternate location for BARTD's storage of materials and for other construction purposes to be occupied until June 30, 1971, in order to free the present storage area for construction of additional trackage for storage

and handling of rail cars for marine terminal facilities in the area, and also to permit BARTD's contractor to construct approximately 1,800 feet of railroad track on the property being used by BARTD for construction purposes and in a portion of the property that is being developed by the Port for its rail storage track, and that if the trackage is constructed it will be left in place and become the property of the Port on June 30, 1971, and in addition the amendment provides that BARTD may use a small parcel of property contiguous to the vent building at 7th Street until June 1, 1969 on payment to the Port the sum of \$1,965 as rental. The Board approved the recommendation on passage of an ordinance to print authorizing execution of third amendment to agreement with San Francisco Bay Area Rapid Transit District.

Development of additional transit shed space at Berth "H", Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Executive Director, in which it was recommended that the Board authorize change orders with MGC Company and with CSB Construction, Inc. which will provide for the construction of the second phase of the transit freight station and related yard improvements at Berth "H" which is presently underway and will add approximately 16,000 square feet of building area, with change orders estimated to cost approximately \$110,000. It was explained that the additional facilities are required by Marine Terminal Corporation which has the preferential assignment of the Berth "H" facility in order to accommodate steamship lines which intend to use the facilities. The recommendation was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Fourth supplemental agreement to Sea-Land preferential assignment, was recommended to the Board by memo from the Assistant Executive Director, which agreement will provide for the addition of a third container crane with an increase in the annual minimum

and maximum of 0.1052 times the actual cost of the crane, with the understanding that if the cost of the third crane is in excess of \$700,000 the fourth supplemental agreement provides that the Port has the option of (a) raising the additional funds, or (b) requesting Sea-Land to pay the difference between the actual cost and \$700,000, and further the agreement provides that Sea-Land will pay the Port any portion of the insurance premiums on all three cranes which exceeds the rate of \$3,500 per crane per year, and changes the reference to two cranes in the preferential assignment agreement to three cranes. In this connection, Resolution No. 19082 was passed authorizing execution of fourth supplemental agreement with Sea-Land Service, Inc.

Contract completion with Jack Williamson Motion Picture Productions, was reported to the Board by memo from the Public Relations Director for the production of the Port of Oakland's film "Gateway to the Pacific" which was delivered to the Port on March 11, 1969, 39 days after the scheduled completion date of January 31, 1969. It was explained that the delay was the result of changes made by the Port. In this connection Resolution No. 19074 was passed extending time for performance of agreement with Jack Williamson Motion Picture Production and appropriating the sum of \$312.56 for additional services and materials.

Disposal of certain materials, as listed in a memo to the Board from the Port Purchasing Agent, through City auctions to be held by the Purchasing Agent of the City of Oakland in May and June 1969, was recommended to the Board and disposal of materials as listed, was approved on passage of Resolution No. 19075.

Completion of contract with Diesel Engineering & Maintenance Company on March 26, 1969 for drydocking, painting and miscellaneous repairs to the Fireboat "City of Oakland", was reported to the Board by memo from the Senior Mechanical and Electrical

Engineer, and contract was accepted on passage of Resolution No. 19076.

The need for employment of three additional Port Construction Inspectors was explained to the Board in a memo from the Assistant Chief Engineer and their employment was approved on motion of Commissioner Walters, seconded and passed unanimously.

Creation of one position of Duplicating Equipment Operator (Part time) as recommended to the Board by memo from the Director of Fiscal Affairs was approved on passage of an ordinance to print.

Personnel matters as listed on a memo to the Board from the Director of Fiscal Affairs were approved on passage of Resolution No. 19077 as to appointment and 19078 as to leave of absence.

The item listed on the calendar concerning authorization for travel for the Public Relations Director of the Port of New York Authority was put over to a future meeting of the Board.

The Assistant Executive Director was complimented by the Board on his successful negotiations with the U. S. Navy in solving the air clearance problems for the new 7th Street Marine Terminal.

The following written reports were noted and ordered filed:

Status report.

List of claims paid from Port Revenue Fund #801 from March 14, 1969 to April 2, 1969.

List of claims paid from 1967 Project Construction Fund #514 from April 1, 1969.

List of claims paid from 1968 Project Construction #515 for March 17, 1969.

Summary of Cash - Port Revenue and Construction Accounts as of April 3, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

"RESOLUTION NO. 19069

RESOLUTION SELLING \$11,000,000 PORT OF OAKLAND
1957 REVENUE BONDS, SERIES G."

"RESOLUTION NO. 19070

RESOLUTION DENYING APPLICATIONS FOR LEAVE TO
PRESENT LATE CLAIMS OF STEPHEN K. HUMANN AND
GEORGE F. SHERMAN."

"RESOLUTION NO. 19071

RESOLUTION REJECTING CLAIM OF SCHEIL MAHBOULI."

"RESOLUTION NO. 19072

RESOLUTION REJECTING CLAIMS FOR DAMAGES."

"RESOLUTION NO. 19073

RESOLUTION CONSENTING TO SUBLEASE BY MARDECO,
INC., TO GIBB/REHFELD."

"RESOLUTION NO. 19074

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF
AGREEMENT WITH JACK WILLIAMSON MOTION PICTURE
PRODUCTION AND APPROPRIATING THE SUM OF
\$312.56 FOR ADDITIONAL SERVICES AND MATERIALS."

"RESOLUTION NO. 19075

RESOLUTION AUTHORIZING SALE OF PERSONAL
PROPERTY AT PUBLIC AUCTION."

"RESOLUTION NO. 19076

RESOLUTION ACCEPTING WORK PERFORMED BY DIESEL
ENGINEERING & MAINTENANCE AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19077

RESOLUTION RATIFYING APPOINTMENT OF GAYLE P.
BUTTS TO POSITION OF INTERMEDIATE STENOGRAPHER-
CLERK."

"RESOLUTION NO. 19078

RESOLUTION RATIFYING LEAVE OF ABSENCE GRANTED
FRANKLIN D. THOMPSON, JANITOR."

"RESOLUTION NO. 19079

RESOLUTION AUTHORIZING EXECUTION OF FOURTH
SUPPLEMENTAL AGREEMENT WITH AIRPORT PARKING
COMPANY OF CALIFORNIA AND DIRECTING RE-
CORDATION THEREOF."

"RESOLUTION NO. 19080

RESOLUTION AUTHORIZING EXECUTION OF LICENSE
AGREEMENT WITH ADVAN, INC."

"RESOLUTION NO. 19081

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH POWERINE OIL
COMPANY AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19082

RESOLUTION AUTHORIZING EXECUTION OF FOURTH
SUPPLEMENTAL AGREEMENT WITH SEA-LAND SERVICE,
INC."

"RESOLUTION NO. 19083

RESOLUTION AUTHORIZING EXECUTION OF LICENSE
AND CONCESSION AGREEMENT WITH MERCURY IN-
TERNATIONAL SALES AND SERVICE COMPANY."

"RESOLUTION NO. 19084

RESOLUTION APPROPRIATING THE SUM OF \$5,000.00
TO ASSIST THE MAYOR'S MANPOWER COMMISSION."

"RESOLUTION NO. 19085

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT WITH MICHAEL A. JORDAN ASSOCIATES."

"RESOLUTION NO. 19086

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH ATWOOD, LTD."

"RESOLUTION NO. 19087

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN
LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19088

RESOLUTION GRANTING UNITED CALIFORNIA EXPRESS
& STORAGE COMPANY PERMISSION TO PERFORM CERTAIN
WORK."

Port Ordinance No. 1574 being, "AN ORDINANCE AMENDING ITEMS NOS. 799 AND 1105 OF PORT ORDINANCE NO. 964 RELATING TO WHARFAGE RATES AND WHARF DEMURRAGE AND STORAGE", and Port Ordinance No. 1576 being, "AN ORDINANCE APPROVING AN AGREEMENT FOR PURCHASE OF CERTAIN REAL PROPERTY LOCATED ON THE NORTHEAST SIDE OF EDGEWATER DRIVE APPROXIMATELY 1000 FEET NORTHWEST OF HASSLER WAY WITH MIRIAM SIMON AND ALBERT SIMON AND AUTHORIZING THE EXECUTION THEREOF", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH U. C. COTTON COMPRESS & WAREHOUSE COMPANY", and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF THIRD AMENDMENT TO AGREEMENT WITH SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT", and Port Ordinance No. _____ being, "AN ORDINANCE ADDING SECTION 5.081 TO PORT ORDINANCE NO. 867 CREATING ONE POSITION OF DUPLICATING EQUIPMENT OPERATOR (PART-TIME)", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

At the hour of 4:30 p.m. the Board adjourned to executive session for consideration of a personnel matter.

At the hour of 5:30 p.m. the Board reconvened in open session and Resolution No. 19089 was passed terminating appointment of Charles H. Greer.

The following resolution was introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: None

"RESOLUTION 19089

RESOLUTION TERMINATING APPOINTMENT OF CHARLES H. GREER."

The meeting was adjourned at 5:35 p.m. to Monday, April 14, 1969 at the hour of 2:00 p.m.

* * * * *

The meeting was reconvened on April 14, 1969 at the hour of 2:00 p.m. in the Office of the Board, 66 Jack London Square, First Vice President Brown presiding.

Commissioners present: Commissioners Kilpatrick, Tripp, Walters and First Vice President Brown - 4

Commissioners absent: President Mortensen - 1

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Assistant Chief Engineer; Public Relations Director; Assistant Manager Properties Department; and Secretary of the Board.

Visitors attending the meeting included Mr. Howard Waldorf, representing Oakland City Councilman Harvey Binns.

Award of contract to Heim Bros., Inc., for Demolition of Wharves at the foot of Ferro Street (Middle Harbor Terminal), based on bids received at the regular meeting of April 7, 1969, was recommended to the Board by memo from the Assistant Chief

Engineer, and Resolution No. 19090 was passed awarding contract to Heim Bros., Inc.

Award of contract to Joseph D. Ballinger & Co. for Demolition of Buildings E-218 and E-220 at 1401 Middle Harbor Road based on bids received at the regular meeting of April 7, 1969, was recommended to the Board by memo from the Assistant Chief Engineer. It was explained that the purported low bid of Knapp Excavators, Inc., has been ruled to be a defective bid by the Port Attorney because of the omission of an affidavit of non-collusion. Resolution No. 19094 was passed awarding the contract to Joseph P. Ballinger & Co.

Award of contract to Duncanson-Harrelson Co. for Construction of Elmhurst Channel Railroad Trestle, Port of Oakland Industrial Park, based on bids received by the Board at its regular meeting of April 7, 1969, was recommended to the Board by memo from the Assistant Chief Engineer, and Resolution 19091 was passed awarding the contract to Duncanson-Harrelson Co.

Plans and specifications for construction of Sea-Land Truck and Rail Terminal, to be located in the vicinity of Seventh and Ferry Streets in the Outer Harbor area, with authority to advertise for bids were recommended for approval by memo from the Assistant Chief Engineer, with bids to be received at the regular Board meeting of May 5, 1969. In this connection Resolution No. 19100 was passed approving the plans and specifications and authorizing calling for bids.

The Board was informed by memo from the Assistant Chief Engineer that under authorization of the Board of March 17, 1969, a contract has been entered into with Independent Construction Co. in the amount of \$71,990 for paving a portion of the Matson option areas B-1 and B-2 at the Seventh Street Marine Terminal, and that performance bond and bond for labor and materials submitted by

Independent Construction Company are before the Board for approval. In this connection Resolution No. 19096 was passed, approving bonds of Independent Construction Co.

The need for extension of water service to Berth "H" facilities of the Seventh Street Marine Terminal, to be installed under contract with East Bay Municipal Utility District, was recommended to the Board by memo from the Senior Mechanical and Electrical Engineer. Extension of the water lines to serve both domestic water and fire lines is to cost \$11,395. In this connection Resolution No. 19097 was passed, authorizing District-installed water main extension agreement with East Bay Municipal Utility District, and Resolution No. 19098 was passed authorizing execution of application for private fire service with East Bay Municipal Utility District.

Change Order to contract with MGC Co. to provide for office addition to Berth "H" Transit Freight Station at the Seventh Street Marine Terminal at an additional cost of \$23,760.20 for the required office space and for the necessary paving in the vicinity. Issuance of the change order was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Supplemental agreement with Marine Barriers, Inc., to increase the maximum fee fixed in the original agreement entered into in August 1967 of \$12,000 to \$20,000, which contract provides consulting service and rights to use patented procedures to protect piling from marine borers, was recommended to the Board by memo from the Assistant Chief Engineer. It was explained that this increase will permit the pile wrapping program to proceed for approximately one additional year, at which time the whole program will be re-evaluated. In this connection Resolution No. 19092 was passed, authorizing execution of first Supplemental Agreement with Marine Barriers, Inc.

Travel by the Port Traffic Representative and Traffic Analyst, to Chicago on or about April 21 for the purpose of attending a public hearing of the railroad companies and conferring with the Port Field Representative in Chicago and contacting shippers, and also for the President of the Board and Executive Director and Chief Engineer to travel to Washington, D. C. on or about April 21 for meetings with the Assistant Secretary of the Army for installations; and for attendance by the Executive Director at the Board of Directors' Meeting of the American Association of Port Authorities was approved on passage of Resolution 19093.

Plans and Specifications for Installation of Fender Piles at various Port marine terminal facilities were placed before the Board for its consideration by memo from the Assistant Chief Engineer with the recommendation that they be approved and authorization be given to advertise for bids to be received at the regular Board meeting of May 5, 1969. In this connection Resolution No. 19101 was passed, approving plans and specifications for installing fender piles at Port of Oakland facilities and calling for bids therefor.

The Port Attorney made an oral report to the Board on President Nixon's decisions in the international phase of the Transpacific Route Investigation.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Brown, Kilpatrick, Tripp and Walters - 4
Noes:	None
Absent:	President Mortensen - 1

"RESOLUTION NO. 19090

RESOLUTION AWARDING CONTRACT TO HEIM BROS., INC., FOR DEMOLITION OF WHARVES AT THE FOOT OF FERRO STREET; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19091

RESOLUTION AWARDING CONTRACT TO THE DUNCANSON-HARRELSON CO. FOR CONSTRUCTION OF ELMHURST CHANNEL RAILROAD TRESTLE, PORT OF OAKLAND INDUSTRIAL PARK; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19092

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH MARINE BARRIERS, INC."

"RESOLUTION NO. 19093

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19094

RESOLUTION AWARDING CONTRACT TO JOSEPH D. BALLINGER & CO. FOR DEMOLITION OF BUILDINGS E-218 AND E-220 AT 1401 MIDDLE HARBOR ROAD; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER BIDS AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19095

RESOLUTION AUTHORIZING RETURN OF \$20,000.00 DEPOSIT TO GRAND OF CALIFORNIA, INC."

"RESOLUTION NO. 19096

RESOLUTION APPROVING BONDS OF INDEPENDENT CONSTRUCTION CO."

"RESOLUTION NO. 19097

RESOLUTION AUTHORIZING DISTRICT-INSTALLED WATER MAIN EXTENSION AGREEMENT WITH EAST BAY MUNICIPAL UTILITY DISTRICT."

"RESOLUTION NO. 19098

RESOLUTION AUTHORIZING EXECUTION OF APPLICATION FOR PRIVATE FIRE SERVICE WITH EAST BAY MUNICIPAL UTILITY DISTRICT."

"RESOLUTION NO. 19099

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH MONTGOMERY WARD & CO., INCORPORATED."

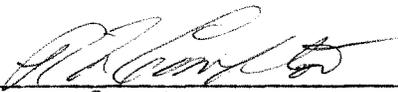
"RESOLUTION NO. 19100

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF TRUCK AND RAIL TERMINAL,
N-E CORNER OF SEVENTH AND FERRY STREETS,
OUTER HARBOR, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19101

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR INSTALLING FENDER PILES AT PORT OF OAKLAND
FACILITIES AND CALLING FOR BIDS THEREFOR."

There being no further business and on motion duly made
and seconded, the meeting was adjourned at 2:40 p.m.


Secretary

Action MAY 1 3 1969

*approved as written
and filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Monday, April 21, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, First Vice President Brown presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Kilpatrick, Tripp,

First Vice President Brown - 4

Commissioners absent: President Mortensen - 1

Also present were the Assistant Executive Director; Port Attorney; Public Relations Director; Director of Aviation; Assistant Chief Engineer; Assistant Manager, Properties Department; and Secretary of the Board.

Visitors attending the meeting included Mr. Alvin H. Bacharach, Realtor; Mr. Robert McKeen, Realtor; and Mr. Ira W. Braunstein, Houseboat Broker.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date for SITE DREDGING AND FILLING AT SEVENTH STREET MARINE TERMINAL, FIRST STAGE SOUTH AND WEST SIDES, were opened, examined and publicly declared as follows:

DESCRIPTION	Umpqua River	Great Lakes	Manson-
	Navigation Co.	Dredge & Dock Company	General
Item 1. Remove & dispose of approx. 350,000 c.y. slurry & mud waves presently exist within pond area. (Lump Sum)	645,000	275,000	364,500
Item 2. 280,000 c.y. remove & dispose of all overlying mud from South & West Berth Areas, from Channel widening area to elev. minus 36 ft., & from the South & West shed site to specified depth.	1.00	1.50	1.20
Total	280,000	420,000	336,000

DESCRIPTION	Umpqua River Navigation Co.	Great Lakes Dredge & Dock Company	Manson- General
Item 3A. 320,000 c.y. dredge South & West Berth Areas to elev. minus 40 ft. & hydraulically place dredged material in pond areas. (unit price)	0.85	1.00	1.00
Total	272,000	320,000	320,000
Item 3B. 320,000 c.y. dredge South & West Berth areas to elev. minus 40 ft. & dispose of materials. (unit price)	-	-	-
Total	-	-	-
Item 4A. 1,050,000 c.y. Using approved borrow areas, borrow, transport & place suitable fill mater. in pond area. (unit price)	0.70	1.00	1.05
Total	735,000	1,050,000	50,000
Item 4B. 1,370,000 c.y. Using approved borrow areas, borrow, transport & place suitable fill mater. in pond area. (unit price)	-	-	-
Total	-	-	-
Item 5. 50,000 c.y. Furnish Stockpile material. (unit price)	0.70	1.00	1.00
Total	735,000	50,000	50,000
Item 6. 30 ea. furn. & place settlement Markers. (unit price)	300	100	200
Total	9,000	3,000	6,000
Item 7. 400 t. furn. & place liquid asphalt dust palliative (unit price)	45	60	50
Total	18,000	24,000	20,000
GRAND TOTAL	1,994,000	2,142,000	2,199,000

DESCRIPTION	Healy Tibbits Construction Co.	Peter Kiewit Sons' Company
Item 1. Remove & dispose of approx. 350,000 c.y. slurry & mud waves presently exist within pond area. (lump sum)	773,255	632,000
Item 2. 280,000 c.y. remove & dispose of all overlying mud from South & West Berth Areas, from Channel widening area to elev. minus 36 ft., & from the South & West shed site to specified depth. (unit price)	1.30	1.50
Total	364,000	420,000
Item 3A. 320,000 c.y. dredge South & West Berth Areas to elev. minus 40 ft. & hydraulically place dredged material in pond areas. (unit price)	1.30	0.80
Total	416,000	256,000
Item 3B. 320,000 c.y. dredge South & West Berth areas to elev. minus 40 ft. & dispose of materials. (unit price)	- -	-
Item 4A. 1,050,000 c.y. Using approved borrow areas, borrow, transport & place suitable fill mater. in pond area. (unit price)	1.30	1.10
TOTAL	1,365,000	1,155,000
Item 4B. 1,370,000 c.y. Using approved borrow areas, borrow, transport & place suitable fill mater. in pond area. (unit price)	-	-
Total	-	-
Item 5. 50,000 c.y. Furnish Stockpile material. (unit price)	1.30	1.00
Total	65,000	50,000

DESCRIPTION	Healy Tibbits Construction Co.	Peter Kiewit Sons' Company
Item 6. 30 ea. furn. & place settlement Markers. (unit price)	20	30
Total	600	900
Item 7. 400 t. furn. & place liquid asphalt dust palliative (unit price)	18	35
Total	7,200	14,000
GRAND TOTAL	2,991,055	2,527,900

Each bid was accompanied by a 10% bid bond.

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation as to award. The Assistant Executive Director announced to all present that the apparent low bidder and his major subcontractors, among the above bids, would be expected to attend a meeting with the Economic Development Administration, in Conference Room B in the Port of Oakland Offices, at 2:00 p.m. on Wednesday, April 23 to discuss employment practices under the contract.

The following action was taken on changes in Port tenancies as recommended to the Board by memo from the Assistant Manager, Properties Department:

McGuire Terminal Company has exercised its option to add 58,739 square feet at \$.05 per square foot, or \$293.70 per month.

Board Resolution No. 19102 was passed authorizing execution of the first supplemental agreement with McGuire Terminal Company.

Voss International - Renewal: Referred back to Properties Department for further negotiation.

Mardeco - Request for Sublease and Sub-sublease: Mardeco's request for authority to sublease to Mr. Ira W. Braunstein for the mooring of a self-powered houseboat (river boat) in the Jack London Marina for display purposes with a sales office as a subtenant of Marvin Casalina Company at 77 Jack London Square was approved on the understand-

ing that if there is a violation of the restriction against living aboard the vessel or carrying on any commercial activities aboard the vessel, both sublease and sub-sublease will be canceled. Resolution No. 19103 was passed authorizing sublease by Mardeco, Inc. to Ira W. Braunstein and Resolution No. 19104 was passed authorizing sub-sublease by Marvin Casalina & Company to Ira W. Braunstein.

Extension of construction date for Superior Tile

Company in the Port of Oakland Industrial Park, was recommended to the Board by letter from the Manager, Properties Department. It was explained to the Board that in accordance with the terms and provisions of the Grant Deed, Superior Tile Company is required to commence construction of improvements on the second of its two lots in the Industrial Park within three years from the date of conveyance, which was August 23, 1966, and plans to construct an office building of approximately 22,000 square feet with a value of \$500,000 on this lot, but that Superior Tile has requested a one year's extension beyond August 23, 1969 for the commencement of said construction. It was further explained to the Board that Superior Tile Company has already constructed two attractive buildings on the first of the two lots and that the total property is now 70% developed. It was recommended that the request of Superior Tile for one year's extension be granted. In this connection Resolution No. 19105 was passed, granting the extension of time to Superior Tile Company.

Approval of preliminary plans for Seventh Street Marine Terminal Restaurant, was recommended to the Board by memo from the Assistant Executive Director. The Board was advised that Kaiser Engineers have supplied preliminary layout drawings together with preliminary estimates of construction costs for the proposed elevated restaurant to be developed at the Seventh street Marine Terminal. These revised plans provide for an elevated, circular 300-seat revolving restaurant and an observation platform supported on a central tower. Preliminary construction costs estimated for

this revised restaurant, including two elevators located outside the support shaft, but excluding landscaping, is \$784,000. In this connection Resolution No. 19106 was passed approving preliminary layout drawings and cost estimates for construction of restaurant at Seventh Street Marine Terminal.

Preliminary plans submitted by Alvin Bacharach, et al. for the Jack London Plaza, to be constructed on property leased from the Port at the foot of Alice Street, were recommended for approval by memo from the Assistant Chief Engineer. In this connection Resolution No. 19107 was passed approving preliminary plans and specifications for construction of a Marina apartment complex.

A building permit requested by Kaiser Sand and Gravel Company for construction of an additional cement silo in its plant at 401 Embarcadero on Port property at a cost of \$17,000, was approved as recommended by the Assistant Chief Engineer on passage of Resolution No. 19108.

Amendment to Kaiser Engineers contract for EDA portion of Seventh Street Marine Terminal to eliminate from the fixed fee portion of the contract the originally planned roof top restaurant and to add several different elements of work such as the fishing pier, public restrooms and entrance gate, which would reduce the fixed fee portion of the contract from \$441,000 to \$394,880, and also to provide that the engineering fee for design services rendered in connection with the elevated restaurant shall be 8.9% of the construction cost, exclusive of the cost of the rotating platform. Execution of second supplemental agreement with Kaiser Engineers' Division of Kaiser Industries Corporation was approved on passage of Resolution No. 19109.

Ratification of professional services rendered by Michael A. Jordan Associates, consulting engineers, for the preparation of plans and specifications for Sea-Land Marshalling

Yard Expansion in the Outer Harbor Terminal, based on a 5% fee of actual construction costs, presently estimated at \$250,000, was recommended to the Board by memo from the Assistant Chief Engineer, and in this connection Resolution No. 19117 was passed, authorizing execution of agreement with Michael A. Jordan Associates.

Award of contract to Hayco, Inc. for construction of Second Floor Addition to Office Building, Berth "G" Facilities, Seventh Street Marine Terminal, based on bids received by the Board at its regular meeting of April 7, 1969, was recommended to the Board by memo from the Assistant Chief Engineer and Resolution No. 19110 was passed awarding contract to Hayco, Inc.

Emergency purchase of Class I aggregate, based on informal bids, for the development of Berth "G" operation area, Seventh Street Marine Terminal, was recommended to the Board by memo from the Assistant Chief Engineer. The Board was advised that approximately 2,500 tons of the aggregate are required, at an estimated cost of \$9,000.00. In this connection Resolution No. 19111 was passed, finding that an extreme emergency exists which requires the performance of certain public work without competitive bidding.

Attendance at the 1969 West Coast Aircraft Manufacturers Tour and the Airport Operators Council International, in Seattle, Washington, on May 5 by members of the Board; the Executive Director; Director of Aviation; Assistant Airport Manager; and Senior Engineer Keith Quan, and additional travel to Washington, D. C. on April 24, 1969 by the Port Traffic Representative and Traffic Analyst, in connection with his business calls in Chicago, and authorizing the Assistant Executive Director to travel to Washington, D. C. on April 21 in connection with Port business, were all approved on passage of Resolution No. 19112.

Personnel matters as recommended to the Board by memo from the Director of Fiscal Affairs were approved on passage of Resolution No. 19113 as to appointments, and Resolutions No. 19114 and 19115 as to leaves of absence.

Policy concerning Bay Plan and successor agency to Bay Conservation and Development Commission was the subject of a memo to the Board from the Assistant Executive Director. The subject was discussed at length and it was determined that more time was needed by the Board for further discussion, and it was determined that this would be a subject of discussion at the adjourned regular meeting of the Board held on April 28, 1969, and that the Port's legislative representative in Sacramento would be asked to communicate to State Senator Richard J. Dolwig that the Port will be unable to appear in Sacramento on April 22 in connection with public hearings on proposed legislation for a successor agency to BCDC but will appear at a later hearing on the subject.

All other items listed on the calendar for this meeting were deferred to be considered at an adjourned meeting of the Board, to be held at 2:00 p.m. Thursday, April 24, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Kilpatrick, Tripp, Walters
and First Vice President Brown -4
Noes: None
Absent: Commissioner Kilpatrick -1

"RESOLUTION NO. 19102

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH MCGUIRE TERMINAL
COMPANY AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19103

RESOLUTION CONSENTING TO SUBLEASE BY MARDECO,
INC., TO IRA W. BRAUNSTEIN."

"RESOLUTION NO. 19104

RESOLUTION CONSENTING TO SUB-SUBLEASE BY
MARVIN CASALINA & COMPANY TO IRA W. BRAUNSTEIN
UPON LEASEHOLD OF MARDECO, INC."

"RESOLUTION NO. 19105

RESOLUTION GRANTING EXTENSION OF TIME TO
SUPERIOR TILE COMPANY."

"RESOLUTION NO. 19106

RESOLUTION APPROVING PRELIMINARY LAYOUT
DRAWINGS AND COST ESTIMATE FOR CONSTRUCTION
OF RESTAURANT AT SEVENTH STREET MARINE
TERMINAL."

"RESOLUTION NO. 19107

RESOLUTION APPROVING PRELIMINARY PLANS AND
SPECIFICATIONS FOR CONSTRUCTION OF MARINA
APARTMENT COMPLEX."

"RESOLUTION NO. 19108

RESOLUTION GRANTING KAISER SAND AND GRAVEL,
A DIVISION OF KAISER INDUSTRIES CORPORATION,
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19109

RESOLUTION AUTHORIZING EXECUTION OF SECOND
SUPPLEMENTAL AGREEMENT WITH KAISER ENGINEERS
DIVISION OF KAISER INDUSTRIES CORPORATION."

"RESOLUTION NO. 19110

RESOLUTION AWARDING CONTRACT TO HAYCO., INC.,
FOR CONSTRUCTION OF SECOND FLOOR ADDITION TO
OFFICE BUILDING, BERTH "G" FACILITIES, SEVENTH
STREET MARINE TERMINAL; FIXING THE AMOUNT OF
BONDS TO BE PROVIDED IN CONNECTION THEREWITH;
REJECTING OTHER BID; AND DIRECTING RETURN OF
BID BOND TO BIDDER."

"RESOLUTION NO. 19111

RESOLUTION FINDING THAT AN EXTREME EMERGENCY
EXISTS WHICH REQUIRES THE PERFORMANCE OF
CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 19112

RESOLUTION AUTHORIZING CERTAIN TRAVEL AND
REPEALING RESOLUTION NO. 19093."

"RESOLUTION NO. 19113

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19114

RESOLUTION GRANTING LEAVE OF ABSENCE TO FRANKLIN D. THOMPSON, JANITOR."

"RESOLUTION NO. 19115

RESOLUTION RATIFYING GRANTING OF LEAVE OF ABSENCE TO EUGENE B. DALEY FROM POSITION OF ENGINEERING AID AND TEMPORARILY APPOINTING HIM TO THE POSITION OF PORT CONSTRUCTION INSPECTOR."

"RESOLUTION NO. 19116

RESOLUTION APPROVING BONDS OF THE DUNCANSON-HARRELSON CO."

"RESOLUTION NO. 19117

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH MICHAEL A. JORDAN ASSOCIATES."

Port Ordinance No. 1577 being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH U. C. COTTON COMPRESS & WAREHOUSE COMPANY", and Port Ordinance No. 1578 being, "AN ORDINANCE AUTHORIZING EXECUTION OF THIRD AMENDMENT TO AGREEMENT WITH SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT", and Port Ordinance No. 1579 being, "AN ORDINANCE ADDING SECTION 5.081 TO PORT ORDINANCE NO. 867 CREATING ONE POSITION OF DUPLICATING EQUIPMENT OPERATOR (PART-TIME)", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Kilpatrick, Tripp, Walters and First Vice President Brown - 4
Noes: None
Absent: President Mortensen - 1

The meeting adjourned at 4:00 p.m. to 2:00 p.m., Thursday, April 24, 1969.

The adjourned regular meeting of the Board which was scheduled for Thursday, April 24, 1969 at the hour of 2:00 p.m. was

adjourned to 2:00 p.m., Monday, April 28, 1969, by Assistant Secretary Dorothy Hart due to lack of a quorum.

The meeting reconvened at the hour of 2:00 p.m. on Monday, April 28, 1969, President Mortensen presiding.

Commissioners present: Commissioners, Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5

Also present were the Executive Director; Assistant Executive Director; Port Attorney; Director of Aviation; Airport Manager; Assistant Manager, Properties Department; Public Relations Director; Assistant Chief Engineer; and Secretary of the Board; and for a portion of the meeting Director of Fiscal Affairs; and Deputy Port Attorney John E. Nolan.

Visitors attending the meeting included Mr. Robert T. Nahas, President, Coliseum, Inc.; Mr. William J. Cunningham, General Manager, Coliseum, Inc.; Mr. Howard Waldorf representing Oakland City Councilman Harvey Binns.

The minutes of the regular meeting of the Board of April 7, 1969 and the adjourned regular meeting of the Board of April 14, 1969 were approved as written and ordered filed.

Transfer of \$5,000 from Special Aviation Fund to the Port Revenue Fund to reimburse the Port Revenue Fund for capital expenditures at the Airport, as recommended to the Board by memo from the Director of Fiscal Affairs, was approved on passage of Resolution No. 19118.

Alameda First National Bank lease proposal, was the subject of a memo to the Board from the Airport Manager, in which

it was recommended that the Board enter into a 30-year lease of 25,000 square feet of open area on Airport Drive, with rental based on 7% of a \$2.00 per square foot land value with renewal options and rental reviews at the 20th and 25th years, with the bank having the right of first refusal on an additional 25,000 square feet of adjacent area. The recommendation also included that the Alameda First National Bank would provide the necessary fill for the area, subject to reimbursement in rental credit. The Bank, at its own expense, would erect a building to house the bank and one or more airport oriented commercial tenants and will include on-site parking. The proposal was discussed at length and on motion of Commissioner Tripp, seconded and passed unanimously, the recommendation of the Airport Manager was approved with the exception that there would be rental review every 5 years commencing with the 6th year of the lease.

Chef's Orchid supplemental proposal was explained to the Board by memo from the Airport Manager. It was explained that the cost of the project for the new in-flight catering facility to be located on Airport Drive is now estimated at \$685,000, \$115,000 above the original estimate. It was proposed that Chef's Orchid agree to finance the amount in excess of the budget at no interest, subject to reimbursement based on one-half of any percentage rental above \$6,044 monthly to be credited to Chef's Orchid as reimbursement for funds advanced to finance project costs in excess of \$570,000. The recommendation was approved on motion of Commissioner Brown, seconded and passed unanimously.

A building permit requested by Chef's Orchid for its building at the North Airport area to construct a standard metal building 40' x 100' x 17' high at a cost of \$30,000, was recommended for approval by memo from the Assistant Chief Engineer, and

Resolution No. 19125 was passed granting Chef's Orchid Oakland, Inc. permission to perform certain work.

The request of Bayaire Avionics that it be granted a 3 year lease of approximately 16,000 square feet in Hangar 8 in Airport Building L-810 at \$.06 per square foot, or \$1,068 per month, in order to amortize its investment of approximately \$25,000 in leasehold improvements, was recommended to the Board for approval by memo from the Airport Manager. The recommendation was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Rental credit in the amount of \$1,000 to Bayaire Avionics, Inc. for alterations and improvements made in Building L-810 at the Airport early in 1967, which the then Airport Manager agreed to recommend to the Board, the value of which has been verified by the Port Engineering Department, was recommended for approval by the Airport Manager, and Resolution No. 19118 was passed authorizing credit against rent of Bayaire Avionics.

Sale of Skymark Airlines to Aero Commuter/Catalina Airlines, was reported to the Board by the Airport Manager, and Resolution No. 19120 was passed consenting to assignment of license and concession agreement from Skymark Airlines, Inc. to Aero Commuter.

The building permit requested by Saturn Airways for additional interior remodeling consisting of ceiling, partitions and electrical work in Building L-825 at the Airport at an estimated cost of \$16,000, was recommended for approval to the Board by the Assistant Chief Engineer, and Resolution No. 19124 was passed granting Saturn Airways, Inc. permission to perform certain work.

Amendment to Joint Exercise of Powers Agreement with San Francisco and San Jose to expressly limit the obligation of

each party to the agreement to that amount which has been appropriated and contributed to the Board of Control, which to date amounts to \$45,000 for each of the three BASAR members was explained to the Board by memo from the Executive Director. The Port Attorney also explained that the agreement designates the Alameda County Treasurer as depositary and custodian of project funds and prescribes his duties. In this connection Resolution No. 19127 was passed authorizing execution of agreement with San Francisco and San Jose.

Raiders football practice field to be located on approximately 8 acres of Port property in the vicinity of the North Airport at the corner of Doolittle Drive and an existing unnamed road adjacent to the U. S. Weather Station, was the subject of a memo to the Board from the Assistant Executive Director. Mr. R. T. Nahas, President of Coliseum, Inc. and Mr. William Cunningham, General Manager of Coliseum, Inc. both appeared before the Board in connection with the proposed development. It was explained that the area would be developed into a football practice field complete with clubhouse, with the entire area fenced and including the construction of a new sewer line to the area, all of which expenses would be borne by Coliseum, Inc. It was further understood that the field would be available for use by the Oakland Recreation Department during the months from January to June of each year on the condition that the Recreation Department would be responsible for maintenance during the period it used the practice field. It was proposed that rental of the area would be the nominal rate of \$1.00 per year. It was explained to the Board that the U. S. Weather Bureau has an easement over a portion of the property and it would be necessary either to change the plans for the area or to obtain a release from the Weather Bureau in order for the project to proceed.

It was the recommendation of the Executive Director that Coliseum, Inc. be granted a 5-year lease on the property on the condition that should the Port require the property for airport use, the lessee would be required to remove any and all improvements placed on the premises upon receiving 12 months advance written notice from the Port without reimbursement for the unamortized value of lessee's improvements. This provision was thoroughly discussed and Mr. Nahas stated that such a 12-months' notice to vacate during the first 5 years of occupancy would not be acceptable as \$100,000 of the improvement costs would be public monies expended out of Coliseum, Inc. funds. Following discussion, a motion was made by Commissioner Tripp, seconded and passed unanimously, that Coliseum, Inc. be granted a lease with a firm 5-year period and an additional 5-year period which would be subject to cancellation upon 12 months' prior written notice, all of which would be subject to making the necessary arrangements for release from the U. S. Weather Bureau.

Renewal of occupancy for Voss International of 69,757 square feet of open paved area at the foot of and westerly of Grove Street at an increased rental of \$.015 per square foot per month and 2,200 square feet in Building E-411 at an increased rate of \$.04 per square foot per month or a total rental of \$1,134.35, effective June 1, 1969, as recommended by memo from the Assistant Manager, Properties Department, was approved on motion of Commissioner Walters, seconded and passed unanimously.

Authorization to pay real estate commission to Hamilton, Cohn, Jones & Gerow in the amount of \$3,600 in connection with the sale of Lot D-14 on Capwell Drive in the Port of Oakland Industrial Park to Freeman K. Cullom, as recommended to the Board by memo from the Manager, Properties Department, was approved on passage of Resolution No. 19123.

Retention by the Port of the 3 1/2 acre parcel recently released by the Edgewater Investment Company as part of the 9 1/2 acre option area in the Industrial Park adjacent to the Edgewater Inn to be made available for lease only, was recommended to the Board by memo from the Manager, Properties Department. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously. Commissioner Tripp suggested that prior to any negotiations for lease of the area that the Board be asked to approve a minimum land value as the basis of negotiation.

Exercise of option to purchase Lot C-19 consisting of one acre on Roland Way in the Industrial Park under the lease and option agreement with Allen R. McKay and C. J. Woodruff, was reported to the Board by memo from the Manager, Properties Department. It was explained that in January, 1969, the Assistant Executive Director and the Manager, Properties Department, discussed with the lessees their request to purchase the site at \$50,000 rather than the \$60,000 price in effect at that time and that the lessees, because of that discussion in January, now wish to exercise their option to purchase and desire to purchase the property at the then market value of \$60,000 per acre. The request was approved on motion of Commissioner Walters, seconded and passed unanimously.

The item of the building permit for Sailboats, Inc. was removed from the calendar.

A proposal by Atwood, Ltd. to install an awning along the Franklin Street face of the Port of Oakland building for the full extent of its leased premises, was reported to the Board by memo from the Assistant Chief Engineer and an artist's rendering of the design was displayed to the Board. The rendering indicated that the two existing signs for Atwood, Ltd. would remain on the

building above the awning area and that a third sign would be placed on the awning over the entranceway to the store. It was recommended to the Board that the preliminary design as depicted in the artist's rendering be approved with the exception that the sign on the awning over the entranceway be eliminated and that the approval would include conditions that the awning be properly maintained to the Port's satisfaction and that plans be submitted to the Port indicating method of support and attachment to the building for Port approval. The recommendation was approved on recommendation of Commissioner Tripp, seconded and passed unanimously.

Urgently needed pile repairs to be made under an emergency authorization, was recommended to the Board by memo from the Assistant Chief Engineer. It was explained that recent pile inspection down to the mud line by divers disclosed that a number of piles are in a more advanced stage of deterioration than had been suspected from previous inspections in the tidal range, and as a result hazardous conditions were developing below the Bow & Bell Restaurant and the 14th Street wharf which require immediate correction by concrete jacketing the affected piles. It was recommended that the Dillingham Corporation, which is presently performing pile jacketing in the Grove Street wharf area, be authorized to make the necessary repairs at a cost estimated not to exceed \$10,000. In this connection Resolution No. 19126 was passed finding that an extreme emergency exists and authorizing the work to be done without competitive bidding.

Status of dike closure at the 7th Street Marine Terminal, was the subject of a memo to the Board from the Executive Director, in which he advised that representatives of the Bay Area Rapid Transit District have advised that the District anticipates that construction will commence to close the dike by the end of

April 1969 and expects the closure to be completed by the first part of July 1969.

Endorsement of California Marine Affairs Conference recommendations for Federal Navigation projects, was recommended to the Board by memo from the Executive Director. Following discussion on the matter a motion was made by Commissioner Tripp that the matter be tabled, which motion was seconded and passed.

Appointment of the firm of Touche, Ross, Bailey & Smart, Certified Public Accountants, as auditors to examine the financial statements of the Port as of June 30, 1969, was recommended to the Board by memo from the Director of Fiscal Affairs, which recommendation was approved on motion of Commissioner Brown, seconded and passed unanimously.

Travel authorization for the Manager, Properties Department to travel to Chicago, New York and Miami during the period of May 11 - 20, 1969, was put over due to Commissioner Kilpatrick's absence from the meeting.

Appointment of Committee under Meyers-Milias-Brown Act to meet and confer with recognized employee organizations, was recommended to the Board by memo from the Executive Director. Deputy Port Attorney John E. Nolan explained to the Board the requirements of the Act, as it relates to the proposed committee, explaining that the governing body could meet and confer directly with the recognized employee organizations or could do so through a committee appointed by the governing body, and when asked by the Executive Director stated that members of the committee need not be employees of the governing body, after which the Executive Director recommended that the committee consist of the Secretary of the Board, Manager, Properties Department and one professional labor-management consultant yet to be determined. The matter was

put over to the regular Board meeting of May 5, at which time the Executive Director's recommendations to the Board as to the professional member of the committee will be presented.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of April 17, 1969.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of March 1969.

A. Accounts Receivable 60 days or more in arrears as of April 17, 1969.

B. Active Accounts Receivable 60 days or more in arrears referred to Legal as of April 17, 1969.

C. Inactive Accounts Receivable referred to Legal as of April 17, 1969.

List of claims paid from Port Revenue Fund #801 from April 1, 1969 through April 17, 1969.

List of claims paid from 1968 Project Construction Fund #515 for April 4, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Tripp, Walters and
President Mortensen - 4

Noes: None

Absent: Commissioner Kilpatrick - 1

"RESOLUTION NO. 19118

RESOLUTION TRANSFERRING CERTAIN FUNDS."

"RESOLUTION NO. 19119

RESOLUTION AUTHORIZING CREDIT AGAINST
RENT OF BAYAIRE AVIONICS."

"RESOLUTION NO. 19120

RESOLUTION CONSENTING TO ASSIGNMENT OF
LICENSE AND CONCESSION AGREEMENT FROM
SKYMARK AIRLINES, INC., TO AERO COMMUTER."

"RESOLUTION NO. 19121

RESOLUTION APPROVING BONDS OF JOSEPH D.
BALLINGER & CO."

"RESOLUTION NO. 19122

RESOLUTION AUTHORIZING EXECUTION OF
CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19123

RESOLUTION APPROVING AND AUTHORIZING
PAYMENT OF REAL ESTATE BROKERAGE COM-
MISSION TO HAMILTON, COHN, JONES &
GEROW."

"RESOLUTION NO. 19124

RESOLUTION GRANTING SATURN AIRWAYS,
INC., PERMISSION TO PERFORM CERTAIN
WORK."

"RESOLUTION NO. 19125

RESOLUTION GRANTING CHEF'S ORCHID
OAKLAND, INC., PERMISSION TO PERFORM
CERTAIN WORK."

"RESOLUTION NO. 19126

RESOLUTION FINDING THAT AN EXTREME
EMERGENCY EXISTS WHICH REQUIRES THE
PERFORMANCE OF CERTAIN PUBLIC WORK
WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 19127

RESOLUTION AUTHORIZING EXECUTION OF
SECOND SUPPLEMENTAL AGREEMENT WITH
CITIES OF SAN FRANCISCO AND SAN JOSE."

At the hour of 3:55 p.m. the Board recessed to Executive Session to discuss a personnel matter, and reconvened at the hour of 4:05 p.m. at which time the contract renewal with Mr. S. Kuwata, Far East Director for the Port of Oakland in Tokyo, as explained to the Board by the Executive Director, providing for a total compensation of \$1,500 per month plus travel and promotional expenses effective March 15, 1969, was approved on motion of Commissioner Brown, seconded and passed unanimously.

There being no further business and on motion duly made and seconded, the meeting was adjourned at 4:07 p.m.


Secretary

MAY 26 1969

*Approved as written
& filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Monday, May 5, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Deputy Port Attorney John E. Nolan; Airport Manager; Public Relations Director; Supervising Engineer Roy Clark; Secretary of the Board; and for a portion of the meeting, the Assistant Manager, Properties Department.

Visitors attending the meeting included Mr. James Stockman, representing Edgewater Hyatt Corporation; Messrs. Carl Jerabek, Ted E. Davis, and Russell Gifford, all representing Oakland Hilton Inn; Mr. Alvin Bacharach, Realtor; Mr. Peterson, representing Murphy's, Inc.; Mr. William Rivers, representing National Airmotive Corporation; and Messrs Richard Franzke, Ralph Mendelsohn, and John Shafiee, representing Umqua River Navigation Company.

The reading of the minutes of the regular meeting of April 21, 1969 and subsequent adjourned regular meetings were postponed to the next meeting of the Board at the request of the Secretary of the Board.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined, and publicly declared.

For CONSTRUCTION OF TRUCK AND RAIL TERMINAL, N-E CORNER OF SEVENTH AND FERRY STREETS, OUTER HARBOR, Oakland California, for which seven bids were received:

DESCRIPTION	W.E. Lyons Const. Co.	R.E. Carlson Const. Co.	Branagh, Inc.
It. 1. Doing all of the Work of Contract except It. 2 through 8. Lump Sum	741,843	744,400	761,250
It. 2. Approx. 1951 Lineal Ft. of Fence in place. Unit Price	2.13	2.25	2.21
Total	4,155.00	4,389.75	4,311.71
It. 3. 15 Each 110V Walker No. 513AL-DPS-G Power Outlets in place. Unit Price Each	16.80	18.00	17.00
Total	252.00	270.00	255.00
It. 4. 15 Each Walker No. 502 AL Telephone Outlets in place. Unit Price Each	15.75	17.00	16.00
Total	236.25	255.00	240.00
It. 5. Demolition of Bldgs. down to and including Foundations. Lump Sum	10,000	19,716	10,500
Total for It. 1-It. 5	756,486.88	769,030.75	776,556.71
Alternate It. 6 Dock Levelers Lump Sum	11,300	11,412	11,300
Alternate It. 7. Approx. 200 Lineal Ft. of ceiling high chain link fence in Warehouse area. Unit Price	8.90	9.80	9.00
Total	1,780.00	1,960.00	1,800.00

DESCRIPTION	W.E. Lyons Const. Co.	R.E. Carlson Const. Co.	Branagh, Inc.
Alternate It. 8. 2 Each 10'-0" X 10'-0" high sliding chain link gate. Unit Price	205.00	207.00	205.00
Total	410.00	414.00	410.00
TOTAL ALL ITEMS	769,976.88	782,816.75	790,066.71

DESCRIPTION	A.S. Holmes & Son, Inc.	P. Lathrop Const. Co.
It. 1. Doing all of the Work of Contract except It. 2 through 8. Lump Sum	773,000	793,000
It. 2. Approx 1951 Lineal Ft. of Fence in place. Unit price	2.00	2.03
Total	3,902.00	3,960.53
It. 3. 15 Each 110V Walker No. 513AL-DPS-G Power Outlets in place. Unit Price Each	19.00	16.00
Total	285.00	240.00
It. 4. 15 Each Walker No. 502 AL Telephone Outlets in place. Unit Price Each	15.00	15.00
Total	225.00	225.00
It. 5. Demolition of Bldgs. down to and Including Foundations. Lump Sum	10,000.00	12,500
Total for It. 1-It. 5	787,412.00	809,925.53
Alternate It. 6 Dock Levelers Lump Sum	10,800	11,000
Alternate It. 7. Approx. 200 Lineal Ft. of ceiling high chain link Fence in Ware- house area. Unit Price	8.40	8.42
Total	1,680.00	1,684.00

DESCRIPTION	A.S. Holmes Const. Co.	P. Lathrop Const. Co.
Alternate It. 8. 2 Each 10'-0" X 10'-0" high sliding chain link Gate. Unit		
Price	200.00	195.00
Total	400.00	390.00
TOTAL ALL ITEMS	800,292.00	822,999.53

DESCRIPTION	M.G.C. Co.	Pacific Co. Engnrs. & Bldrs. of Berkeley
It. 1. Doing all of the Work of Contract except It. 2 through 8. Lump Sum	773,300	769,600
It. 2. Approx. 1951 Lineal Ft. of Fence in place. Unit Price	2.00	4,194.65
Total	3,902.00	8,183,762.15
It. 3. 15 Each 110V Walker No. 513AL-DPS-G Power Outlets in place. Unit Price Each	20.00	495.00
Total	300.00	7,425.00
It. 4. 15 Each Walker No. 502 AL Telephone Outlets in place. Unit Price Each	20.00	330.00
Total	300.00	4,950.00
It. 5. Demolition of Bldgs. down to and Including Foundations. Lump Sum	9,500	17,400
Total for It. 1-It. 5	787,302.00	8,983,137.15
Alternate It. 6 Dock Levelers Lump Sum	10,836	11,300
Alternate It. 7. Approx. 200 Lineal Ft. of ceiling high chain link fence in Ware- house area. Unit Price	850.00	1,780.00
Total	170,000.00	356,000.00

DESCRIPTION	M.G.C. Company	Pacific Co. Engrs. & Bldrs. of Berkeley
Alternate It. 8. 2 Each 10'-0" X 10'-0" high sliding chain link Gate. Unit Price	200.00	412.00
Total	400.00	824.00
TOTAL ALL ITEMS	968,538.00	9,351,261.15

Each bid was accompanied by a 10% bid bond.

For INSTALLING FENDER PILES AT PORT OF OAKLAND FACILITIES,
for which nine bids were received:

DESCRIPTION	H.F. Lauritzen Inc.	Manson- General	Duncanson- Harrelson Co.
It. 1. Mobiliza- tion, demobili- zation, and all other work not included in It. 2 for each pier (approx. 3) Unit Price Each	1,200.00	3,000.00	900.00
Total	3,600.00	9,000.00	2,700.00
It. 2. Instal- lation only of one creosoted Douglas Fir fender pile Approx. 587 Unit Price Each	85.00	89.00	120.00
Total	49,895.00	52,243.00	70,440.00
GRAND TOTAL	53,495.00	61,243.00	73,140.00

DESCRIPTION	Healy Tibbits Const. Co.	Marine Constructors Inc.	William R. Cole
It. 1. Mobiliza- tion, demobili- zation, and all other work not included in It. 2 for each pier (approx. 3) Unit Price Each	4,000.00	1,500.00	3,000.00
Total	12,000.00	4,500.00	9,000.00

DESCRIPTION	Healy Tibbits Const. Co.	Marine Constructors Inc.	William R. Cole
It. 2. Installation only of one creosoted Douglas Fir fender pile Approx. 587			
Unit Price Each	115.00	130.00	132.00
Total	67,505.00	76,310.00	77,484.00
GRAND TOTAL	79,505.00	80,810.00	86,484.00

DESCRIPTION	James Marsh Co.	Peter Kiewit Sons' Co.	Ben C. Gerwick Co.
It. 1. Mobilization, demobilization, and all other work not included in It. 2 for each pier (approx. 3)			
Unit Price Each	800.00	1,520.00	1,400.00
Total	2,400.00	4,560.00	4,200.00
It. 2. Installation only of one creosoted Douglas Fir fender pile Approx. 587			
Unit Price Each	148.00	158.00	177.00
Total	86,876.00	92,746.00	103,899.00
GRAND TOTAL	89,276.00	97,306.00	108,099.00

Each bid was accompanied by a 10% bid bond.

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation as to award.

President Mortensen called for the public hearing on the appeal under variance procedures, Industrial Park standards and restrictions by Edgewater Hyatt Corporation. In this matter the

Executive Director transmitted to the Board a copy of his letter dated April 18, 1969, to the Edgewater Hyatt Corporation allowing certain variances requested, in connection with free standing signs, to be erected for directing traffic and advertising coming events at the Edgewater Hyatt House but denying the request that these signs be permitted in front of the established set back lines. Mr. James Stockman, representing Oakland Hyatt Corporation, appeared before the Board, and using both an artist's rendering and plot plans, explained to the Board the desired location of the signs in question and the reasons for the request. The Board determined that it would be advantageous if all the members of the Board actually examined the property and the planned location of the signs and determined that this would be done before making a final ruling on the matter.

President Mortensen then called for the public hearing on the appeal under variance procedures, Industrial Park Standards and Restrictions by Oakland Hilton Inn and on this matter the Executive Director transmitted to the Board a copy of his letter of April 18, 1969 to the Hilton Hotel Corporation, allowing their request for variance for the erection of free standing signs as advance warning signs and entrance direction and a main tower sign on Hegenberger Road but denying the request for variance to permit these signs to be erected in front of the property set back lines. The appeal to the Board is for a variance to permit the signs to be placed in front of the established set back lines. Mr. Carl Jerabek, General Manager, Oakland Hilton Inn, and Mr. Russell Gifford, Architect for Oakland Hilton Inn, appeared before the Board, and using plot plans and artists' renderings explained to the Board the intended location of the signs and their reasons for requesting the signs at those locations. The Board also determined

in this matter that it would be desirable for the members of the Board to view the actual area where the signs were to be placed, and on motion of Commissioner Brown, seconded and passed unanimously, the public hearings on the appeal of both Edgewater Hyatt Corporation and Oakland Hilton Inn were continued to 2 p.m. on Monday, May 12, 1969 to give the Board the opportunity to view the sites before making a final determination.

Mr. Richard Franzke and Mr. Ralph Mendelsohn, representing Umqua River Navigation Company, appeared before the Board in connection with the bid submitted to the Board at its regular meeting of April 21, 1969 for Site Dredging and Filling at Seventh Street Marine Terminal, first stage, South and West Sides, which bid the Port Attorney had determined could not be considered by the Board due in part to an improperly dated affidavit accompanying the bid. Mr. Mendelsohn stated that Umqua River Navigation Company is willing to give the Port a "hold harmless" and defend the Port and pay any court judgments levied against the Port if contract is awarded to Umqua River Navigation Company. As a second alternative, Mr. Mendelsohn suggested that the matter be submitted, based on stipulations of facts by both parties to the court for declaratory relief.

The Assistant Executive Director informed the Board that word had been received from the Economic Development Administration concurring in the opinion of the Port Attorney and recommending that the Port reject all bids received and call for new bids. The Port Attorney stated to the Board that they had two alternatives: the first to award to the second lowest bidder, Great Lakes Dredge and Dock Company, or to reject all bids and re-advertise, and he recommended the second procedure. Mr. Mendelsohn then suggested that outside counsel be employed for further advice to the Board before it made its final determination. At the hour of 3:45 p.m. the Board recessed to

an Executive Session with the Port Attorney on the basis of possible litigation. The Board reconvened in open session at 4:05 p.m. A motion was then made by Commissioner Tripp, seconded and passed unanimously, calling for a vote on a resolution prepared by the Port Attorney, and Resolution No. 19148 was then passed, rejecting bids for Site Dredging and Filling at Seventh Street Marine Terminal, First Stage, South and West Sides, Port File No. AA-1073 (EDA Project No. 07-1-00046).

California Aviation Service - long term lease proposal, was the subject of a memo to the Board from the Airport Manager, in which it was explained that the company which has been a tenant at the Airport since 1962 desires a 30-year lease on approximately 20 acres of ramp area at the North Airport which is presently occupied by Buildings No. L-142, Hangars 1 and 2; Building L-230 and Hangar No. 3. Initial rental was proposed at \$.01 per square foot with rental reviews after the fifth year and each 5 years thereafter. In addition the Port would receive a through-put fee on all fuel delivered to aircraft. California Aviation Service would be required to construct at its own expense an Administration Building which would house the Cessna Aircraft Display Room, lounge and snack bar facilities for visiting pilots, offices, and flight instruction rooms and other buildings for hangar facilities. Mr. Harold P. Rouse, President, and Mr. William Nagel, Vice President and General Counsel, appeared before the Board and displayed artists' renderings and plot plans for the proposed development and stated that they now had preliminary financial commitments for approximately \$1,500,000 of construction costs. The Board determined that it would like to view the area prior to making a determination on the matter, and put the matter over to the adjourned regular meeting to be held on Monday, May 12, 1969.

The claim of Theodore Voyda, in the amount of \$50, representing the cost of a dress allegedly stolen from Mr. Voyda's baggage while in the custody of the airport, was recommended for approval, to be paid on the basis of good will and public relations, by memo from the Airport Manager, and Resolution No. 19129 was passed appropriating the sum of \$50 to satisfy the claim.

The Executive Director explained that new procedures are being instituted that will eliminate the Port from being exposed to such claims in the future.

Salary adjustment for Senior Janitor, Handy Miles, from "C" bracket to "D" bracket on the basis of his supervising responsibilities was recommended to the Board by memo from the Airport Manager, and Resolution No. 19130 was passed, assigning Handy Miles, Janitor to Schedule 37, Rate "D", as fixed by Port Ordinance No. 867.

Proposed lease for National Airmotive Corporation, was the subject of a memo to the Board from the Airport Manager. It was explained that the request of National Airmotive is to lease 100,000 square feet of open area near the northwest corner of the Airport between Doolittle Drive and Earhart Road for a 30-year period with an initial monthly rental based on \$.007 per square foot per month, with rental review every 5 years, and a right of first refusal on an adjacent 100,000 square foot area to permit future expansion. The corporation at its own expense would construct facilities as a complete aircraft engine service shop, together with offices and sales departments to accommodate its staff of over 80 employees. It was the Airport Manager's recommendation that the Board approve the plan in general, but with an initial rental rate of \$.009 per square foot per month rather than the \$.007 requested, and that negotiations for this

lease be authorized to proceed accordingly. A representative of National Airmotive Corporation appeared at the meeting and was given a copy of the Airport Manager's recommendations. He asked that this matter be re-calendared for the next meeting of the Board, due to the absence of Mr. A. E. Morjig, President of the Corporation. The matter was continued to the Board meeting of May 12.

Transpacific Route Investigation - Civil Aeronautics Board Docket No. 16242, was the subject of a written report to the Board from the Port Attorney, primarily concerning the domestic phase of the investigation.

Domestic Coterminial Points-Europe All-Cargo Service Investigation, Civil Aeronautics Board Docket No. 18531, was the subject of a written report to the Board from the Port Attorney in which he advised that as a result of the investigation, Oakland is now a point of service on Seaboard World Airlines routes, both for domestic and European cargo service.

Tariff changes requested by Howard Terminal, in its Terminal Tariff No. 4, concerning car unloading rates, recommended for approval by memo from the Port Traffic Representative and Traffic Analyst, were approved on motion of Commissioner Walters, seconded and passed unanimously.

Plans and specifications for Sea-Land Marshalling Yard Expansion, were presented to the Board for approval with the authority to advertise for bids to be received by the Board at its regular meeting of May 19, 1969 by memo from the Assistant Chief Engineer, and Resolution No. 19144 was passed, approving plans and specifications for Construction of Phase 1 - Marshalling Yard Expansion, S-E Corner of 14th and Ferry Streets, and calling for bids therefor.

Assembly Time - Port of San Diego, Federal Maritime Docket No. 68-13, was the subject of a written report to the Board from the Port Attorney in which he advised the Board that oral argument in the matter will be held in Washington, D.C. on May 19, 1969, and at the request of Port management, the Port Attorney desires to appear and participate in such argument to impress upon the Commission the necessity that any extended free time allowed for the Port of San Diego should also be allowed for the Port of Oakland. In this connection Resolution No. 19131 was passed, authorizing the Port Attorney to proceed to Washington, D.C. to attend the oral argument before the Federal Maritime Commission.

Specifications for the following fiscal year contracts, commencing July 1, 1969 and ending June 30, 1970, were presented to the Board for its approval by memo from the Port Purchasing Agent and were approved as follows:

For furnishing and delivering fill and broken concrete, by passage of Resolution No. 19132.

For printing, folding, and binding the Flight Selector, by passage of Resolution No. 19133.

For furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities, by passage of Resolution No. 19134.

For furnishing labor, materials and equipment for reconditioning, repairing and construction of Port of Oakland railroad tracks, by Resolution No. 19135.

For furnishing and installing concrete jackets on wood piling, by passage of Resolution No. 19136.

Bids on the foregoing are to be received at the Board meeting of May 19, 1969.

Annual Chamber of Commerce appropriation for the fiscal year 1969-1970, in the amount of \$16,000, of which \$3,000 would be for the Port's contribution toward the Washington, D.C.

representative, was recommended to the Board by memo from the Executive Director, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Authorization for travel to Washington, D.C. on or about May 12, 1969, for attendance at the annual George Miller Congressional luncheon by members of the Board, the Executive Director; Assistant Executive Director; Port Attorney; and Secretary of the Board, was approved on passage of Resolution No. 19137.

Selection of labor relations consultant in connection with appointment of committee under Meyer-Milias-Brown Act was put over until the Board meeting of May 12, 1969.

Creation of position of Administrative Analyst, as recommended to the Board by memo from the Executive Director was put over to be considered by the Board at a work session.

Personnel matters contained in the Director of Fiscal Affairs' memo to the Board were approved on passage of Resolution No. 19138 concerning certain appointments, and on passage of Resolution No. 19139, regarding the terminating appointment of Franklin D. Thompson, Janitor.

Sailboats, Inc. plan for a "turn of the century" theme for developing Port property on the Embarcadero was explained to the Board by memo from the Assistant Manager, Properties Department and an artist's rendering of the development was displayed for the Board. A building permit for Sailboats, Inc. for the construction of an office building at an estimated cost of \$15,950 was also presented to the Board by memo from the Assistant Chief Engineer. The Board determined that it would like to view the property prior to making a determination in either of these matters, and both were put over to the Board meeting of May 12, 1969.

A building permit in the Industrial Park, for Murphy's, Inc. to permit the construction of additional warehouse space as an enlargement on the rear of Murphy's building at 7727 Oakport Street, at a cost of \$40,000, was recommended for approval by memo from the Assistant Engineer, and Resolution No. 19140 was passed granting Murphy's Inc. permission to perform certain work.

A building permit in the Industrial Park, for American Baptist Homes, for the construction of an office building on fee property in the Industrial Park, at the northeast corner of Roland Way and Capwell Drive, for a building 188 feet by 140 feet by 24 feet high, at an estimated cost of \$375,000, was recommended to the Board for approval by memo from the Assistant Chief Engineer, and Resolution No. 19141 was passed, granting American Baptist Homes of the West, Inc. permission to perform certain work but not approving landscaping plans which will require later Board approval.

Sale of 1.63 acres on Capwell Drive in the Port of Oakland Industrial Park, known as Lot D-10, at \$50,000 per acre to Harold T. Frankel, Leslie M. Kessler and Albert H. Kessler, as authorized by the Board at its regular meeting of October 7, 1968, was recommended to the Board by memo from the Manager, Properties Department, and an ordinance was passed to print authorizing such sale.

Following consideration on the above matter, a motion was made by Commissioner Brown, seconded and passed unanimously, establishing Port policy that whenever the Board accepts a proposal for sale of property at a fixed price, that price will be good only for 90 days.

Creation of one additional watchman position for the Middle Harbor Terminal, in order to provide relief for the two watchmen already employed and to alleviate overtime now being

worked by these two employees, was recommended to the Board by memo from the Director of Fiscal Affairs, and Resolution No. 19145 was passed amending Resolution No. 19049, creating temporary position of watchman and fixing the compensation thereof.

Contribution to the Oakland World Trade Club Week for 1969, in the amount of \$400, was recommended to the Board by memo from the Executive Director, and Resolution No. 19143 was passed, appropriating the sum of \$400 for the purpose of assisting in defraying the expenses of World Trade Week.

Contribution in the amount of \$35 to the Oakland Trade Club for its annual Ladies' Night, to be held June 18, 1969 at the Claremont Hotel, under the sponsorship of real estate firms and title insurance companies, was recommended to the Board by memo from the Manager, Properties Department and was approved on motion of Commissioner Walters, seconded and passed unanimously.

A statement of policy of the Port of Oakland concerning the Bay Plan and a successor agency to continue the activities of the Bay Conservation and Development Commission, submitted in draft form to members of the Board by the Assistant Executive Director, with the concurrence of the Executive Director, was considered by the Board and thoroughly discussed. Following the discussion, a motion was made by Commissioner Kilpatrick, seconded and passed unanimously, accepting the statement as prepared to be the policy of the Board on this matter.

The Port Attorney made an oral report to the Board advising that the appeal of the two United Airlines employees for permission to file a late claim against the Port of Oakland for injuries alleged to have occurred on May 21, 1968, but which was not filed with the Port until March 20, 1969, had been denied by the Superior Court of Alameda County.

The following written reports were noted and ordered
filed:

Status report.

Summary of Cash - Port Revenue and Construction
Accounts as of May 1, 1969.

List of Claims paid from Port Revenue Fund #801
from April 18, 1969 through April 29, 1969.

List of Claims paid from 1968 Project Construction
Fund #515 for April 25, 1969.

List of Claims paid from 1969 Project Construction
Fund #516 for April 28, 1969.

List of Claims paid from 1969 Airport Lighting and
Runway Construction Fund #807 for April 18, 1969.

The following resolutions were introduced and passed
separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

"RESOLUTION NO. 19128

RESOLUTION CONSENTING TO ASSIGNMENT OF
LEASE AND OPTION TO PURCHASE FROM
BERKELEY INSTRUMENTS CORPORATION TO
BUTTNER CORP."

"RESOLUTION NO. 19129

RESOLUTION APPROPRIATING THE SUM OF
\$50.00 TO SATISFY CLAIM OF THEODORE
Z. VOYDA."

"RESOLUTION NO. 19130

RESOLUTION ASSIGNING HANDY MILES,
JANITOR, TO SCHEDULE 37, RATE "D"
AS FIXED BY PORT ORDINANCE NO. 867."

""RESOLUTION NO. 19131

RESOLUTION AUTHORIZING PORT ATTORNEY
TO PROCEED TO WASHINGTON, D.C. TO
ATTEND ORAL ARGUMENT BEFORE FEDERAL
MARITIME COMMISSION."

"RESOLUTION NO. 19132

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING FILL AND BROKEN CONCRETE DURING FISCAL YEAR COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970 AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19133

RESOLUTION APPROVING SPECIFICATIONS FOR PRINTING, FOLDING, BINDING AND DELIVERING THE FLIGHT SELECTOR TO THE GENERAL OFFICES OF THE PORT OF OAKLAND AND TO THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT DURING THE FISCAL YEAR COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970 AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19134

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT OF OAKLAND DOCKS AND WATERFRONT FACILITIES DURING FISCAL YEAR COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970 AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19135

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR RECONDITIONING, REPAIRING AND CONSTRUCTING PORT OF OAKLAND RAILROAD TRACKS DURING FISCAL YEAR COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970 AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19136

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND INSTALLING CONCRETE JACKETS ON WOOD PILING FOR THE PERIOD COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19137

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19138

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19139

RESOLUTION TERMINATING APPOINTMENT OF FRANKLIN D. THOMPSON."

"RESOLUTION NO. 19140

RESOLUTION GRANTING MURPHY'S INC.
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19141

RESOLUTION GRANTING AMERICAN BAPTIST
HOMES OF THE WEST, INC., PERMISSION
TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19142

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19143

RESOLUTION APPROPRIATING THE SUM OF
\$400.00 FOR THE PURPOSE OF ASSISTING
IN DEFRAYING THE EXPENSES OF WORLD
TRADE WEEK."

"RESOLUTION NO. 19144

RESOLUTION APPROVING PLANS AND SPECI-
FICATIONS FOR CONSTRUCTION OF PHASE I -
MARSHALLING YARD EXPANSION, S-E CORNER
OF FOURTEENTH AND FERRY STREETS, AND
CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19145

RESOLUTION AMENDING RESOLUTION NO.
19049 CREATING TEMPORARY POSITION OF
WATCHMAN AND FIXING THE COMPENSATION THEREOF."

"RESOLUTION NO. 19146

RESOLUTION CREATING ONE ADDITIONAL
TEMPORARY POSITION OF WATCHMAN AND
FIXING THE COMPENSATION THEREOF."

"RESOLUTION NO. 19147

RESOLUTION APPROVING BONDS OF HAYCO, INC."

"RESOLUTION NO. 19148

RESOLUTION REJECTING BIDS FOR SITE
DREDGING AND FILLING AT SEVENTH STREET
MARINE TERMINAL, FIRST STAGE SOUTH &
WEST SIDES, PORT FILE NO. AA-1073
(ECONOMIC DEVELOPMENT ADMINISTRATION
PROJECT NO. 07-1-00046)."

Port Ordinance No. _____ being, "AN ORDINANCE

AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED
ON THE NORTHEAST SIDE OF CAPWELL DRIVE APPROXIMATELY 850 FEET
NORTHWEST OF PENDLETON WAY IN THE PORT OF OAKLAND INDUSTRIAL
PARK TO HAROLD T. FRANKEL, LESLIE M. KESSLER AND ALBERT H. KESSLER

AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF", was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

The meeting adjourned at 6:10 p.m. to 2 p.m. on Monday, May 12, 1969.

* * * * *

The meeting was reconvened at the hour of 2:00 p.m. on Monday, May 12, 1969, President Mortensen presiding.

Commissioners present: Commissioners, Brown, Kilpatrick, Tripp, President Mortensen - 4

Commissioner absent: Commissioner Walters - 1

Also present were the Executive Director; Assistant Executive Director, who, being also an Assistant Secretary, due to the absence of the Secretary acted in his place and stead; Port Attorney; Assistant Chief Engineer; Public Relations Director; Deputy Port Attorney John E. Nolan; Airport Manager; and for a portion of the meeting Assistant Manager, Properties Department.

Visitors attending the meeting were Mr. A. E. Morjig, President and Mr. William R. Rivers, Director of Marketing, National Airmotive Company; Mr. H. P. Rouse, President, Mary H. French, Public Relations, of California Aviation Service; Mr. William Nagle, Lawyer, of California Aviation Service; Mr. Don Durant, Sailboats, Inc.; and Mr. Howard Waldorf representing Oakland City Councilman Harvey Binns.

The minutes of the regular meeting of the Board of April 21, 1969, adjourned regular meeting of the Board of April 24, 1969, and adjourned regular meeting of the Board of April 28, 1969, were approved as written and ordered filed.

The continued item on the Appeal of Variance Procedures, Industrial Park Standards and Restrictions, Edgewater Hyatt, Corporation, was continued until the next regular meeting of the Board.

The continued item on the Appeal of Variance Procedures, Industrial Park Standards and Restrictions, Oakland Hilton Inn, was continued to the next regular meeting of the Board.

Proposed lease National Airmotive Corporation, was the subject of a memo to the Board from the Airport Manager in which he stated that National Airmotive is investigating locations for establishment of a headquarters for this division and has under consideration a number of cities in California, one of which is a 100,000 square foot area near the northwest corner of the Oakland Airport between Doolittle Drive and Earhart Road. The corporation would construct a building large enough to conduct a complete aircraft engine service shop, together with offices and sales department to accommodate its staff of over 80 employees. It has submitted an offer to lease this site for a period of 30 years at an initial monthly rental of \$.007 per square foot per month with a rental review every five years. It also requests a right of first refusal on 100,000 square feet of land immediately adjacent to provide for future expansion. Mr. Morjig appeared before the Board to answer any questions the Board might have. The Airport Manager recommended that negotiations for this lease be authorized to proceed, but that a monthly rental rate of \$.009 per square foot be stipulated with other terms remaining the same, and that National Airmotive's agreement be sought on this basis. On motion of Commissioner Brown, seconded and passed unanimously, the Board

approved continuing negotiations with National Airmotive Corporation on the basis of \$.009 per square foot.

California Aviation Service long-term lease proposal, was the subject of a memo to the Board from the Airport Manager in which he stated that California Aviation Service has submitted a proposal for a 30-year lease on approximately 20 acres of ramp area on the north airport. This site is presently occupied by building L-142, the old terminal building, Hangar 1, Hangar 2, Building L-230, and Hangar 3, all approximately 40 years old. California Aviation Service proposes a full fixed-base operation to include general aviation fueling. The existing buildings on the site would be demolished and replaced with new structures in phases over a three-year period. The initial building would be expected to be completed and in operation in 14 to 18 months after lease is in effect. The basic terms proposed are: a lease term 30 years, initial rental \$.01 per square foot per month, rental review after five years and each five years thereafter, fuel through-put fee 10% of retail price or 24.8% on gross margin of avgas or 21.5% on gross margin on jet fuel whichever is less, but in no case less than \$.04 per gallon on avgas or \$ 0.035 per gallon on jet fuel. This proposed fuel through-put is the same as that anticipated with Beach-Craft. Mr. Nagle appeared before the Board to answer any questions the Board might have. The Executive Director recommended that a continued study and negotiations on these rental bases be approved subject to the resolution of all planning, present leases, government occupancy, and other matters. On motion of Commissioner Kilpatrick, seconded and passed unanimously, the Board approved the Executive Director's recommendation.

The continued item of selection of labor relations consultant in connection with appointment of a committee under

Meyer-Milias-Brown Act was discussed. The Executive Director stated that he had two names to submit for the committee and they were the Secretary of the Board and the Manager, Properties Department and also recommended that the Assistant Executive Director be named as chairman of the committee. After some discussion, Resolution No. 19156 was passed, as recommended by the Executive Director, but not including the Assistant Executive Director as a member of the Committee.

The Assistant Executive Director submitted the name of Mr. Lawrence C. Corbett, Attorney, to act as consultant to work with the committee. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the Assistant Executive Director's recommendation.

Creation of position of Administrative Analyst, was a subject of a memo to the Board from the Executive Director in which he stated that during the past three years there has been a large increase in the workload of preparing economic and feasibility studies for Port development projects. On motion of Commissioner Brown, seconded and passed unanimously, the Board approved the Executive Director's recommendation on the creation of a position of Administrative Analyst.

Sailboats, Inc., was the subject of a memo to the Board from the Assistant Manager, Properties Department, in which he stated that Sailboats, Inc. has requested Board approval of the conceptual study for the eventual development of its leasehold area on the Embarcadero between the Oakland Yacht Club and the commercial fishing fleet operated at Evans Radio Dock. He also recommended that the Board require that old buildings moved onto or erected on the property be restored to an attractive appearance and be properly maintained. Mr. Durant who appeared on this matter is aware of the parking problem when the area is fully

developed and is negotiating with the Properties Department to enable him to provide additional parking at a later date. Mr. Durant answered questions from members of the Board. After some discussion, a motion was made by Commissioner Kilpatrick, seconded and passed unanimously, concurring with the recommendation of the Assistant Manager, Properties Department that the conceptual plan be approved.

A building permit requested by Sailboats, Inc. to construct an office building at 1951 Embarcadero at an estimated cost of \$15,950, was presented to the Board by memo from the Assistant Manager, Properties Department. The plan is to construct a two-story building 24' by 48' which will have a Dutch colonial influence. In this connection, Resolution No. 19154 was passed granting Sailboats, Boats, Inc. permission to perform certain work.

Vacation of 14th Street, was the subject of a memo to the Board from the Assistant Executive Director in which he stated that the Board at its meeting of March 17, 1969, approved a resolution requesting the City Council to vacate 14th Street between Maritime and Terminal Streets in order that this portion of 14th Street can be incorporated into the Sea-Land Truck Terminal lease in accordance with the third supplemental agreement to the lease. A replacement roadway is to be constructed in the Pier Street roadway reservation. The condition contained in the resolution was unacceptable to the City as the City requires that the replacement roadway be completed prior to a public hearing required for the vacation of a street. A new resolution has been prepared for the Board's approval in which the City Council will be requested to prepare a resolution of intent to close 14th Street. In this connection Resolution No. 19149 was passed amending Resolution No. 19043 relating to the closing and vacation of 14th Street between Maritime Street and Terminal Street.

Commissioner Tripp brought up the subject of the continued item on the policy of the Board setting the limits of insurance on general aviation in using the restricted area of the north airport area. Commissioner Tripp made a motion that a \$500,000 single limit insurance requirement applying to bodily injury and property damage be established as the policy of this Board, to become effective as of July 1, 1969. The motion was seconded and passed unanimously.

Award of contract to W. E. Lyons Construction Company for construction of Sea-Land Truck and Rail Terminal, N-E corner of 7th and Ferry Streets, Outer Harbor, based on bids received by the Port at its regular meeting of May 5, 1969, was recommended to the Board by memo from the Assistant Chief Engineer, and Resolution No. 19150 was passed awarding contract to W. E. Lyons Construction Company.

Award of contract to Manson-General for installation of fender piles in the Port of Oakland facilities based on bids received by the Board at its regular meeting of May 5, 1969, was recommended to the Board by a memo from the Assistant Chief Engineer, and Resolution No. 19151 was passed awarding contract to Manson-General.

On May 5, 1969, the Board rejected all bids received on April 21 for site dredging and filling at 7th Street Marine Terminal, first stage south and west sides ((Economic Development Administration Project No. 07-1-00046). The revised plans and specifications for the proposed contract were placed before the Board for its approval and authorization to re-advertise for bids to be received on May 26, 1969. In this connection Resolution No. 19155 was passed approving plans and specifications accordingly.

Professional services for design of container freight station, Berth G Area, 7th Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer in which he stated that Mitsui OSK Lines, Ltd. indicated the intent of Mitsui OSK Lines Ltd. and Yamashita-Shinnihon Steamship Line to exercise their option to add parcel D to the lease premises to permit extension of the existing container freight station. The Hugh M. O'Neil Company designed the existing building. In order to expedite preparation of plans and specifications for this extension, the Port Attorney had prepared a proposed agreement providing for the furnishing of professional services by the Hugh M. O'Neil Company, engineers, in connection with preparation of plans and specifications for freight terminal building C-516 extension. It is estimated that the construction cost of the proposed extension and related work will be approximately \$250,000 and the proposed agreement with the O'Neil Company contemplates a fee of 7½% of the construction cost. In this connection Resolution No. 19152 was passed authorizing execution of an agreement with Hugh M. O'Neil Company.

Professional services for additional work at berth G and H, 7th Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer in which he stated that Marine Terminal, Inc. has requested the Board to proceed as soon as possible to construct the second increment of its eventual transit freight station at Berth H, and also requested that the Port proceed with construction of an office section to replace the originally designed office area which was deleted from the plans and specifications of the present contract at its request. Wilsey and Ham designed the existing building. In order to expedite preparation of plans and specifications for these additions, the Port Attorney had prepared a proposed agreement providing for the furnishing of the professional

services by Wilsey and Ham Engineers in connection with this work. It is anticipated that the fees payable under this new agreement will not exceed \$25,000. In this connection Resolution No. 19153 was passed authorizing execution of agreement with Wilsey and Ham.

Membership in the Pacific Coast Association of Port Authorities, was the subject of a memo to the Board from the Executive Director. He stated the contemplated dues for a port the size of Oakland will be \$2,000 per year for the fiscal year which starts in October, following the annual meeting in September. After some discussion a motion was made by Commissioner Kilpatrick, seconded and passed unanimously, concurring with the Executive Director's recommendation that the Port rejoin the Pacific Coast Association of Port Authorities, provided the association reverted to its prior structure and activities.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Brown, Kilpatrick, Tripp and President Mortensen - 4
Noes:	None
Absent:	Commissioner Walters - 1

"RESOLUTION NO. 19149

RESOLUTION AMENDING RESOLUTION NO. 19043
RELATING TO THE CLOSING AND VACATION OF
FOURTEENTH STREET BETWEEN MARITIME STREET
AND TERMINAL STREET."

"RESOLUTION NO. 19150

RESOLUTION AWARDED CONTRACT TO W. E.
LYONS CONSTRUCTION CO. FOR CONSTRUCTION
OF TRUCK AND RAIL TERMINAL, N-E CORNER
OF SEVENTH AND FERRY STREETS, OUTER
HARBOR; FIXING THE AMOUNT OF BONDS TO
BE PROVIDED IN CONNECTION THEREWITH;
REJECTING ALL OTHER BIDS; AND DIRECTING
RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19151

RESOLUTION AWARDING CONTRACT TO MANSON-GENERAL FOR INSTALLING FENDER PILES AT PORT OF OAKLAND FACILITIES; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER BIDS AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19152

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH HUGH M. O'NEIL COMPANY."

"RESOLUTION NO. 19153

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH WILSEY & HAM."

"RESOLUTION NO. 19154

RESOLUTION GRANTING SAILBOATS, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19155

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR SITE DREDGING AND FILLING AT SEVENTH STREET MARINE TERMINAL, FIRST STAGE SOUTH & WEST SIDES, PORT FILE NO. AA-1073 (ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT NO. 07-1-00046) AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19156

RESOLUTION DESIGNATING PORT REPRESENTATIVES TO MEET AND CONFER UNDER THE PROVISIONS OF THE MEYERS-MILIAS-BROWN ACT."

There being no further business and on motion duly made and seconded, the meeting was adjourned at 2:45 p.m.


Secretary

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action JUN 9 1969
[Signature]
[Signature]

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Monday, May 19, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Director of Aviation; Airport Manager; Assistant Chief Engineer; Manager, Properties Department; Deputy Port Attorney John E. Nolan; and the Secretary of the Board.

Visitors attending the meeting included Mr. Jack Ratliff, President, Astro-Aire Enterprises; Mr. James Stockman and Mr. Lou Wilson, Edgewater Hyatt House; Mr. Don French, French & Falls, Public Relations; Mr. Don D. Durant, President, Sailboats Inc.; Mr. Robert G. Holmes, President, Norso Distributors Inc.; Mr. Robert Hamilton, Hamilton Cohn Jones & Gerow, representing Mr. Holmes; Mr. Alvin H. Bacharach, realtor, representing Bruce S. Goldman; Messrs. Russell Gifford and Carl Jarabek, representing Oakland Hilton Inns; Architect Jens Hansen, representing Mr. C. P. Bedford; and Mr. Howard Waldorf, representing Oakland City Councilman Harvey Binns.

The reading of the minutes of the regular meeting of May 5, 1969 and the adjourned regular meeting of May 12, 1969, were deferred until the next meeting of the Board.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For PRINTING, FOLDING, BINDING AND DELIVERING THE
 FLIGHT SELECTOR TO THE GENERAL OFFICES OF THE PORT OF OAKLAND AND
 TO THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT DURING THE
 FISCAL YEAR COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970, for
 which five bids were received:

<u>Bidder</u>	<u>Inc. all State & City sales & use taxes for ea. issue of 20,000 copies of 16-page issue</u>	<u>Ea. add. 1,000 copies of such issue as ordered</u>	<u>Security</u>
Abbey Press, Inc.	\$ 795.00	\$ 38.00	Cashier's Check No. 715 01664 in Amt. of \$500
Color Art Press	861.00	41.00	Bid bond in amount of \$600
Brekas Typesetting Inc.	1,366.31	42.00	Bid bond in amt. of \$8,197.88
Pacific Printing Arts	1,417.50	44.10	Cashier's check No. 8-71079 in Amt. of \$880
Satellite Printing Company	1,989.00	51.00	10% Bid Bond

For CONSTRUCTION OF PHASE I - MARSHALLING YARD EXPANSION
 S-E CORNER OF FOURTEENTH AND FERRY STREETS, OAKLAND, California
 for which five bids were received:

	<u>Able Builders Company</u>	<u>Gallagher & Burk, Inc.</u>	<u>McGuire & Hester</u>
Item 1 Doing all work of contract except Items 2 & 3 Lump Sum	\$ 159,755	\$ 170,500	\$ 171 000
Alt. Item 2 - Furn. & Install. lane no. signs Lump Sum	6,298	6,500	4,500

	<u>Able Builders Company</u>	<u>Gallagher & Burk, Inc.</u>	<u>McGuire & Hester</u>
Alt. Item 3 - Comp. entire work of contract within 60 calen- dar days instead of 75 calendar days			
Lump Sum	\$ 1,000	\$ 1,800	\$ 4,000
Total	167,053	178,800	179,500
Security	10% Bid Bond	10% Bid Bond	10% Bid Bond

	<u>Independent Construc- tion Company</u>	<u>O. C. Jones & Sons</u>
Item 1 Doing all work of contract except Items 2 & 3		
Lump Sum	\$ 188,847	\$ 193,635

Alt. Item 2 - Furn. & Install. lane no. signs		
Lump Sum	4,476	5,635

Alt. Item 3 - Comp. entire work of contract within 60 calendar days instead of 75 calendar days		
Lump Sum	1,000	3,220
Total	194,323	202,490

Security	10% Bid Bond	Bid Bond in amt. of \$30,000
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For FURNISHING AND INSTALLING CONCRETE JACKETS ON WOOD
PILING FOR THE PERIOD COMMENCING JULY 1, 1969 AND ENDING JUNE 30,
1970, for which one bid was received that being the bid of
Dillingham Corporation:

<u>Item 1</u> Make one ft. of repair for re- pairs 10' to 20' in length Unit price (inc. tax)	<u>Item 2</u> Make one ft. of repair for re- pairs 20' to 28' in length Unit price (inc. tax)	<u>Item 3</u> Make one ft. of repair for re- pairs over 28' in length Unit price (inc. tax)	<u>Security</u>
\$ 16.00	\$ 15.00	\$ 14.00	Bid bond in amt. of \$8,500

For FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT OF
OAKLAND DOCKS AND WATERFRONT FACILITIES DURING FISCAL YEAR
COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970, for which four
bid were received:

<u>Bidder</u>	<u>Item C - Direct labor cost plus % of direct labor cost.</u>	<u>Security</u>
Marine Constructors, Inc.	40%	10% bid bond
William R. Cole	42.5%	10% bid bond
Manson-General	46%	Bid bond in amt. of \$7,000
The Duncanson- Harrelson Co.	72%	Bid bond in amt. of \$7,000

For FURNISHING AND DELIVERING FILL AND BROKEN CONCRETE
DURING FISCAL YEAR COMMENCING JULY 1, 1969 AND ENDING JUNE 30,
1970, for which one bid was received that being the bid of Gallagher
& Burk, Inc.:

Item A (1) - Price per cubic yard for fill delivered & dumped in Zone 1	\$ 1.365
Item A (2) - Price per cubic yard for fill delivered and dumped in Zone 2	1.26
Item A (3) - Price per cubic yard for fill delivered and dumped in Zone 3	1.47
Item A (4) - Price per cubic yard for fill delivered and dumped in Zone 4	1.575
Item B - Price per cubic yard for broken concrete delivered & dumped on the Airport dike	4.725
Security:	10% Bid bond

For FURNISHING LABOR, MATERIALS, AND EQUIPMENT FOR RECONDITIONING, REPAIRING, AND CONSTRUCTING PORT OF OAKLAND RAILROAD TRACKS DURING FISCAL YEAR COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970, for which three bids were received:

<u>Bidder</u>	<u>Item C - Direct labor cost plus % of direct labor cost</u>	<u>Security</u>
A. D. Schader Company	29.6%	10% bid bond
Industrial Railways Co.	33.9%	Certified Check No. 3495 - \$1,500
M. Lummus, Inc.	34.7%	Bid bond in amt. of \$1,500

All of the foregoing bids were referred to the Port Attorney as to form and legality. The bid for the marshalling yard was referred to the Assistant Chief Engineer for recommendation, the balance of the bids were referred to the Port Purchasing Agent for recommendation.

President Mortensen called for the continued public hearing on the appeal under variance procedures for Industrial Park standards and restrictions of the Edgewater Hyatt Corporation. President Mortensen announced that Mr. Don French had asked to appear before the Board as an interested party, but not directly related to either the Edgewater Hyatt Corporation or the Oakland Hilton Inn. Mr. French appeared in support of the requested variances for both the Hyatt Corporation and the Oakland Hilton Inn as to the location of the direction signs requested to indicate entranceways to the two motels. He quoted various statistics and magazine articles to support his statements. Mr. Lou Wilson and Mr. James Stockman both appeared before the Board in connection with the Hyatt Corporation appeal and following discussion, agreed to bring into the Board detailed plans and architectural renderings of proposed landscaping improvements to be made, particularly along Hegenberger Road. This public hearing was continued to June 2, 1969.

President Mortensen then called for the continued public hearing of appeal under variance procedures Industrial Park standards and restrictions of the Oakland Hilton Inn. Messrs. Gifford and Jarabek both appeared before the Board in support of this request for variance. Following discussion, Mr. Jarabek agreed to bring in to the Board more detailed plans and/or models to show the relationship of the proposed landscaping of the area as it relates to the location of the proposed direction signs to the Oakland Hilton entranceways. This public hearing was continued to May 26, 1969.

Travel authorization for the Director of Aviation and the Assistant Airport Manager to attend the meeting of the American Association of Airport Executives in Denver, Colorado, as well as any members of the Board who wish to attend, was approved as recommended by memo to the Board from the Director of Aviation on passage of Resolution No. 19159.

Transfer of \$150,000 from Port Revenue Fund No. 801 to the 1966 Airport Development Fund No. 524 as recommended to the Board by memo from the Director of Fiscal Affairs, was approved on passage of Resolution No. 19174.

Proposed supplement to Trans International Airlines lease, was the subject of a memo to the Board from the Airport Manager. It was explained that in order to accommodate TIA personnel who work in Building L-711 on a three-shift 24 hour day basis, it is necessary that rest room facilities be installed in the building at an estimated cost of \$5,200. The Board was informed that TIA has agreed to an increased rental to \$.06 per square foot for space occupied in Buildings 645 and 711 and an additional 6,880 square feet in Building L-647 which increase rental would amortize the cost of the rest rooms over a 4-year

period. The new rental rates would be Building L-645, 4,918 square feet; Building L-647, 6,880 square feet; Building L-711, 7,813 square feet; all at \$.06 per square foot per month and Building L-802, 7,393 square feet at \$.055 per square foot per month, for a total rental of \$1,583.28. New rental rates and the installation of the rest room facilities were approved on motion of Commissioner Tripp, seconded and passed unanimously.

An interim License and Concession Agreement for Standard Oil Company to permit preliminary site preparation for storage facility at the Airport as recommended to the Board by memo from the Airport Manager, was approved upon passage of Resolution No. 19158.

A building permit requested by Standard Oil Company of California for construction of foundations for three fuel storage tanks to be erected at the Airport under the above mentioned license and concession agreement as recommended to the Board for approval by memo from the Assistant Chief Engineer, was approved on passage of Resolution No. 19160.

Plans and specifications for small plane parking improvements of an area to the easterly end of the North Airport, were submitted to the Board by memo from the Assistant Chief Engineer with the recommendation that they be approved and authorization given to advertise for bids to be received by the Board at its regular meeting of June 2, 1969. The recommendation was approved on passage of Resolution No. 19177.

Proposed lease for Astro-Aire Enterprises, was the subject of a memo to the Board from the Airport Manager. The proposed lease would be for a term of 30 years for approximately 5,600 square feet to house its instrument shop and office. Following discussion on the matter, the proposed lease was

approved on the basis of a 20-year lease with two 5-year options on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Claim for damages - Runway 9R Clear Zone Area, was the subject of a letter to the Board from the Port Attorney explaining that on April 24, 1969 a claim on behalf of Herbert W. Bagg and Gloria M. Bagg, owner of a parcel in the Runway 9R Clear Zone Area, in addition to the eleven claims rejected by the Board at its regular meeting of April 7, 1969 was served upon the Port, making substantially the same allegations as the previous claims, except that the estimated amount of damages is in the sum of \$5,000. The Port Attorney recommended that the claim be rejected, and Resolution No. 19161 was passed accordingly.

Commendation for Mr. Sam Wiley, Airport Janitor, for meritorious action taken on April 29, which saved six persons using the Airport Terminal Building from possible injury, was recommended to the Board by memo from the Airport Manager. In this connection Resolution No. 19162 was passed commending Samuel R. Wiley, Jr., janitor, for preventing potential disaster. Commissioner Tripp suggested that the resolution be printed and suitably inscribed and presented to Mr. Wiley at a public meeting of the Board.

The Board was advised by letter from the Port Attorney that the various claims against the Port of Oakland arising out of the collapse of a portion of the Market Street Pier on June 11, 1967, have been settled by the Port's insurance carrier and the various actions have been dismissed with prejudice.

Plans and specifications for railroad storage yard, Seventh Street, were presented to the Board for approval

by memo from the Assistant Chief Engineer with the recommendation that they be approved and authority given to advertise for bids to be received at the regular Board meeting of June 2, 1969, and Resolution No. 19175 was passed accordingly.

Completion of contract with Little Electrical Construction, Inc., for construction of Reefer Outlet System, Berth "H" Facilities, Seventh Street Marine Terminal, was reported to the Board by memo from the Assistant Chief Engineer, and Resolution No. 19163 was passed accepting work performed by Little Electrical Construction, Inc., and authorizing recordation of Notice of Completion.

The Board was advised by memo from the Assistant Executive Director that the Director of Air Traffic Services of the Federal Aviation Agency issued an opinion in Washington, D. C. on May 6, 1969, which found that the agreement between the Port and the Navy establishing height limitations over portions of the Seventh Street Marine Terminal would provide an acceptable level of safety for aeronautical operations at the Alameda Naval Air Station, and that this determination in Washington clearly sets forth that in the opinion of the FAA, the Port's construction program for the Seventh Street Marine Terminal for cranes, buildings and the restaurant, will not result in a hazard to air navigation and permits the mooring of all vessels anticipated to call at the facility.

The following action was taken in connection with Port tenancies which were approved on motion of Commissioner Walters, seconded and passed unanimously, except as noted.

Carnation Company: To occupy 16,737 square feet in Terminal Building "AA" at \$.06 per square foot, for a total monthly rental of \$1,004.22 effective May 10, 1969. Each party has 30-day cancellation rights.

U. S. Navy: To continue occupancy of 3.934 acres at the mouth of the Estuary adjacent to the old Western Pacific Mole at an increased rent to \$10,000, and rejecting request for a 5-year lease.

Claridge Products & Equipment Co.: To continue occupancy of 5,600 square feet in Building E-116, an additional 4,820 square feet of platform and dock area, and an adjacent unpaved open area of 8,350 square feet, in the recently acquired Middle Harbor Terminal area at an increase of \$79.10 per month, making a new total monthly rental of \$564.10. This is based on \$.01 psf for the open area, \$.06 psf for Building E-116 (Butler-type), and \$.03 psf for the platform and dock area adjacent to the building on a 1-year license agreement.

McGuire Terminal Company: Lease with the Port carries a provision for a rental review at the end of the first ten years of the 20-year lease, which will be June 30, 1969. The permitted increase of 25% of the rental currently paid from \$.02 psf on the area in the transit shed to \$.025, and the outside area rate from \$.005 psf to \$.00625 psf, making a total monthly increase of \$556.40, which results in a new rental of \$2,782 per month as of July 1, 1969 which was approved.

Mardeco: Renewal of its sublease with John J. Greene, who occupies office space at 77 Jack London Square was approved on passage of Resolution No. 19157, with Commissioner Walters abstaining.

Finalization of the sale of a one-acre portion of Lot D-1 on Edgewater Drive in the Industrial Park at a price of \$52,500 to Bruce S. Goldman and Dorian Goldstein, as previously approved by the Board at its meeting of October 7, 1968, was recommended to the Board by memo from the Manager, Properties Department, and was approved on passage of an ordinance to print, authorizing the sale to Bur-Dor Associates and Bradmor Associates. The Board was informed that realtor, Alvin H. Bacharach, is the broker of record and will be entitled to a commission on this sale.

Sale of one acre of Lot D-16 on Roland Way, in the Industrial Park at a sale price of \$75,000, was recommended to the Board by the Manager, Properties Department. Property is to be sold to Mr. Robert G. Holmes, President of Norso Distributors, Inc., who has requested that the property be vested to Samoa Investment Company Profit Sharing Trust. The sale of the property was approved on passage of an ordinance to print. The Board was informed that Robert Hamilton of Hamilton, Cohn, Jones & Gerow, is the broker of record in this transaction and will be entitled to a commission on the sale.

Authorization to lease 1.55 acres of Lot D-1 at Edgewater Drive and Roland Way in the Industrial Park to Jack C. Stamatou, President of Intercontinental Foodsystems, Inc. for a period of 55 years with an option to purchase, was recommended to the Board by memo from the Manager, Properties Department. Rental for the initial term of the lease will be on the basis of an \$80,000 per acre with a 7% return to the Port, with rental reviews at the end of the 19th, 29th and 39th year. The option to purchase is for a 12-month period at \$80,000 per acre or between the first and fifth year of the lease at the then market value of the property. The lease was approved on passage of an ordinance to print.

Authorization for payment of a real estate commission in the amount of \$4,890 to Alvin H. Bacharach in connection with the sale of 1.63 acres of property in the Industrial Park to Harold T. Frankel, Leslie M. Kessler and

Albert H. Kessler, was recommended to the Board by memo from the Manager, Properties Department, and was approved on passage of Resolution No. 19166.

Building permits requested by Sailboats Inc., was the subject of a memo to the Board from the Assistant Chief Engineer. Three separate building permits were requested:

1. The relocation of the Elmhurst Railroad Station, a building 30' x 64' to be used as a cafe.
2. A shed-type building 25' x 50' to be used as a sales office.
3. The relocation of a Victorian Era house, 30' x 60' to be used as an architect's office.

With the concurrence of the Executive Director, it was recommended that the building permits be granted for the relocation of the Railroad Station and the Victorian Era house, but that the relocation of the shed-type building be denied, as the plans presented for the building did not reflect the "turn of the century" theme previously approved by the Board for the area. Mr. Don Durant of Sailboats, Inc. appeared before the Board in connection with the applications and stated that it was planned that a new roof would be placed on the building, and that shutters would be added; and the building repainted. The Board agreed to permit the relocation of the building provided that the Executive Director and Chief Engineer gives his approval to the plans for the remodeling. In this connection Resolution No. 19167 was passed granting Sailboats Inc. permission to perform certain work as described in the three building permits, subject to the final approval of the Executive Director and Chief Engineer as to architectural treatment.

A building permit requested by Radio Station KDIA,

in the North Harbor, for the construction of a storage room addition of 10' x 26' on the north side of the present radio station at an estimated cost of \$5,259, was recommended for approval by memo from the Assistant Chief Engineer, and Resolution No. 19168 was passed granting KDIA, Inc. permission to perform certain work.

Lake Merrit Channel-Estuary Park, application for fill and dredging permit, was the subject of a memo to the Board from the Assistant Executive Director, in which he requested authorization to make application to the Bay Conservation and Development Commission for dredging, pile removal and fill for the project. The recommendation was approved on motion of Commissioner Brown, seconded and passed unanimously.

Building permit requested by Clay P. Bedford, Sr. for the construction of two identical single-story office buildings, one on Leet Drive and one on Pendleton Way in the Port of Oakland Industrial Park, was the subject of a letter to the Board from the Assistant Chief Engineer in which it was recommended, with the concurrence of the Executive Director, that the application be denied. Mr. Jens Hansen, architect for the project, appeared before the Board and displayed plans and architect's renderings of the proposed buildings and explained to the Board the exterior treatment intended for the buildings. After some discussion a motion was made by Commissioner Kilpatrick, seconded and passed unanimously, that the application be approved, and Resolution No. 19178 was later passed granting Clay P. Bedford, Sr. and Catherine P. Bedford permission to perform certain work.

Relocation of the Army NCO Club, was the subject of a letter to the Board from the Assistant Executive Director. It was explained that in accordance with the Third Supplemental Agreement to the truck terminal lease with Sea-Land Service, Inc., the Port is to complete the construction of Pier Street to serve as a replacement roadway for 14th Street between Maritime and Ferry Streets, which in turn requires the relocation of the NCO Club, and that negotiations have now been completed between the Port and the Army to relocate the NCO Club, and an agreement for the removal of the club has been prepared which is acceptable to the Chief Facilities Division of the Oakland Army Base. It was recommended that authority be given to enter into such an agreement. In this connection Resolution No. 19176 was passed authorizing execution of agreement with the United States of America, Department of the Army.

Request of the Metropolitan Yacht Club for a contribution and support of its 100th Anniversary of Yachting celebration to be held July 4th, 5th and 6th, was transmitted to the Board by memo from the Public Relations Director. It was explained that the Metropolitan Yacht Club has requested contributions of \$2,000 each from the Port of Oakland, the City of Oakland, and the County of Alameda. It was recommended that the Port contribute \$2,000 contingent upon the following: that the Police and Fire Departments deem proposed viewing sites as safe and readily acceptable; that if privately owned or leased areas are selected for viewing, permission be obtained for use of said areas; and that traffic control and parking requirements meet the satisfaction of the Police Department, and if

appropriate, the Port of Oakland. Additionally, it is understood that the contribution of the Port shall be limited to \$2,000 regardless of final cost of the event. Recommendation was approved on passage of Resolution No. 19169.

Request of Wycoff and Associates for an advance of final payment for the Jack London cabin, was the subject of a memo to the Board from the Public Relations Director. It was explained that Wycoff and Associates has requested an additional advance payment of \$5,000 against the final payment of \$11,500 provided in the contract which would amount to paying the full contract payment in advance as Wycoff has already received an initial payment of \$6,500 under terms of the contract. It was recommended in the memo that no additional payment should be made until the completion of the contracted services. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Request to co-sponsor recognition luncheon for Oakland Oaks Basketball team, was the subject of a memo to the Board from the Public Relations Director. It was recommended that the Port join with the County of Alameda and the City of Oakland, the Oakland Chamber of Commerce and Coliseum, Inc. in sponsoring a luncheon honoring the Oaks, ABA Champions, which event is scheduled to be held at Goodman's on June 9, 1969. It was anticipated that the co-sponsors would each be asked to contribute between \$200 and \$300 to help defray total cost of the event. The Board was also advised that a resolution has been prepared by the Port Attorney commending the team, and that the

resolution suitably inscribed is to be presented at the luncheon. Co-sponsorship of the event was approved and Resolution No. 19170 commending the Oakland Oaks basketball team upon winning the ABA Championship was passed.

Authority to receive sealed bids for the sale of excess and scrap materials presently located at the Middle Harbor Terminal, covering a total of 28 items listed on a memo to the Board from the Port Purchasing Agent, was recommended and Resolution No. 19164 authorizing sale of personal property was passed.

Personnel matters as listed on a memo to the Board from the Director of Fiscal Affairs, were approved on passage of an ordinance to print, creating certain positions in the Port Department, and by Resolution No. 19165 concerning certain appointments.

The Board was notified of the application of Seatrains Terminals of California, Inc. for franchise for the operation of a public utility wharfing business to be located in the Middle Harbor area, by memo from the Secretary of the Board. In accordance with procedural requirements, it was recommended that the Board set a time and place for the required public hearing on the application as 3:00 p.m., Monday, June 2, 1969 at the offices of the Board. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

A motion was made by Commissioner Tripp, seconded and passed unanimously, that the annual cost for the retirement of the 1955 airport bonds be included in the Port budget for the fiscal year 1969-70.

The following written reports were noted and ordered
filed:

Summary of Cash - Port Revenue and Construction
Accounts as of May 15, 1969.

Summary of Cash and Accounts Receivable Port
Revenue Fund #801 for the month of April 1969.

A. Accounts Receivable 60 Days or more in Arrears
as of May 15, 1969.

B. Active Accounts Receivable 60 Days or more
in Arrears Referred to Legal as of May 15, 1969.

C. Inactive Accounts Receivable Referred to Legal
as of May 15, 1969.

List of Claims paid from Port Revenue Fund #801
from May 2, 1969 to May 14, 1969.

List of Claims paid from 1968 Project Construction
Fund #515 for May 12, 1969.

List of Claims paid from 1966 Airport Development
Fund #523 for May 12, 1969.

The following resolution was introduced and passed
separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp
and President Mortensen - 4
Noes: None
Abstained: Commissioner Walters - 1
Absent: None

"RESOLUTION NO. 19157

RESOLUTION CONSENTING TO SUBLEASE BY MARDECO, INC.,
TO JOHN J. GREENE."

The following resolutions were introduced and passed
separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

"RESOLUTION NO. 19158

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN
LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19159

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19160

RESOLUTION GRANTING STANDARD OIL COMPANY OF
CALIFORNIA PERMISSION TO PERFORM CERTAIN
WORK."

"RESOLUTION NO. 19161

RESOLUTION REJECTING CLAIM FOR DAMAGES."

"RESOLUTION NO. 19162

RESOLUTION COMMENDING SAMUEL R. WILEY, JR.,
JANITOR, FOR PREVENTING POTENTIAL DISASTER."

"RESOLUTION NO. 19163

RESOLUTION ACCEPTING WORK PERFORMED BY
LITTLE ELECTRICAL CONSTRUCTION, INC., AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

RESOLUTION NO. 19164

RESOLUTION AUTHORIZING SALE OF PERSONAL
PROPERTY."

RESOLUTION NO. 19165

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19166

RESOLUTION APPROVING AND AUTHORIZING PAYMENT
OF REAL ESTATE BROKERAGE COMMISSION TO
ALVIN H. BACHARACH."

"RESOLUTION NO. 19167

RESOLUTION GRANTING SAILBOATS, INC.,
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19168

RESOLUTION GRANTING KDIA, INC.,
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19169

RESOLUTION APPROPRIATING THE SUM OF \$2,000.00 FOR THE PURPOSE OF DEFRAYING THE EXPENSES OF THE CELEBRATION OF THE 100TH ANNIVERSARY OF YACHTING ON SAN FRANCISCO BAY."

"RESOLUTION NO. 19170

RESOLUTION COMMENDING THE OAKLAND OAKS BASKETBALL TEAM UPON WINNING THE AMERICAN BASKETBALL ASSOCIATION CHAMPIONSHIP."

"RESOLUTION NO. 19171

RESOLUTION AUTHORIZING EXECUTION OF GRANT OF EASEMENT TO EAST BAY MUNICIPAL UTILITY DISTRICT."

"RESOLUTION NO. 19172

RESOLUTION APPROVING BONDS OF HEIM BROS., INC."

"RESOLUTION NO. 19173

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SHOICHI KUWATA."

"RESOLUTION NO. 19174

RESOLUTION TRANSFERRING CERTAIN FUNDS."

"RESOLUTION NO. 19175

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF RAILROAD STORAGE YARD ON SEVENTH STREET WEST OF MARITIME STREET, OUTER HARBOR, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19176

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH THE UNITED STATES OF AMERICA, DEPARTMENT OF THE ARMY."

"RESOLUTION NO. 19177

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR SMALL PLANE PARKING IMPROVEMENTS AT THE OAKLAND INTERNATIONAL AIRPORT, NORTH FIELD, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19178

RESOLUTION GRANTING CLAY P. BEDFORD AND
CATHERINE A. BEDFORD PERMISSION TO PER-
FORM CERTAIN WORK."

Port Ordinance No. _____ being, "AN ORDINANCE
AUTHORIZING THE EXECUTION OF A LEASE WITH ALAMEDA FIRST
NATIONAL BANK", and Port Ordinance No. _____ being,
"AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED
REAL PROPERTY LOCATED ON THE SOUTHWEST SIDE OF EDGEWATER
DRIVE APPROXIMATELY 350 FEET SOUTHEAST OF ROLAND WAY IN
THE PORT OF OAKLAND INDUSTRIAL PARK TO BUR-DOR ASSOCIATES
AND BRADMORE ASSOCIATES AND DIRECTING THE EXECUTION AND
ATTESTATION OF A DEED TO THE PURCHASER THEREOF", and
Port Ordinance No. _____ being, "AN ORDINANCE APPROVING
A LEASE AND OPTION TO PURCHASE REAL PROPERTY LOCATED ON
THE SOUTHEAST CORNER OF EDGEWATER DRIVE AND ROLAND WAY
WITH JACK C. STAMATON AND AUTHORIZING THE EXECUTION
THEREOF", and Port Ordinance No. _____ being, "AN
ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL
PROPERTY LOCATED ON THE SOUTHWEST SIDE OF CAPWELL DRIVE
APPROXIMATELY 550 FEET NORTHWEST OF PENDLETON WAY IN
THE PORT OF OAKLAND INDUSTRIAL PARK TO SAMOA INVESTMENT
COMPANY PROFIT SHARING TRUST AND DIRECTING THE EXECUTION
AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF", were
read the first time and passed to print by the following
vote:

Ayes:	Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5
Noes:	None
Absent:	None

Port Ordinance No. 1580 being, "AN ORDINANCE AUTHORIZ-
ING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON
THE NORTHEAST SIDE OF CAPWELL DRIVE APPROXIMATELY 850 FEET
NORTHWEST OF PENDLETON WAY IN THE PORT OF OAKLAND INDUSTRIAL
PARK TO HAROLD T. FRANKEL, LESLIE M. KESSLER AND ALBERT H.
KESSLER AND DIRECTING THE EXECUTION AND ATTESTATION OF A
DEED TO THE PURCHASER THEREOF", were read a second time and
finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

The meeting was adjourned at 4:15 p.m. to Monday
May 26, 1969 at the hour of 2:00 p.m.

* * * * *

The meeting reconvened at the hour of 2:00 p.m. on
Monday, May 26, 1969, President Mortensen presiding.

Commissioners present: Commissioners Brown,
Kilpatrick, Tripp, Walters
and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief
Engineer; Assistant Executive Director; Port Attorney; Deputy
Port Attorney John E. Nolan; Assistant Chief Engineer; Port
Publicity Assistant; and the Secretary of the Board.

Visitors attending the meeting included Mr. Carl
Jarabek, Mr. Russell Gifford, Mr. Henry Lewin and Mr. Henry
Frederickson, all representing Oakland Hilton Inn; and Mr.

Howard Waldorf, representing Oakland City Councilman Harvey Binns.

The reading of the minutes of the regular meeting of May 5, 1969 and the adjourned regular meeting of May 12, 1969 were approved as written and ordered filed.

The following bids for site dredging and filling at Seventh Street Marine Terminal, first stage south and west sides, Oakland, California, being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared as follows:

For SITE DREDGING AND FILLING AT SEVENTH STREET MARINE TERMINAL, FIRST STAGE SOUTH AND WEST SIDES, OAKLAND, CALIFORNIA, for which four bids were received:

	<u>Umpqua River Navigation</u>	<u>Great Lakes Dredge & Dock Co</u>	<u>Manson- General</u>	<u>Peter Kiewit Sons Company</u>
Item 1 Remove & dispose of approx 350,000 c.y. slurry mud waves present. exist within pond area Lump Sum	\$ 624,000	\$ 275,000	\$364,500	\$ 456,100
Item 2 Remove & dispose of all over- lying mud from south & west berth areas, from Channel widening area to elevation minus 36 ft. & from south & west shed sites to speci- fied depth 280,000 c.y. Unit Price \$	1.20	1.50	1.20	1.50

	<u>Umpqua River Navigation</u>	<u>Great Lakes Dredge & Dock Co</u>	<u>Manson- General</u>	<u>Peter Kiewit Sons Company</u>
Total	\$ 336,000	\$ 420,000	\$336,000	\$ 420,000
Item 3A				
Dredge south & west berth areas to elev. minus 40 ft. & hydraulically place dredge material in pond area 320,000 c.y.				
Unit Price	\$ 0.85	0.89	0.90	0.80
Total	\$ 272,000	284,800	288,000	256,000
Item 4A				
Using approved borrow areas, borrow, transport & place suitable fill material in pond area 1,050,000 c.y.				
Unit Price	\$ 0.70	1.00	1.00	1.00
Total	\$735,000	\$ 1,050,000	\$1,050,000	\$ 1,050,000
Item 5				
Furnish stock-pile material 50,000 c.y.				
Unit Price	\$ 0.70	1.00	1.00	1.00
Total	\$ 35,000	\$ 50,000	\$ 50,000	\$ 50,000

	<u>Umpqua River Navigation</u>	<u>Great Lakes Dredge & Dock Co</u>	<u>Manson- General</u>	<u>Peter Kiewit Sons Company</u>
Item 6 Furnish & place settle- ment markers 30 ea.				
Unit Price \$	300	20	50	30
Total	\$9,000	\$ 600	\$ 1,500	\$ 900
Item 7 Furnish & place liquid asphalt dust palliative 400 tons				
Unit Price \$	45	20	40	20
Total	\$18,000	\$ 8,000	\$16,000	\$ 8,000
Total Bid	\$2,029,000	\$2,088,400	\$2,106,000	\$2,241,000

SECURITY - Each bid was accompanied by a 10% bid bond.

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation. The Assistant Executive Director announced to all present that there would be a meeting held in the Port of Oakland Conference Room at 66 Jack London Square at 2:00 p.m., Tuesday, May 27, 1969 with the apparent low bidder and representatives of the Economic Development Administration.

President Mortensen called for the continued public hearing on the appeal under variance procedures for Industrial Park Standards and Restrictions for Oakland Hilton Inn. Representatives of the Oakland Hilton Inn displayed a scale model of the planned development which included replicas of the full grown trees and the location of the four direction signs in

accordance with the request for variance as well as the 62-foot high advertising sign for the hotel. After considerable discussion, the Board agreed that the location of the four directional signs as requested in the variance should be approved, and in fact, suggested that they might be even closer to the property line than indicated in order to be completely functional. The location of the 62-foot high advertising sign was discussed separately, and it was explained that the foundation for the sign would be 24-foot square which would limit the location where it could be placed in order to have trees planted to screen all four sides of the supporting legs. Following discussion with the representatives of Oakland Hilton Inn, President Mortensen determined that there was no one else in the audience who wished to speak for or against the appeal, and Resolution No. 19179 was passed which approved conditionally the variance requested approving the application with respect to the four directional signs and denying the application with respect to the 62-foot high advertising sign.

Mr. Kilpatrick excused himself from the meeting at 2:45 p.m. due to another commitment.

A proposed lease with Standard Airways, Inc., was the subject of a memo to the Board from the Airport Manager based on preliminary approval by the Board at its meeting of May 20, 1968 for occupancy of 3,903 square feet of space in Building L-635 at the Airport under a two-year lease, at a monthly rental of \$175.64. The Board was advised that a recomputation of the demised premises indicates that the area is actually 3,960 square feet. In this connection an ordinance was passed to

print, authorizing the execution of the lease with Standard Airways, Inc.

By consensus, the Board determined as Board policy that a reasonable limit should be placed on the time allowed for completion of negotiations and reporting back to the Board for final action on any approvals given by the Board for lease negotiations similar to the time limit placed on Board approvals for the sale of property at a given price.

Plans and specifications for the relocation of the Army NCO Club in the Outer Harbor Terminal, were presented to the Board for its approval by memo from the Assistant Chief Engineer, requesting authority to advertise for bids to be received at the regular Board Meeting of June 16, 1969. In this connection Resolution No. 19185 was passed accordingly.

Fourth Supplement Agreement to Preferential Assignment Agreement with Sea-Land Service, Inc., was the subject of a letter to the Board from the Port Attorney. The Board was informed that this agreement which provides for a third containership crane in the Outer Harbor Terminal has been approved by the Federal Maritime Commission pursuant to Section 15, Shipping Act, 1916, effective May 15, 1969.

Contract award to Able Builders Company for construction of Phase I - Marshalling Yard Expansion, S-E Corner of Fourteenth and Ferry Streets, Oakland, California, was recommended to the Board by memo from the Assistant Chief Engineer, and Resolution No. 19180 was passed accordingly.

Passage of a revised resolution finding it necessary to close and vacate a portion of Fourteenth Street, was

recommended to the Board by memo from the Assistant Executive Director. It was explained that resolutions previously passed by the Board required a procedure involving the holding of a public hearing by the City Council following the completion of Pier Street, which is the planned replacement for Fourteenth Street, which procedure would result in considerable delay in the completion of the improvements of the Sea-Land marshalling yard expansion. The presently recommended procedure is to find that it is necessary to vacate Fourteenth Street as a public road at this time, requesting the City Council to adopt a resolution of its intention to close and vacate Fourteenth Street. In this connection Resolution No. 19186 was passed finding and determining that it is necessary to close and vacate Fourteenth Street between Maritime Street and Terminal Street, and repealing Resolution Nos. 19043 and 19149.

A discussion was held by the Board, at the suggestion of Commissioner Tripp, as to holding the meetings of the Board on the first and third Wednesdays of each month rather than the first and third Mondays. Following a discussion on the matter, Resolution No. 19187 was passed amending the By-Laws and Administrative Rules of the Board to provide for the holding of Board Meetings on the first and third Wednesdays of each month commencing July 1, 1969.

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5
Noes:	None
Absent:	None

"RESOLUTION NO. 19180

RESOLUTION AWARDED CONTRACT TO ABLE BUILDERS COMPANY FOR CONSTRUCTION OF PHASE I - MARSHALLING YARD EXPANSION, S-E CORNER OF FOURTEENTH AND FERRY STREETS; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Tripp, Walters
and President Mortensen - 4
Noes: None
Absent: Commissioner Kilpatrick - 1

"RESOLUTION NO. 19181

RESOLUTION APPROVING BONDS OF W. E. LYONS CONSTRUCTION COMPANY."

"RESOLUTION NO. 19182

RESOLUTION APPROVING BONDS OF MANSON-GENERAL."

"RESOLUTION NO. 19183

RESOLUTION AUTHORIZING EMPLOYMENT OF EMPLOYEE RELATIONS CONSULTANTS."

"RESOLUTION NO. 19185

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR RELOCATION OF N.C.O. CLUB BUILDING, OAKLAND OUTER HARBOR, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19186

RESOLUTION FINDING AND DETERMINING THAT IT IS NECESSARY TO CLOSE AND VACATE FOURTEENTH STREET BETWEEN MARITIME STREET AND TERMINAL STREET AND REPEALING RESOLUTIONS NOS. 19043 AND 19149."

"RESOLUTION NO. 19187

RESOLUTION AMENDING THE BY-LAWS AND ADMINISTRATIVE RULES OF THE BOARD OF PORT COMMISSIONERS."

Port Ordinance No. _____ being, "AN ORDINANCE
AUTHORIZING THE EXECUTION OF A LEASE WITH STANDARD AIRWAYS,
INC.", was read the first time and passed to print by the
following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: None

The meeting was adjourned at 3:10 p.m. on Monday,
May 26, 1969.



Secretary

Action JUN 16 1969

*Approved as written
& filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Monday, June 2, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Deputy Port Attorney John E. Nolan; Supervising Engineer Roy Clark; Public Relations Director; Director of Aviation; Airport Manager; Assistant Manager Properties Department; and the Secretary of the Board.

Visitors attending the meeting included Mr. Charles Velson, Vice President, Seatrains Terminals of California; Mr. Edward D. Ransom, Attorney, representing Seatrains Terminals; Mr. Kenneth W. Jones, Chairman, Oakland Aviation Council, Rep-Air Inc.; Mr. Al Zarkin, Vice President, Atwood Limited; Mr. Tom Purcell, Mr. Donald L. Chamberlain and Mr. Nubar Deombely, all representing Airport Pilots Association of Metropolitan Oakland; Mr. Carl S. Morabito, Jr. and Mr. Edward G. Zelinsky, Eureka Marine Company; Mr. Dill B. Wolfinger, Business Development Department, Title Insurance & Trust Company; and Mr. Howard Waldorf, representing Oakland City Councilman Harvey Binns.

Minutes of the regular meeting of the Board held on May 19, 1969 and the adjourned regular meeting of May 26, 1969 were deferred to the adjourned regular meeting to be held on June 9, 1969.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared as follows:

For CONSTRUCTION OF RAILROAD STORAGE YARD ON SEVENTH STREET, WEST OF MARITIME STREET, OUTER HARBOR for which three bids were received as follows:

M. Lummus, Inc. A. D. Schader Co. V. C. Edwards Contracting Co. Inc.

Item 1. Lump sum price for job comp. with except. of separately priced Items 2 thru 6, incl.	\$ 13,500.00	\$ 19,383.00	\$ 9,000.00
Item 2. Lump price for remov. & relay, in opposite direct. turnout at Maritime St. comp. complete	\$ 2,624.00	\$ 1,021.00	\$ 1,000.00
Item 3. Unit price per tract ft. of railroad track complete, Est. quan. 10,530 t. f.	\$ 14.81	\$ 15.77	\$ 15.00
Total	\$ 155,949.30	\$ 166,058.10	\$ 157,950.00
Item 4. Unit price ea. for furn. & install. No. 7 switch turnouts comp. 9 each	\$ 1,817.00	\$ 1,272.00	\$ 3,000.00

	<u>M. Lummus, Inc.</u>	<u>A. D. Schader Co.</u>	<u>V. C. Edwards Con- tracting Co., Inc.</u>
Total	\$ 16,353.00	\$ 11,448.00	\$ 27,000.00
Item 5. Unit price for furn. & install. No. 9 switch turnouts complete Est. quan. 5 each	\$ 1,843.00	\$ 1,361.00	\$ 3,000.00
Total	\$ 9,215.00	\$ 6,805.00	\$ 15,000.00
Subtotal	\$ 197,641.30	\$ 204,715.10	\$ 209,950.00
Item 6. Lump sum credit for remov. & salvage of exist. rail- road track Job	\$ 4,483.00	\$ 3,429.00	\$ 3,000.00
Bid Total	\$ 193,158.30	\$ 201,286.10	\$ 206,950.00
Security	10% Bid Bond	10% Bid Bond	Bid Bond in amount of \$ 2,000.00

For CONSTRUCTION OF SMALL PLANE PARKING IMPROVEMENTS
AT THE OAKLAND INTERNATIONAL AIRPORT, NORTH FIELD for which two
bids were received as follows:

	<u>Gallagher & Burk, Inc.</u>	<u>O. C. Jones & Sons</u>
Item 1. Lump sum price for job com- plete with except. of sepa- rately priced items 2 & 3 Job	\$ 14,041.00	\$ 15,870.00
Item 2. Unit price per ton for aggregate base mater. in place Est. quan. 1,650 tons	\$ 2.95	\$ 4.10

	<u>Gallagher & Burk, Inc.</u>	<u>O. C. Jones & Sons</u>
Total	\$ 4,867.50	\$ 6,765.00
Unit price per ton for asphaltic concrete pavement in place Est. quan. 550 tons	\$ 9.40	\$ 10.70
Total	\$ 5,170.00	\$ 5,885.00
Bid Total	\$ 24,078.50	\$ 28,520.00
Security	10% Bid Bond	Bid Bond in amt. of \$5,000

The bids were referred to the Port Attorney as to form and legality and to Supervising Engineer, Roy Clark, for recommendation.

On approval as to form and legality by the Port Attorney and upon recommendation of Supervising Engineer Roy Clark, Resolution No. 19211 was passed awarding contract to Gallagher & Burk, Inc. for construction of small plane parking improvement at the Airport, and Resolution No. 19212 was passed awarding contract to M. Lummus, Inc. for construction of railroad storage yard on Seventh Street, west of Maritime Street, Outer Harbor.

Mr. Charles J. McCarty, Chief Airport Serviceman, was introduced to the Board by the Airport Manager and was presented with a pin denoting 20 years service to the Port by Vice President Walters.

Mr. Samuel R. Wiley, Jr., Airport Janitor, was presented with an award in the form of a Board resolution for his outstanding service and meritorious action in warning persons at the airport of impending danger which did result in saving them from possible serious injury.

Messrs. Tom Purcell, Donald L. Chamberlain, and Nubar Deombeley appeared before the Board on behalf of the Airport Pilots Association of Metropolitan Oakland, requesting that the Board reconsider its action taken on May 12, 1969, setting insurance requirements for automobiles being driven onto the North Airport operational area at \$500,000, declaring that this requirement is discriminatory because it was alleged that the insurance requirement of \$500,000 is not available from all insurance companies. They declared that they were in favor of a tight security program as to cards issued to airport gates, and that violators of security rules should have their cars listed and be kept off the airport. Mr. Purcell requested the basis for the action taken by the Board and was informed that the action was taken upon recommendation of staff, supported by information that they had gathered indicating the hazard and exposure caused by the operation of automobiles in an area where all types of airplanes from small cessnas to stretch DC-8s were in operation, all of which was graphically displayed in a movie which was shown to the Board by the Airport Manager. Mr. Purcell stated that his group had not been offered an opportunity to view the film. President Mortensen directed that the Airport Manager make arrangements to show the film to the Airport Pilots Association. The Director of Aviation informed the Board that at a recent meeting of the American Association of Airport Executives, the matter of insurance was a topic of discussion, and that insurance experts at that meeting recommended that no less than \$1,000,000 coverage be required. President Mortensen stated that

if the Association had any new information which would be enlightening to the Board, the Board will take it under advisement. In the meantime, the Board had made a determination that a \$500,000 policy will be required.

Later in the meeting an ordinance was passed to print amending Section 6.04 of Port Ordinance No. 1047, establishing rules and regulations concerning Metropolitan Oakland International Airport which ordinance establishes the requirement of \$500,000 for insurance.

President Mbrtensen called for the public hearing on the application of Seatrain Terminals of California for a franchise to operate a public wharfinger facility in the Middle Harbor of the Port area. Mr. Charles Velson, Vice President, Seatrain Terminals of California, was sworn in as a witness for the applicant. The Port Attorney outlined for the Board and the applicant the public hearing procedures required under the law, and questioned Mr. Velson regarding the application and the following exhibits were entered as evidence in the matter:

1. Application of Seatrain Terminals of California with certain attachments.
2. Map showing the applicant's property within the Port area.
3. Written notice of time and place of the hearing.
4. Affidavit of publication of that written notice.
5. Map and lay out of the project, including plans and specifications for the proposed improvements on the area.
6. Certificate of amendment of Certificate of Incorporation.
7. Certificate of qualification.

President Mortensen determined that no one in the audience wished to speak in opposition to the application; then declared that the Board would take the matter under consideration. Mr. Velson then explained that the time schedule for the construction of the improvements call for completion to the point that the first vessel to call in Oakland during the last week in July could be accommodated. The Port Attorney recommended the following time schedule: that the Executive Director's report to the Board be made on June 9, and that the Board at that time give first reading to an ordinance granting the franchise if this be the recommendation of the Executive Director, and that second reading of the ordinance be given on June 16, 1969. Mr. Edward Ransom, Attorney, Seatrain Terminals, asked as to procedure in this hearing, stating that he expected that any opposition, including that of staff, would be brought out at this meeting, but that no position had been taken by the Executive Director either for or against the application. It was explained that the procedural requirements called for the public hearing, after which the Executive Director would make his recommendations to the Board based on information derived from that public hearing. It was explained that the proposed franchise calls for payment to the Port of \$12,000 per year for the first three years of the franchise, but that the payment to the Port for the final seven years of the ten-year franchise is subject to negotiation, or if no agreement is reached, by a third party arbitration, but that the matter is still being discussed between the parties, as to the amount which

this rental might be increased or decreased during the last seven years of the franchise. Mr. Velson explained that under this franchise, operation at the terminal would be limited to vessels owned or partially owned by Seatrain, but that it is the intent of Seatrain Terminals to file an additional application for a franchise for the operation of third-party vessels.

City of Oakland v. Utah Construction and Mining Company - Compensation of Special Counsel, was the subject of a letter to the Board from the Port Attorney. The Board was informed that Breed, Robinson & Stewart, Attorneys at Law, employed by the Board as Special Counsel in this matter has been paid up to date \$7,584, and that there has now been received a further statement for a total of \$25,086.27 in additional charges, which statement has been reviewed and approved by the Port Attorney and the mathematics have been checked by the Accounting Department. It was recommended that the Board adopt a resolution approving the statement and directing payment, and Resolution No. 19191 was passed accordingly.

City of Oakland v. Nutter, et al. - Compensation of Special Counsel, was the subject of a letter to the Board from the Port Attorney in which it was explained that the firm of Breed, Robinson & Stewart, Attorneys at Law, employed by the Board as Special Counsel in the condemnation proceedings brought by the Port to acquire certain interests in real property near the Airport, has submitted a statement in the amount of \$385 which the Port Attorney recommended to be paid with the understanding that there will be further billing in the future since the Port has taken an appeal from the judgments which are considered to be adverse to the interest of the Port. In this connection Resolution No. 19192 was passed approving

Compensation of Special Counsel in the City of Oakland v. Nutter, et al.

Interim agreement for Astro-Aire Enterprises to permit access to the site at the Airport for inspections prior to actual start of construction, was recommended to the Board by memo from the Airport Manager, and such authority was included in Resolution No. 19207 authorizing execution of certain license and concession agreements.

Transpacific Route Investigation, Civil Aeronautics Board Docket No. 16242, was the subject of a letter to the Board from the Port Attorney. It was reported that the opinion and order issued by the Civil Aeronautics Board on May 26, 1969, with respect to various petitions for reconsideration filed by air carriers and civic parties in the International/Orient Phase of the case as set forth in Paragraph 4 of the opinion states that the Board will take no action at this time on the request of Pan American, that Northwest and Trans World should be precluded from serving the satellite airports of Los Angeles and San Francisco on their new Central Pacific routes, which action permits both Northwest and Trans World to serve Oakland if they desire to do so.

The supplemental lease with Hertz Corporation to include into the lease area an additional 2,232 square feet of open area, was recommended to the Board by memo from the Airport Manager, and an ordinance was passed to print authorizing execution of first supplement agreement with Hertz Corporation.

Federal aid to airports, tentative allocation for fiscal year 1970, was the subject of a memo to the Board from the Assistant Chief Engineer in which the Board was

informed that the F.A.A. has earmarked an allocation of \$62,000 as the Federal share of the cost of the following project which was a portion of the work for which aid was requested:

Construct and light dual taxiways and holding apron between Runways 9R/27L and 9L/27R and a single taxiway between Runway 9L/27R and the terminal apron.

The estimated contract cost of the above improvement is \$125,000 with Federal participation set at 49.7% of that amount.

Pacific Northwest-California Investigation, Civil Aeronautics Board Docket No. 18884, was the subject of a letter to the Board from the Port Attorney. The Board was informed that the Bureau of Operating Rights of the Civil Aeronautics Board has filed a brief to the Hearing Examiner in the above entitled proceeding in which it supports the award of new authority which would authorize Continental Airlines to provide additional competitive service in the Los Angeles, San Francisco, Portland, Seattle/Tacoma markets, including the restriction that San Francisco be served exclusively through its satellite airports, Oakland and/or San Jose. The letter also summarized other matters contained in the bureau's brief.

Selection of Airport consultant, was the subject of a memo to the Board from the Executive Director in which it was recommended that the Board make a selection from among the four consulting firms or joint-venture groups, proposing to provide architectural planning and other engineering services in connection with:

- A. The planning and design of Customs gate or gates to be constructed as soon as possible.
- B. The planning and design of a multi-gate expansion of the airport terminal, and

- C. The intermediate and long-range planning for the Airport in order that the first contract for the services in connection with the passenger terminal expansion can be negotiated.

In this connection President Mortensen appointed Commissioners Tripp and Kilpatrick, to a sub-committee of the Board to consider Airport planning; and Commissioners Brown and Walters to a sub-committee of the Board to consider architectural design for the Airport, and asked that both these committees meet at the earliest possible moment to consider their portions of the Airport expansion project.

Permission from State Lands Division for dredging near Seventh Street Marine Terminal and acceptance of stipulations, was the subject of a memo to the Board from the Assistant Chief Engineer, in which the Board was advised that the State Lands Division of the State Lands Commission has issued a letter of permission dated May 20, 1969, to accomplish this dredging, and recommended that the Board authorize the Executive Director to sign the acceptance at the end of the letter. In this connection Resolution No. 19193 was passed authorizing execution of letter agreement with State Lands' commission.

Tariff changes to Port of Oakland Tariff No. 2, as recommended to the Board by memos from the Port Traffic representative and Traffic Analyst as to wharfage rates and wharf storage rates on canned goods, were approved on passage of an ordinance to print.

Tariff changes requested by Howard Terminal as to wharf storage rates on canned goods as reported to the Board by memo from the Port Traffic representative and Traffic Analyst, were approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Travel authorization for Senior Engineer,

Paul Sorenson, to attend meetings of the Ports and Harbors Committee of the American Society of Civil Engineers in Denver, Colorado, on June 5 and 6, 1969, and to attend meetings of the American Association of Port Authorities Committee No. 3 in Chicago, Illinois on June 19, 1969, returning by way of Kansas City, as recommended to the Board by memo from the Executive Director, was approved on passage of Resolution No. 19194, which also contained certain travel authority for the Port Attorney.

Recommendations for award of five fiscal-year contracts based on bids received by the Board at its regular meeting of May 19, 1969, were contained in a memo to the Board from the Port Purchasing Agent as follows:

1. For printing, folding, binding and delivering the Flight Selector, be awarded to Abbey Press, Inc., approved on passage of Resolution No. 19195.
2. Furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities, be awarded to Marine Constructors Inc., was approved on passage of Resolution No. 19196.
3. Furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks, be awarded to A. D. Schader Company, was approved on passage of Resolution No. 19197.
4. Furnishing and delivering fill and broken concrete in which it was recommended that the one bid received be rejected on the basis that it is excessive and that authorization be given to purchase the material on the open market, which recommendation was approved on passage of Resolution No. 19198.
5. For furnishing and installing concrete jackets on wood piling in which it was recommended that the one bid received be declared excessive and authorization be given to perform the work on the open market, which recommendation was approved on passage of Resolution No. 19199.

Personnel matters contained in a memo to the Board from the Director of Fiscal Affairs, were approved on passage of Resolution No. 19200 granting leave of absence to Eileen A. Haight from the position of Intermediate Stenographer Clerk and appointing her to the position of Legal Stenographer, and by Resolution No. 19201 concerning certain appointments, and by Resolution No. 19202, creating 18 temporary positions of Youth Aide.

The recommendation that the Board authorize the employment of two additional Electricians as contained in the memo to the Board from the Assistant Chief Engineer, was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Two beneficial awards under the Port of Oakland Employee's Suggestion Plan as recommended to the Board by memo from the Executive Director, were approved on passage of Resolution No. 19203 awarding the sums of \$75 to Estul Nessmith, Building Maintenance Engineer, and \$25 to Joseph H. Myers, Chief Airport Serviceman.

Amending option area for Nathan Narin, was the subject of a memo to the Board from the Assistant Manager, Properties Department, in which the Board was informed that Nathan Narin has agreed to reduce the option area under the lease to that area occupied as a storage yard by the Ford tractor people consisting of 1.15 acres, and release any claim or interest beyond the 1.15 acres. In this connection Resolution No. 19204 was passed authorizing execution of first supplemental agreement with Nathan Narin and directing recordation thereof.

Eureka Marine license agreement, was the subject of a memo to the Board from the Assistant Manager, Properties Department, in which it was recommended that the Board authorize

the preparation of a license and concession agreement with Eureka Marine for occupancy of certain designated areas in the Middle Harbor Terminal with a total monthly rental of \$1,562.96, which license agreement will contain a six-month cancellation clause, which recommendation was approved on motion of Commissioner Brown, seconded and passed unanimously.

Plans and specifications for construction of improvements of Pier Street, Outer Harbor Terminal, were placed before the Board with the recommendation that they be approved and authority given to advertise for bids to be received at the regular Board meeting of June 16, 1969, as recommended to the Board by memo from the Assistant Chief Engineer; which recommendation was approved on passage of Resolution No. 19208.

A sign permit requested by Seabreeze Yacht Center, Inc., was transmitted to the Board by memo from the Assistant Chief Engineer which sign would be an unilluminated 9' x 12' with the top of the sign 15' above ground level. Commissioner Tripp questioned the size of the sign as to whether such a large unilluminated sign was permitted under the City's Sign Ordinance, and the matter was put over for further investigation by the Engineering Department.

Request for sublease of yacht sales activity to Mr. Don Faber by Seabreeze Yacht Center, was recommended to the Board by memo from the Assistant Manager, Properties Department, which recommendation was approved on passage of Resolution No. 19213 subject to the payment of all arrearages presently due the Port by Seabreeze Yacht Center within in 15 days of this Board meeting.

Payment of brokerage commission in the amount of

\$3,150 to Alvin H. Bacharach in connection with the sale of property to Bruce S. Goldman and Dorian Goldstein, as recommended to the Board by memo from the Manager, Properties Department, was approved on passage of Resolution No. 19205.

Payment of brokerage commission in the amount of \$4,500 to Hamilton, Cohn, Jones & Gerow in connection with the sale of property to Samoa Investment Company Profit Sharing Trust, as recommended to the Board by memo from the Manager, Properties Department, was approved on passage of Resolution No. 19206.

Second supplemental agreement with Atwood, Ltd. to provide for placement of an awning on the Franklin Street side of the Port of Oakland Building, was recommended to the Board by memo from the Assistant Manager, Properties Department, which was approved on passage of Resolution No. 19209 authorizing execution of second supplemental agreement with Atwood, Ltd. and directing recordation thereof, and a building permit for the erection of the awning at an estimated cost of \$2,650, was also approved with the understanding that the letter "A" would be permitted to be imprinted on the awning over the doorway to the Atwood store, which building permit was approved on passage of Resolution No. 19210.

President Mortensen advised members of the Board that he had received a letter from the West Oakland Advisory Committee requesting that the Board appoint one of its members who lives in the West Oakland area as a member of the committee. After discussion, the Board, by consensus, agreed that no action would be taken on the matter at this time.

The following written reports were noted and ordered
filed:

Status report.

Summary of Cash - Port Revenue and Construction
Accounts as of May 28, 1969.

List of Claims paid from Port Revenue Fund #801
from May 16, 1969 through May 28, 1969.

List of Claims paid from 1967 Project Construction
Fund #514 for May 27, 1969.

List of Claims paid from 1968 Project Construction
Fund #515 for May 19, 1969 and May 27, 1969.

List of Claims paid from 1966 Airport Development
Fund #524 for May 22, 1969 and May 27, 1969.

List of Claims paid from 1969 Airport Lighting and
Runway Construction Fund #807.

The following resolutions were introduced and passed
separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: None

"RESOLUTION NO. 19188

RESOLUTION FIXING AND DETERMINING COST OF
BULK COMMODITY BAGGING FACILITY AT NINTH
AVENUE TERMINAL."

"RESOLUTION NO. 19189

RESOLUTION AUTHORIZING EXECUTION OF FOURTH
SUPPLEMENTAL AGREEMENT WITH MARINE TERMINALS
CORPORATION."

"RESOLUTION NO. 19190

RESOLUTION APPROVING BONDS OF ABLE BUILDERS
COMPANY."

"RESOLUTION NO. 19191

RESOLUTION APPROVING COMPENSATION OF SPECIAL
COUNSEL IN CITY OF OAKLAND V. UTAH
CONSTRUCTION & MINING CO., ET AL."

"RESOLUTION NO. 19192

RESOLUTION APPROVING COMPENSATION OF SPECIAL
COUNSEL IN CITY OF OAKLAND V. NUTTER, ET AL."

"RESOLUTION NO. 19193

RESOLUTION AUTHORIZING EXECUTION OF LETTER
AGREEMENT WITH STATE LANDS COMMISSION."

"RESOLUTION NO. 19194

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19195

RESOLUTION AWARDED CONTRACT TO ABBEY
PRESS, INC., FOR PRINTING, FOLDING,
BINDING AND DELIVERING THE FLIGHT
SELECTOR TO THE GENERAL OFFICES OF
THE PORT OF OAKLAND AND TO THE
METROPOLITAN OAKLAND INTERNATIONAL
AIRPORT DURING THE FISCAL YEAR
COMMENCING JULY 1, 1969 AND ENDING
JUNE 30, 1970; FIXING THE AMOUNT OF
BOND TO BE PROVIDED IN CONNECTION
THEREWITH; REJECTING ALL OTHER BIDS;
AND DIRECTING RETURN OF BID BONDS AND
CHECK TO BIDDERS."

"RESOLUTION NO. 19196

RESOLUTION AWARDED CONTRACT TO MARINE
CONSTRUCTORS, INC., FOR FURNISHING
PILE DRIVER CREW FOR REPAIRS TO PORT
OF OAKLAND DOCKS AND WATERFRONT
FACILITIES DURING FISCAL YEAR COMMENCING
JULY 1, 1969 AND ENDING JUNE 30, 1970;
FIXING THE AMOUNT OF BONDS TO BE PRO-
VIDED IN CONNECTION THEREWITH; REJECTING
ALL OTHER BIDS; AND DIRECTING RETURN OF
BID BONDS TO BIDDERS."

"RESOLUTION NO. 19197

RESOLUTION AWARDED CONTRACT TO A. D.
SCHADER COMPANY FOR FURNISHING LABOR,
MATERIALS AND EQUIPMENT FOR RECONDI-
TIONING, REPAIRING AND CONSTRUCTING
PORT OF OAKLAND RAILROAD TRACKS DURING
FISCAL YEAR COMMENCING JULY 1, 1969
AND ENDING JUNE 30, 1970; FIXING THE
AMOUNT OF BONDS TO BE PROVIDED IN
CONNECTION THEREWITH; REJECTING ALL
OTHER BIDS; AND DIRECTING RETURN OF
BID BOND AND CHECK TO BIDDERS."

"RESOLUTION NO. 19198

RESOLUTION AUTHORIZING THE PURCHASE OF
FILL AND BROKEN CONCRETE DURING FISCAL
YEAR COMMENCING JULY 1, 1969 AND ENDING
JUNE 30, 1970 IN THE OPEN MARKET."

"RESOLUTION NO. 19199

RESOLUTION REJECTING BID OF DILLINGHAM CORPORATION FOR THE FURNISHING AND INSTALLING OF CONCRETE JACKETS ON WOOD PILING FOR THE PERIOD COMMENCING JULY 1, 1969 AND ENDING JUNE 30, 1970, AS EXCESSIVE AND DIRECTING THE EXECUTIVE DIRECTOR TO ARRANGE FOR THE PERFORMANCE OF THE WORK IN THE OPEN MARKET UNDER THE DIRECTION OF THE BOARD."

"RESOLUTION NO. 19200

RESOLUTION GRANTING LEAVE OF ABSENCE TO EILEEN A. HAIGHT FROM POSITION OF INTERMEDIATE STENOGRAPHER-CLERK AND APPOINTING HER TO POSITION OF LEGAL STENOGRAPHER."

"RESOLUTION NO. 19201

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19202

RESOLUTION CREATING EIGHTEEN TEMPORARY POSITIONS OF YOUTH AIDE."

"RESOLUTION NO. 19203

RESOLUTION AWARDING THE SUMS OF \$75.00 TO ESTUL NESSMITH, BUILDING MAINTENANCE ENGINEER, AND \$25.00 TO JOSEPH H. MYERS, CHIEF AIRPORT SERVICEMAN, UNDER THE PORT OF OAKLAND EMPLOYEES' SUGGESTION PLAN."

"RESOLUTION NO. 19204

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH NATHAN NARIN AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19205

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE BROKERAGE COMMISSION TO ALVIN H. BACHARACH."

"RESOLUTION NO. 19206

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE BROKERAGE COMMISSION TO HAMILTON, COHN, JONES & GEROW."

"RESOLUTION NO. 19207

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19208

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF IMPROVEMENT OF PIER STREET BETWEEN MARITIME AND FERRY STREETS, OUTER HARBOR, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19209

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH ATWOOD, LTD., AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19210

RESOLUTION GRANTING ATWOOD, LTD., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19211

RESOLUTION AWARDING CONTRACT TO GALLAGHER & BURK, INC., FOR CONSTRUCTION OF SMALL PLANE PARKING IMPROVEMENTS AT THE OAKLAND INTERNATIONAL AIRPORT, NORTH FIELD; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER BID; AND DIRECTING RETURN OF BID BOND TO BIDDER."

"RESOLUTION NO. 19212

RESOLUTION AWARDING CONTRACT TO M. LUMMUS, INCORPORATED, FOR CONSTRUCTION OF RAILROAD STORAGE YARD ON SEVENTH STREET WEST OF MARITIME STREET, OUTER HARBOR; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19213

RESOLUTION GRANTING PERMISSION TO HANS GLASER BOAT SERVICE, INC., TO SUBLET PREMISES."

"RESOLUTION NO. 19214

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 9 WITH THE UNITED STATES OF AMERICA."

Port Ordinance No. 1581 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH ALAMEDA FIRST NATIONAL BANK", and Port Ordinance No. 1582 being, "AN

ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE SOUTHWEST SIDE OF EDGEWATER DRIVE APPROXIMATELY 350 FEET SOUTHEAST OF ROLAND WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK TO BUR-DOR ASSOCIATES AND BRADMOR ASSOCIATES AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF", and Port Ordinance No. 1583 being, "AN ORDINANCE APPROVING A LEASE AND OPTION TO PURCHASE REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF EDGEWATER DRIVE AND ROLAND WAY WITH JACK C. STAMATON AND AUTHORIZING THE EXECUTION THEREOF", and Port Ordinance No. 1585 being, "AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE SOUTHWEST SIDE OF CAPWELL DRIVE APPROXIMATELY 550 FEET NORTHWEST OF PENDLETON WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK TO SAMOA INVESTMENT COMPANY PROFIT SHARING TRUST AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 6.04 OF PORT ORDINANCE NO. 1047 ESTABLISHING RULES AND REGULATIONS CONCERNING METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH THE HERTZ CORPORATION", and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING ITEMS NOS. 760 AND 915 OF PORT ORDINANCE NO. 964 RELATING TO WHARFAGE RATES

AND WHARF DEMURRAGE AND STORAGE", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

The meeting was adjourned at 5:07 p.m. to 2:00 p.m. on Monday, June 9, 1969.

* * * * *

The meeting was reconvened on Monday, June 9, 1969, at the hour of 2:00 p.m., President Mortensen presiding.

Commissioners present: Commissioners Brown,
Kilpatrick, Tripp, Walters
and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Deputy Port Attorney John E. Nolan; Director of Aviation; Assistant Chief Engineer; Public Relations Director; Manager, Properties Department and the Secretary of the Board.

Visitors attending the meeting included Attorney, Edward Ransom and Mr. Charles Velson, Vice President, Seatrain Terminals of California, Inc.; Mr. John Schaefer, Manager and Mr. Palmer Hinsdale, Umpqua River Navigation; Mr. James Stockman and Mr. Lou Wilson, Edgewater Hyatt Corporation; Mr. William Meade, American Neon Sign; Mr. Dewey Bargiacchi, Francesco's Restaurant; Mssrs. Tom Purcell, Nubar Deombely and Donald Chamberlain, Airport Pilots of Metropolitan Oakland; and Mr. Howard Waldorf representing City Councilman Harvey Bims.

Minutes of the regular meeting of the Board of May 19, 1969 and the adjourned regular meeting of May 26, 1969 were approved as corrected and filed.

President Mortensen called for the continued public hearing on the appeal under variance procedures, Industrial Park Standards and Restrictions by the Edgewater Hyatt Corporation. Messrs. James Stockman and Lou Wilson displayed an architect's rendering, showing the existing facilities and the planned additions to be made at the hotel in the Industrial Park, and showing the location of the "reader board" sign as described in the request for variance. It was explained that the sign would be 30' wide and 8' high with at least 14' clearance below the sign, making a total of 22' high and that the sign would be located just inside the property line in the planting area. When questioned, Mr. Stockman stated that it is planned to keep the present "reader board" sign in place for at least another year, but that it would be removed if required in order to obtain approval for the new sign at the location requested. Mr. Dewey Bargiacchi spoke in favor of the requested variance. Following further discussion, a motion was made by Commissioner Walters, seconded and passed by vote of four "Ayes", with Commissioner Kilpatrick voting "No", that the requested variance be denied without prejudice, and that the staff be directed to review the criteria for sign locations on Industrial Park property fronting on Hegenberger Road. Resolution No. 19215 was later passed, denying application for variance by Edgewater Hyatt Corporation.

Application of Seatrain Terminals of California, Inc. for Public Utility Wharfing Franchise, was the subject

of a written report to the Board from the Executive Director. It was explained that the record of the Board had been held open following the public hearing on this matter on June 2, 1969, to receive the report and recommendation of the Executive Director. It was the recommendation of the Executive Director that the Board grant to Seatrain Terminals of California, Inc. a limited public utility wharfing franchise based on terms as outlined to the Board at the public hearing, except the annual fee for the last seven years would be set by negotiation, and that if the parties do not reach an agreement prior to the expiration of the first three years of the ten-year franchise as to the fee for the last seven years, the company may continue to exercise the franchise subject to termination by the Port on 60 days notice. An ordinance was then passed to print, granting a limited public utility wharfing franchise to Seatrain Terminals of California, Inc.

Claim for Damages, Runway 9R Clear Zone Area, was the subject of a letter to the Board from the Port Attorney in which he reported the receipt of a claim for damages served on the Port on March 28, 1969 on behalf of Michael J. Miech and Marilyn M. Miech in the sum of \$10,000 and recommended that the claim be rejected. Resolution No. 19216 was passed accordingly.

Contract award for site dredging and filling, 7th Street Marine Terminal, first stage south and west sides (E.D.A. Project) to Umpqua River Navigation Company based on bids received by the Board at its meeting of May 26, 1969, was recommended to the Board by memo from the Assistant Chief Engineer. The Assistant Executive Director advised the

Board that the Economic Development Administration has given its written approval to the award as recommended. Resolution No. 19219 was then passed awarding contract to Umpqua River Navigation Company.

A sign permit requested by the Edgewater Hyatt Corporation to make certain changes to the existing free standing sign on the Oakport Street side of the Edgewater leased area, was recommended for approval by memo from the Assistant Chief Engineer, and Resolution No. 19217 was passed granting American Neon Display, Inc. permission to perform certain work.

Emergency authorization for the replacement of the six-pile dolphin at the westerly end of the Matson wharf at Seventh Street Terminal at a total estimated cost of \$25,000, was recommended to the Board by memo from the Assistant Chief Engineer and Resolution No. 19220 was passed finding that an extreme emergency exists which requires the replacement of a dolphin without competitive bidding.

Messrs. Tom Purcell, Nubar Deombely and Donald Chamberlain appeared before the Board regarding airport security and ramp insurance requirements of the Board. President Mortensen stated that Mr. Purcell has supplied him with copies of various letters received in opposition to the proposed \$500,000 insurance requirement and that copies of these had just been given to other members of the Board. The subject was discussed. Mr. Purcell and the other gentlemen were thanked for the information and requested to supply any further pertinent information to the Airport Manager who in turn would forward it to the Board with his comments, all of which would be thoroughly considered prior to the Board's making a final determination in the matter.

The following resolution was introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Tripp, Walters,
and President Mortensen - 4
Noes: Commissioner Kilpatrick - 1
Absent: None

"RESOLUTION NO. 19215

RESOLUTION DENYING APPLICATION FOR VARIANCE
BY EDGEWATER HYATT CORPORATION."

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

"RESOLUTION NO. 19216

RESOLUTION REJECTING CLAIM FOR DAMAGES."

"RESOLUTION NO. 19217

RESOLUTION PROVIDING FOR THE PAYMENT OF
PRINCIPAL OF AND INTEREST ON CITY OF
OAKLAND 1955 AIRPORT BONDS DURING THE
1969-70 FISCAL YEAR."

"RESOLUTION NO. 19218

RESOLUTION GRANTING AMERICAN NEON DISPLAYS,
INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19219

RESOLUTION AWARDING CONTRACT TO UMPQUA
RIVER NAVIGATION CO. FOR SITE DREDGING
AND FILLING AT SEVENTH STREET MARINE
TERMINAL, FIRST STAGE SOUTH & WEST SIDES,
PORT FILE NO. AA-1073 (ECONOMIC DEVELOP-
MENT ADMINISTRATION PROJECT NO. 07-1-
00046); FIXING THE AMOUNT OF BONDS TO
BE PROVIDED IN CONNECTION THEREWITH;
REJECTING ALL OTHER BIDS; AND DIRECTING
RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19220

RESOLUTION FINDING THAT AN EXTREME
EMERGENCY EXISTS WHICH REQUIRES THE

REPLACEMENT OF A DOLPHIN WITHOUT
COMPETITIVE BIDDING."

"RESOLUTION NO. 19221

RESOLUTION AUTHORIZING EXECUTION OF CER-
TAIN LICENSE AND CONCESSION AGREEMENTS."

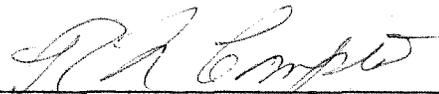
Port Ordinance No. 1584 being, "AN ORDINANCE
CREATING CERTAIN POSITIONS IN THE PORT DEPARTMENT", and
Port Ordinance No. 1586 being, "AN ORDINANCE AUTHORIZING
THE EXECUTION OF A LEASE WITH STANDARD AIRWAYS, INC.",
were read a second time and finally adopted by the following
vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE
GRANTING A LIMITED PUBLIC UTILITY WHARFINGER FRANCHISE TO
SEATRAN TERMINALS OF CALIFORNIA, INC.", was read the first
time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

There being no further business and on motion duly
made and seconded, the meeting was adjourned at 3:55 p.m.


Secretary

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action JUL 1 1969

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

*Approved as written
and filed*

The meeting was held on Monday, June 16, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Deputy Port Attorney John E. Nolan; Assistant Chief Engineer; Director of Aviation; Airport Manager; Public Relations Director; Director of Fiscal Affairs; Manager, Properties Department; Assistant Manager, Properties Department; and Secretary of the Board; and for a portion of the meeting, Senior Electrical and Mechanical Engineer.

Visitors attending the meeting included Mr. David Simmons, Jr., President, Oakland Municipal Civil Service Employees' Association; Mr. Milton Anninos, Director-Representative, OMCSEA; Mr. Julius M. Colberg, Supervisor of Airport Services and Member of OMCSEA; Mr. Paul Varacalli, Executive Secretary, Easy Bay Municipal Employees' Union Local No. 390, AFL-CIO, Mr. Olaf H. Hansen, President, Mr. Curtis Johnson, Member, Mr. Charles J. McCarty, Member, all representing Local 390; Mr. Tom Purcell, Chairman, Mr. George R. Richmond, Member, Mr. Nubar Deombely, Member, Mr. Donald L. Chamberlain, Member and Mr. N. Bruce Timpe, Member, all representing Airport Pilots of Metropolitan Oakland; Mr. Alvin Bacharach, Realtor; and Mr. Howard Waldorf representing City Councilman Harvey Bims.

The minutes of the regular meeting of June 2, 1969 and the adjourned regular meeting of June 9, 1969 were deferred until the adjourned regular meeting of June 18, 1969.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared as follows:

For RELOCATION OF N.C. O. CLUB BUILDING, OAKLAND OUTER HARBOR, for which two bids were received as follows:

<u>Bidder</u>	<u>Lump Sum</u>	<u>Security</u>
Gibson & Black Construction Co., Inc.	\$55,835.00	10% of total amount bid
Lohsen Construction Company	\$79,394.00	10% of total amount bid

For CONSTRUCTION OF IMPROVEMENTS OF PIER STREET BETWEEN MARITIME AND FERRY STREETS, OUTER HARBOR, for which five bids were received as follows:

	<u>Gallagher & Burk, Inc.</u>	<u>Young & Fleming Inc.</u>	<u>McGuire & Hester</u>	<u>O. C. Jones & Sons</u>	<u>Ransome Company</u>
1. Lump sum price for job complete with exception of separately priced items 2 thru 6					
Lump Sum	\$64,500	\$75,978	\$87,381	\$84,050	\$96,900
2. Aggregate sub-base material, in place (4,600 tons)					
Unit Price	\$ 2.60	\$ 3.20	\$ 2.50	\$ 3.25	\$ 3.50
Total	\$11,960	\$14,720	\$11,500	\$14,950	\$16,100

	<u>Gallagher & Burk, Inc.</u>	<u>Young & Fleming, Inc.</u>	<u>McGuire & Hester</u>	<u>O. C. Jones & Sons</u>	<u>Ransome Company</u>
3. Aggregate base material, in place (2,900 tons)					
Unit Price	3.00	\$ 3.60	\$ 4.00	\$ 3.90	\$ 4.00
Total	\$ 8,700	\$10,440	\$11,600	\$11,310	\$11,600
4. Additional granular backfill material, in place, as ordered in excess of that specified (50 tons)					
Unit Price	\$ 6.60	\$ 6.50	\$ 3.00	\$ 10.50	\$ 10.00
Total	\$ 330.00	\$ 325.00	\$ 150.00	\$ 525.00	\$ 500.00
5. Imported select backfill material, furnish only (160 tons)					
Unit Price	\$ 1.40	\$ 5.00	\$ 2.00	\$ 4.20	\$ 5.00
Total	\$ 224.00	\$ 800.00	\$ 320.00	\$ 672.00	\$ 800.00
6. Asphaltic concrete pavement, in place (1,130 tons)					
Unit Price	\$ 9.00	\$ 9.90	\$ 9.00	\$ 11.40	\$ 9.90
Total	\$ 10,170	\$ 11,187	\$ 10,170	\$ 12,882	\$ 11,187
TOTAL	\$ 95,884	\$113,450	\$121,121	\$124,389	\$137,087

Security - Each bid was accompanied by a 10% bid bond, except O. C. Jones & Sons, which was \$25,000.

The bids were referred to the Port Attorney as to form and legality and to the Assistant Chief Engineer for recommendation.

Mr. Estel Nessmith, Building Maintenance Engineer, was introduced to the Board by Senior Electrical and Mechanical Engineer, and was awarded a check in the amount of \$75.00 for his beneficial suggestion which results in savings of utility costs in the Port of Oakland building.

Mr. Milton Anninos, Director-Representative of the Oakland Municipal Civil Service Employees' Association, appeared before the Board concerning employees' salaries for the coming fiscal year. The Executive Director presented to the Board his recommendations for salary adjustments for most classified Civil Service employees, together with a copy of a memorandum of understanding between the "Meet and Confer" Committees of the East Bay Municipal Employees' Union, Local 390, AFL/CIO and the Port of Oakland, accompanied by his comments and recommendations. Mr. Anninos reviewed for the Board's information his Association's request for meetings with the Port "Meet and Confer" Committee, the first of which was actually held on May 20, 1969. He also explained to the Board his reason for there being no final memorandum of understanding to present to the Board between the Port's "Meet and Confer" Committee and the Association's committee, primarily due to the fact that although the committees had come to an understanding on many of the items which were discussed, no final understanding had been reached on salaries. It was agreed that the two committees would again confer at 4:00 p.m. on Tuesday, June 17, 1969 in an attempt to reach an understanding as to salaries for the Civil Service classifications represented by the Association. Mr. Paul Varacalli, representing Local 390, stated that they were not entirely in agreement with some of the Executive Director's recommendations, but would withhold their

comments until the proper time for their appearance before the Board. The Executive Director's recommendations were taken by the Board for study, and will be the subject of a work session of the Board to be held at 3:00 p.m. on Wednesday, June 18, 1969.

Joint Exercise of Powers Agreement for BARTD access connection, was the subject of a letter to the Board from the Executive Director, which agreement would be between the Alameda-Contra Costa County Transit District, Bay Area Rapid Transit District, City of Oakland and County of Alameda, and the Port of Oakland to undertake a feasibility and engineering study for a transit link between Oakland International Airport and BARTD's Coliseum Station, including service to the Port of Oakland Industrial Park. It was explained that Phase I, which would be a feasibility study, is estimated to cost \$90,000 based on local participation of AC Transit District at \$7,500; BARTD \$7,500; City of Oakland and County of Alameda \$5,000; and Port of Oakland \$10,000, contingent upon the Board of Control receiving a two-thirds participation grant from the U. S. Department of Transportation for Phase I only or for Phase I and Phase II, with the local share for the cost of Phase II estimated to be \$70,000, with Phase II including the preliminary engineering for the project. It was explained that under the present draft of agreement, each of the local participants would have the right to withdraw from participation in Phase II, after completion of Phase I. Following discussion, a motion was made by Commissioner Tripp, seconded and passed unanimously, that the Port contribute the sum of \$10,000 of the \$30,000 for Phase I.

Lease with Federal Aviation Administration, was the subject of a memo to the Board from the Airport Manager, covering the ninth floor of the control tower at the Airport which contains 750 square feet of rental area which occupancy would be based on

an annual rental of \$3.88 per foot or \$242.50 per month for a period commencing April 1, 1969 with the government having the right to renew annually through June 30, 1989. The lease was recommended for approval, and Resolution No. 19222 was passed authorizing execution of lease with the United States of America.

Rental abatement for the Yellow Cab Air Cargo Building for the months of May, June and July, 1969, with rental on the building to commence August 1, 1969, was recommended to the Board by memo from the Airport Manager, and was approved on passage of Resolution No. 19223.

Transfer of \$88,708 from the Port Revenue Fund to the Special Aviation Fund, as recommended to the Board by memo from the Director of Fiscal Affairs, was approved on passage of Resolution No. 19224.

Contract with Igor O. Weinert, the Port's European representative, as recommended to the Board by memo from the Executive Director, was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Employment of a New York representative for the Port of Oakland as outlined in a memo to the Board from the Executive Director, was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Increase in the anticipated cost for the development of additional transit-shed space at Berth "H", 7th Street Marine Terminal, was reported to the Board by memo from the Assistant Chief Engineer, in which it was explained that the estimated cost of \$110,000 reported to the Board on April 7, 1969 now appears to be a total of \$145,000, and it was recommended that the Board authorize change orders with the MGC Company and the CSB Construction, Inc. in the approximate amount of \$145,000, which recommendation was approved on motion of Commissioner Walters,

seconded and passed unanimously.

The preliminary draft of the operating budget for the Port for the fiscal year 1969-70, was transmitted to the Board by memo from the Assistant Executive Director, and was accepted for study by the Board.

Consolidation of Port of Oakland real estate activities to provide closer supervision over the methods of negotiation and the property values used in such negotiations with the responsibility for the real estate activities at the Airport being transferred to and integrated with the Properties Department, was recommended to the Board by memo from the Executive Director, and was approved on motion of Commissioner Brown, seconded and passed unanimously.

Temporary salary adjustment for Engineering Aide John Kelly, who has been assigned duties as Youth Aide Coordinator for the summer youth program, at a salary of \$723 per month, was recommended and was approved on passage of Resolution No. 19225.

Personnel matters as contained in a memo to the Board from the Director of Fiscal Affairs, was approved on passage of Resolution No. 19226 concerning appointments, and Resolution No. 19227 concerning certain leaves of absence.

The continued item of a sign permit requested for Seabreeze Yacht Center, Inc., was reported on by memo from the Assistant Chief Engineer, in which he advised that the City's Sign Ordinance would require lighting for this sign only if it projected over public property such as sidewalks. Based on this information, Resolution No. 19228 was passed approving the sign permit as requested.

A proposed lease dated June 16, 1969 with Bay Bridge Restaurant Corporation covering all that certain area designated as the "Restaurant Level" of the elevated structure known as

the Port of Oakland Building No. C-535, located in the Seventh Street Marine Terminal Area, together with an ordinance authorizing the execution of such lease without competitive bidding, was transmitted to the Board by the Port Attorney, together with a letter of explanation from the Assistant Executive Director giving details of the financing of the facility and the rental arrangements. An ordinance was passed to print authorizing the execution of a lease with Bay Bridge Restaurant Corporation.

Landscaping program for the Seventh Street Marine Terminal Restaurant, was explained to the Board by memo from the Assistant Executive Director, supplemented by artist's renderings which were displayed. This subject was put over for further discussion by the Board.

The following changes in Port tenancies were approved on motion of Commissioner Walters, seconded and passed unanimously, or by resolution as indicated:

ADDITIONAL AREA - Pacific Maritime Association: to occupy additional 2,020 square feet of the Clay Street Pier, at \$.04 psf, or an increase of \$80.80 per month, and a new total monthly rental of \$384.80, as of June 1, 1969.

RENEWAL - Plastics Distributors, Inc.: to continue occupancy of 26,080 square feet in Building J-215 (corner of Livingston Street and the Embarcadero) at increased rental of \$.05 psf, for a new total monthly rental of \$1,304.00, as of August 1, 1969.

SUBLEASE - Mardeco: to sublease on a month-to-month basis the offices being vacated by Resor Anderson Company to Irving J. Hurd, Jr., attorney at law, which was approved on passage of Resolution No. 19229.

Consent of the Port for Union Oil Company to install underground fuel storage equipment at Tharco Containers in the Industrial Park, was recommended to the Board by memo from the Assistant Manager, Properties Department, and was approved on passage of Resolution No. 19230.

Building permit for Kessler Building on Capwell Drive in the Industrial Park, was recommended for approval by memo from the Assistant Chief Engineer, which building would be 188' x 130' and 25' high, with an estimated cost of \$205,000. In this connection Resolution No. 19232 was passed granting Harold T. Frankel, Leslie M. Kessler and Albert H. Kessler permission to perform certain work.

Disposal of inoperative cranes at the Middle Harbor Terminal, was the subject of a memo to the Board from the Port Purchasing Agent, in which it was recommended that the Port enter into an agreement with National Iron and Metal Company to act as broker and to dispose of the cranes within a 6 months period for a 10% commission of the gross, based on a minimum guarantee to the Port of \$11,500, which recommendation was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

The Executive Director transmitted to the Board his recommendations for the reorganization of the Public Relations Department, which recommendations were accepted for study by the Board.

Mr. Tom Purcell and other members of the Airport Pilots of Metropolitan Oakland appeared before the Board in connection with the change in rules and regulations concerning Metropolitan Oakland International Airport, as it relates to insurance requirements for automobiles entering the operations area of the Airport, and submitted additional information to the Board. Vice President Brown suggested that the Executive Director, together with the Director of Aviation and the Airport Manager, again examine all of the facts now available and make a recommendation to the Board as to the \$100,000 coverage v. the \$500,000 coverage, and on motion of Commissioner Tripp, seconded

and passed unanimously, the final reading of Port Ordinance No. 1589 was tabled until July 2, 1969.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of June 12, 1969.

Summary of Cash and Accounts Receivable Fund #801 for the month of May, 1969.

A. Accounts Receivable 60 days or more in arrears as of June 12, 1969.

B. Active Accounts Receivable 60 days or more in arrears referred to Legal as of June 12, 1969.

C. Inactive Accounts Receivable referred to Legal as of June 12, 1969.

List of Claims paid from Port Revenue Fund #801 from May 29, 1969 to June 11, 1969.

List of Claims paid from 1968 Project Construction Fund #515 for June 2, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: None

"RESOLUTION NO. 19222

RESOLUTION AUTHORIZING EXECUTION OF LEASE WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 19223

RESOLUTION ABATING RENTAL OF YELLOW CAB COMPANY."

"RESOLUTION NO. 19224

RESOLUTION TRANSFERRING CERTAIN FUNDS. "

"RESOLUTION NO. 19225

RESOLUTION ASSIGNING JOHN KELLY, ENGINEERING AIDE TO SCHEDULE 52, RATE "D", AS FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 19226

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19227

RESOLUTION CONCERNING CERTAIN LEAVES OF
ABSENCE."

"RESOLUTION NO. 19228

RESOLUTION GRANTING HANS GLASER BOAT
SERVICE, INC., PERMISSION TO PERFORM
CERTAIN WORK."

"RESOLUTION NO. 19229

RESOLUTION CONSENTING TO SUBLEASE BY
MARDECO, INC., TO IRVING J. HURD, JR."

"RESOLUTION NO. 19230

RESOLUTION CONSENTING TO INSTALLATION
OF EQUIPMENT UPON PREMISES OF THARCO
CONTAINERS."

"RESOLUTION NO. 19231

RESOLUTION AUTHORIZING EXECUTION OF
LICENSE AND CONCESSION AGREEMENT WITH
HAROLD T. FRANKEL, LESLIE M. KESSLER
AND ALBERT H. KESSLER."

"RESOLUTION NO. 19232

RESOLUTION GRANTING HAROLD T. FRANKEL,
LESLIE M. KESSLER AND ALBERT H. KESSLER
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19233

RESOLUTION APPROVING BONDS OF MARINE
CONSTRUCTORS, INC."

"RESOLUTION NO. 19234

RESOLUTION APPROVING BONDS OF GALLAGHER
& BURK, INC."

"RESOLUTION NO. 19235

RESOLUTION APPROVING BOND OF ABBEY
PRESS, INC."

"RESOLUTION NO. 19236

RESOLUTION APPROVING BONDS OF A. D.
SCHADER COMPANY."

"RESOLUTION NO. 19237

RESOLUTION APPROVING BONDS OF M. LUMMUS,
INCORPORATED."

Port Ordinance No. _____ being "AN ORDINANCE
AUTHORIZING THE EXECUTION OF A LEASE WITH BAY BRIDGE
RESTAURANT CORPORATION", was read the first time and passed
to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick,
Tripp, Walters and President
Mortensen - 5

Noes: None

Absent: None

Port Ordinance No. 1587 being, "AN ORDINANCE
AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH
THE HERTZ CORPORATION", and Port Ordinance No. 1588 being,
"AN ORDINANCE AMENDING ITEMS NOS. 760 AND 915 OF PORT
ORDINANCE NO. 964 RELATING TO WHARFACE RATES AND WHARF
DEMURRAGE AND STORAGE", and Port Ordinance No. 1589 being,
"AN ORDINANCE AMENDING SECTION 6.04 OF PORT ORDINANCE NO.
1047 ESTABLISHING RULES AND REGULATIONS CONCERNING METRO-
POLITAN OAKLAND INTERNATIONAL AIRPORT", and Port Ordinance
No. 1590 being, "AN ORDINANCE GRANTING A LIMITED PUBLIC
UTILITY WHARFINGER FRANCHISE TO SEATRAN TERMINALS OF
CALIFORNIA, INC.", were read a second time and finally
adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick,
Tripp, Walters and President
Mortensen - 5

Noes: None

Absent: None

The meeting was adjourned at 4:20 p.m. until 3:00 p.m. on Wednesday, June 18, 1969.

The meeting was reconvened on Wednesday, June 18, 1969, at the hour of 3:00 p.m. in the office of the Board, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Public Relations Director; Assistant Chief Engineer; and Secretary of the Board.

The minutes of the regular meeting of the Board of June 2, 1969 and the adjourned regular meeting of June 9, 1969 were approved as written and filed.

Award of contract to Gallagher & Burk, Inc. for construction of improvements of Pier Street between Maritime and Ferry Streets, Outer Harbor, as recommended to the Board by memo from the Assistant Chief Engineer, based on bids received by the Board at its meeting of June 16, 1969, was approved on passage of Resolution No. 19238.

Award of contract to Gibson & Black Construction Company, Inc., for relocation of N.C.O. Club Building, Oakland Outer Harbor, as recommended to the Board by memo from the Assistant Chief Engineer, based on bids received by the Board on June 16, 1969, was approved on passage of Resolution No. 19239.

Right-of-Entry and Hold Harmless Agreement with

PACECO in connection with the erection of a third crane for Sea-Land Service, Inc. at Berth 8, Outer Harbor Terminal, was recommended to the Board by memo from the Assistant Chief Engineer, and Resolution No. 19240 was passed authorizing execution of a letter agreement with PACECO.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

"RESOLUTION NO. 19238

RESOLUTION AWARDING CONTRACT TO GALLAGHER & BURK, INC., FOR CONSTRUCTION OF IMPROVEMENT OF PIER STREET BETWEEN MARITIME AND FERRY STREETS, OUTER HARBOR, FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS AND CHECK TO BIDDERS."

"RESOLUTION NO. 19239

RESOLUTION AWARDING CONTRACT TO GIBSON & BLACK CONSTRUCTION CO., INC., FOR RELOCATION OF N.C.O. CLUB BUILDING, OAKLAND OUTER HARBOR; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER BID; AND DIRECTING RETURN OF BID BOND TO BIDDER."

"RESOLUTION NO. 19240

RESOLUTION AUTHORIZING EXECUTION OF LETTER AGREEMENT WITH PACECO."

The meeting was adjourned at 3:12 p.m. until 2:00 p.m. Monday, June 23, 1969.

The meeting was reconvened on Monday, June 23, 1969, at the hour of 2:00 p.m. in the office of the Board, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Brown,
Kilpatrick, Tripp, Walters
and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Director of Aviation; Public Relations Director; Director of Fiscal Affairs; Assistant Chief Engineer; Supervising Engineer Roy Clark; Manager Properties Department; and Secretary of the Board.

Visitors attending the meeting included Mr. James Stockman, President, United States Hotel Corporation; Mr. Olaf H. Hansen, President, Mr. Paul M. Varacalli, Executive Secretary, Mr. Curtis Johnson, member, Mr. Charles McCarthy, member, all representing East Bay Municipal Employees' Association, Local 390, AFL/CIO; Mr. David Simmons, Jr., President, Mr. Milton Anninos, Manager, Mr. Julius M. Colberg, member, all representing the Oakland Municipal Civil Service Employees' Association; and Mr. Howard Waldorf representing Oakland City Councilman Harvey Binns.

Mr. James Stockman, President, United States Hotel Corporation appeared before the Board and presented a proposal for the use of 31 acres of Port property immediately across the freeway from the Coliseum in the Industrial Park, on which it was proposed be constructed a dome-type convention facility at an estimated cost of \$6,000,000, with a ground floor exhibit hall, a second floor 6,000 seat convention and concert hall, convertible to a 3,000 seat banquet hall, a 600 room tower-type hotel with a roof-top revolving dome restaurant at a total height of 180 feet, and other improvements including recreational and entertainment facilities, parking and automobile service and a shopping center at an estimated cost of \$6,000,000, including a

pedestrian overpass people mover across the freeway. Mr. Stockman showed diagrams and artist's renderings of the concept. He explained that he was asking the Board for approval of the concept only. He also stated that the convention facility would probably be leased to either the Convention and Tourist Bureau of Oakland or to Coliseum, Inc. for actual operation. The Assistant Executive Director reminded the Board of its policy concerning this property which was established in February, 1967; that the property involved would be used for commercial purposes and would be for lease only, and it appeared that the concept presented by Mr. Stockman fell within the policy of the Board. The Assistant Executive Director also stated that the Oakland General Plan presently classifies this area for industrial use and the General Plan would probably have to be amended to show this area as commercial use to permit the property to be developed as proposed. It was pointed out that the Board would require assurance that this concept and planned development would not be in conflict with any City of Oakland or redevelopment plans for downtown Oakland development. Mr. Stockman explained that the plan had been shown to Mayor Reading and to Mr. Sparling, General Manager of the Oakland Chamber of Commerce, and that both parties had given their approval to the project. Following discussion, a motion was made by Commissioner Brown, seconded and passed unanimously, that the Board convey to Mr. Stockman its sincere interest in his project without precluding the Board from entertaining proposals and discussing development of the property with other parties, and that no commitment is made on behalf of the Board to reserve the property for Mr. Stockman's use.

The item of employment of Marine Traffic Representative was removed from the calendar at the request of the Executive Director.

In a letter to the Board from the Port Attorney, certain uncollectible accounts totaling \$12,607.67 were listed, with the recommendation that the Board find them to be uncollectible and authorizing and directing the Director of Fiscal Affairs, Port Department, and the City Auditor to write off the same from the books of the City, and Resolution No. 19241 was passed accordingly.

Fill agreement - Francesco's Restaurant, was the subject of a memo to the Board from the Manager, Properties Department, in which the Board was informed that at the time of the sale of the restaurant property to Mr. Bargiacchi, the Port committed itself to place free fill on the property to bring it up to grade, but that no free fill has been available for this use and that the property is now needed for expansion of a parking area, and will require approximately 2,000 tons of fill at an estimated cost of \$2,700. It was recommended by the Manager, Properties Department, that the Board authorize the placement of this fill at Port expense. The Port Attorney explained that he was not entirely sure of the legality of such action on behalf of the Port and requested time to research the matter and report back to the Board at its adjourned meeting on Wednesday, June 25, 1969. The matter was put over to that time.

Certificate of Compliance for Dudley Deane Company, was the subject of a letter to the Board from the Manager, Properties Department, in which the Board was advised that representatives of the Port engineering staff had inspected the premises on June 19, 1969, and reported that the building and landscaping had been completed in accordance with the plans approved by the Board, and further that the building now has

more than 25 employees, and recommended that a Certificate of Compliance be issued to Dudley Deane Company. In this connection Resolution No. 19245 was passed authorizing execution and delivery of Certificate of Compliance to Dudley Deane Company.

The Board then discussed in detail the Executive Director's recommendations for salary changes for Port employees which were first presented to the Board at its meeting of June 16, 1969. The Board had also been furnished with a copy of the Memorandum of Understanding between the "Meet and Confer" Committees of the East Bay Municipal Employees' Union, Local 390 AFL/CIO and the Port of Oakland dated June 16, 1969, together with the comments and recommendations of the Executive Director and with the Memorandum of Understanding between the "Meet and Confer" Committees of the Oakland Municipal Civil Service Employees' Association and the Port of Oakland dated June 18, 1969, with the Executive Director's comments and recommendations. The Executive Director's recommendations as to salaries were discussed in detail, but no conclusions were reached by the Board, and further discussion on the matter was set for an adjourned regular meeting of the Board to be held at 9:00 a.m. on Wednesday, June 25, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5
Noes:	None
Absent:	None

"RESOLUTION NO. 19241

RESOLUTION FINDING CERTAIN ACCOUNTS RECEIVABLE TO BE UNCOLLECTIBLE AND AUTHORIZING AND DIRECTING THE DIRECTOR OF FISCAL AFFAIRS, PORT DEPARTMENT, AND THE CITY AUDITOR TO WRITE OFF THE SAME FROM THE BOOKS OF THE CITY."

"RESOLUTION NO. 19242

RESOLUTION APPROVING BONDS OF GALLAGHER & BURK, INC."

"RESOLUTION NO. 19243

RESOLUTION APPROVING BONDS OF GIBSON & BLACK CONSTRUCTION CO., INC."

"RESOLUTION NO. 19244

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH TOUCHE, ROSS, BAILEY & SMART."

"RESOLUTION NO. 19245

RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF CERTIFICATE OF COMPLIANCE TO DUDLEY DEANE CO."

"RESOLUTION NO. 19246

RESOLUTION APPROVING BONDS OF UMPQUA RIVER NAVIGATION CO."

"RESOLUTION NO. 19247

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19248

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH PACIFIC MARITIME ASSOCIATION."

The meeting was adjourned at 4:48 p.m. until 9:00 a.m. Wednesday, June 25, 1969.

The meeting was reconvened on Wednesday, June 25, 1969, at the hour of 9:00 a.m. in the office of the Board, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Brown,
Kilpatrick, Tripp, Walters
and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Director of Fiscal Affairs; Director of Aviation; Assistant Chief Engineer; Supervising Engineer Roy Clark; Public Relations Director; and Secretary of the Board.

Visitors attending the meeting included Mr. Olaf Hansen, President, Mr. Paul M. Varacalli, Executive Secretary, Mr. Curtis Johnson, member, Mr. Charles McCarthy, member, all representing East Bay Municipal Employees' Association, Local 390, AFL/CIO; Mr. David Simmons, Jr., President, Mr. Milton Anninos, Manager, Mr. Julius M. Colberg, member, all representing the Oakland Municipal Civil Service Employees' Association.

On the continued item of consideration of Executive Director's recommendation on salary changes, the Executive Director reported to the Board the action taken by the Oakland City Council at its meeting on the evening of Tuesday, June 24, 1969 as to salary increases granted both uniformed and non-uniformed City of Oakland employees. Following that, the Executive Director's revised recommendations were reviewed in detail for each position category and conclusions reached which were incorporated into an ordinance amending certain sections of Port Ordinance No. 867 to assign employees of the Port Department to new salary schedules and to change one salary schedule, which ordinance was passed to print, with final reading scheduled for Tuesday, July 1, 1969 in order that salary increases may become effective on that date.

Commissioner Tripp excused himself from the meeting at 11:06 toward the end of discussion on salaries.

On the continued item of fill agreement for Francesco's Restaurant, the Port Attorney made an oral report to the Board that he had reviewed details of the sale of the property to Mr. Bargiacchi with the Manager, Properties Department, and that it was his opinion that purchase of fill by the Port for this property would be entirely legal, after which Commissioner Brown made the motion to proceed with the recommendation of the Manager, Properties Department, contained in his letter to the Board dated June 23, 1969, recommending the purchase of approximately 2,000 tons of fill at an estimated cost of \$2,700. The motion was seconded and passed unanimously.

A motion was made by Commissioner Brown, seconded and passed unanimously that the first scheduled meeting of the Board to be held in the month of July 1969, be held on July 1, rather than July 2, 1969.

Port Ordinance No. 867 _____ being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 TO ASSIGN EMPLOYEES OF THE PORT DEPARTMENT TO NEW SALARY SCHEDULES AND TO CHANGE ONE SALARY SCHEDULE", was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick,
Walters and President Mortensen - 4
Noes: None
Absent: Commissioner Tripp - 1

There being no further business and on motion duly made and seconded, the meeting was adjourned at 11:45 a.m.

Secretary



Board of Port Commissioners Meeting
Secretary *[Signature]*
Action JUL 16 1969
*Approved as written
& filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Tuesday, July 1, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Deputy Port Attorney John E. Nolan; Director of Aviation; Public Relations Director; Assistant Chief Engineer; Airport Manager; Manager, Properties Department; and Secretary of the Board.

Visitors attending the meeting included Mr. Dewey Bargiacchi, owner of Francesco's Restaurant; Mr. Warren Bohrer, Contractor for Francesco's Restaurant; Mr. Robert E. McKeen, Realtor, representing Superior Tile Company; Mr. Marvin G. Roth, President, Mr. Nubar Deombeleg, Vice President, Mr. Tom Purcell, Chairman, all representing Aircraft Pilots Metropolitan Oakland Inc.; Mr. Lesley N. Forden, Aviation Writer; Mr. Paul Varacalli, Mr. Charles McCarthy, Mr. Olaf Hansen, Mr. Curtis Johnson, all representing the East Bay Municipal Employees' Union, Local 390, AFL/CIO; Mr. Milton Anninos, representative of the Oakland Municipal Civil Service Employees' Association; and Mr. Howard Waldorf representing City Councilman Harvey Binns.

The minutes of the regular meeting of June 16, 1969 and the adjourned regular meetings of June 18, 23 and 25, 1969 were approved as written and ordered filed.

President Mortensen called for the scheduled public hearing on the request of Mr. Dewey Bargiacchi for appeal under variance procedures of Port of Oakland Industrial Park Standards and Restrictions, for Francesco's Restaurant on Hegenberger Road. Mr. Bargiacchi appeared before the Board and showed a simple plot plan of the proposed extension of Francesco's Restaurant, which would require a variance to the setback lines in the front of the building. The Board asked Mr. Bargiacchi to furnish, to the Executive Director, an artist's rendering of the building as it is to be reconstructed, along with revised landscaping plans. There being no one appearing in opposition to the variance, the public hearing was continued to Wednesday, July 16, 1969.

Additional extension of construction time for Superior Tile Company, was the subject of a letter to the Board from the Manager, Properties Department, in which the Board was advised that Superior Tile Company has requested an additional one year extension, to August 23, 1971, for commencement of construction on the second of its two lots on Roland Way in the Industrial Park. Mr. Robert McKeen appeared before the Board on behalf of Superior Tile Company, and Resolution No. 19266 was passed granting extension of time to Superior Tile Company.

Representatives of the Aircraft Pilots Metropolitan Oakland, Inc. appeared before the Board in connection with airport ramp insurance, and President Mortensen advised them that a rather lengthy report had just been presented to the Board by the Airport Manager, which the Board members had not yet had time to study, and that the matter would be put over to the next regular meeting of the Board to be held on July 16, 1969. The Airport Manager and the Director of Aviation were instructed to give members of the

Aircraft Pilots Metropolitan Oakland, Inc. an opportunity to examine the report and to discuss the various recommendations contained therein.

Chef's Orchid lease supplement which adds 5,000 square feet of land adjacent to building L-870 at the airport, and provides for an increase of \$35.00 in the minimum monthly rental for a new total of \$461.14, was recommended for approval by memo from the Airport Manager, which was approved on motion of Commissioner Tripp, seconded and passed unanimously.

A building permit requested by Astro-Aire Enterprises for the North Airport to cover the construction of a building 80' x 80', 14' high, at an expected cost of \$70,000, was presented to the Board by memo from the Assistant Chief Engineer. Plans for the building were shown to members of the Board, but no rendering of the building was available. The Board indicated its concern over the esthetics of the building and treatment that might be given to ventilators which extended above the roof of the structure. The matter was referred back to the Engineering Department and the Airport Manager for further information.

Approval of force account construction for new Gate "A" at the northeasterly corner of the Airport ticketing building, was recommended to the Board by memo from the Assistant Chief Engineer, in which it was explained that, by doing the work with Port crews plus available annual contracts, the project could be ready for use 30 days earlier, than by doing the work under normal public bidding procedures. The work is estimated to cost \$30,000. The Executive Director explained to members of the Board the progressive steps being recommended for the improvement of the present finger to increase its capacity, with construction

of Gate "A" being the first of several projects to accomplish this goal. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the recommendation to construct the improvements with Port personnel and annual contract procedures.

Attendance at the 1969 Airport Operators Council International Legal Conference to be held in Dallas, Texas, July 24 and 25, 1969 by First Vice President Brown and the Port Attorney as requested in a letter to the Board from the Port Attorney, was approved on passage of Resolution No. 19250, which resolution also authorized the Port Traffic Representative and Traffic Analyst to travel to New York during the week of June 30, 1969 to give a presentation to General Electric Company Traffic Seminar.

Authority to serve termination notice on East Bay Oil Company, effective December 31, 1969 in connection with its license agreement which covers 15,000 square feet of open area adjacent to the Ninth Avenue Terminal, in order to make the property available for use by Marine Terminals Corporation, was recommended by memo to the Board from the Manager, Properties Department, which recommendation was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Completion of contract by Independent Construction Company for paving Berth "F" Storage Yard, Seventh Street Marine Terminal on May 29, 1969, was reported to the Board by memo from the Assistant Chief Engineer, and Resolution No. 19251 was passed accepting work performed by Independent Construction Company, and authorizing recordation of notice of completion.

Completion of contract by S. B. Wiggin on May 29,

1969 for construction of Loading Docks and Canopies at Building C-221, Outer Harbor, was reported to the Board by memo from the Assistant Chief Engineer, and Resolution No. 19252 was passed accepting work performed by S. B. Wiggin, and authorizing recordation of notice of completion.

Completion of the following 1968-69 fiscal year contracts, was reported to the Board by memo from the Port Purchasing Agent, and were accepted as completed as follows:

1. A. D. Schader Co. for furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks by Resolution No. 19255.
2. Marine Constructors, Inc. for furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities by Resolution No. 19254.
3. Abbey Press, Inc. for printing, folding, binding and delivering the Flight Selector to the general offices of the Port of Oakland and to the Metropolitan Oakland International Airport by Resolution No. 19253.

The recommendation that the Port again co-sponsor the Jack London Square Art Festival to be held August 23 and 24, 1969, at an approximate expenditure of Port funds amounting to \$3,300 primarily for labor in connection with setting up the show and cleaning up the area following the show, together with photographic coverage, printing of various forms, letters and programs, was contained in a memo to the Board from the Public Relations Director. Development of certain information having to do with the effect of the show on the gross operations of the restaurants in the area and its overall benefit to the Port, during this year's festival, for the benefit of members of the Board in evaluating future art festivals, and the establishment of a Port of Oakland award for the next festival, were requested of the Public Relations Director. Following discussion, a motion was made by Commissioner Walters, seconded and passed unanimously, authorizing co-sponsorship of the 1969 Art Festival.

Claims of James L. McCall filed on June 11, 1969 against the Port in the amount of \$1,400 for alleged damage which occurred to his aircraft at the Airport on April 25, 1969, and of Michael L. Zicari filed against the Port on June 17, 1969 in the amount of \$25,000 for injury alleged to have occurred on April 11, 1969 at the Airport; and of the Pacific Telephone & Telegraph Company filed against the Port on June 23, 1969 in the amount of \$300 for alleged damage to its facilities on June 11, 1969 caused by Vanier Excavators, a subcontractor for Able Builders Company, were listed in a letter to the Board from the Port Attorney with the recommendation that they be rejected, and Resolution No. 19257 was passed rejecting claim of James L. McCall; Resolution No. 19258 was passed rejecting claim of Michael L. Zicari; and Resolution No. 19256 was passed rejecting claim of Pacific Telephone & Telegraph Company.

The creation of one position of Marine Traffic Representative to be assigned to the Marine Terminal Department, was recommended to the Board by memo from the Executive Director, and was approved on passage of an ordinance to print.

Personnel matters contained in the Director of Fiscal Affairs' memo to the Board, were approved on passage of Resolution No. 19260 as to appointments, and Resolution No. 19261 as to military leave of absence.

The employment of one temporary vacation relief Building Maintenance Engineer as recommended to the Board by memo from the Electrical Mechanical Engineer, was approved on passage of Resolution No. 19262.

Second reading was given to Port Ordinance No. 1592, being an ordinance amending certain sections of Port Ordinance No. 867 to assign employees of the Port Department to new salary

PORT OF OAKLAND
REPORT OF TELEPHONE CALL

Time _____ 19__

Mr. _____

WHILE YOU WERE OUT

Miss _____
Mrs. _____
Mr. _____

of _____

Phone _____

TELEPHONED	WILL CALL AGAIN	
CALLED TO SEE YOU	PLEASE CALL	
WANTS TO SEE YOU	RETURNED CALL	

Message _____

Signed _____

schedules and to change one salary schedule, and Resolution No. 19262 was passed assigning employees and finding them to be entitled to certain rates within salary schedules fixed by Port Ordinance No. 867, which resolution included the assignment of Julius Colberg, Supervisor of Airport Services to Rate "D" of salary schedule 89. Resolution No. 19263 was also passed temporarily assigning employees and finding them to be entitled to certain rates within salary schedules fixed by Port Ordinance No. 867, in accordance to a memo to the Board from the Assistant Chief Engineer, recommending that Curtis Johnson, Truck Driver and Laborer be assigned to "E" Rate of his respective salary schedule, and Jessie Smith, Jr., Truck Driver and Laborer be assigned to the "D" Rate of his respective salary schedule, to compensate them for supervisory assignments on a temporary basis.

The reorganization of the Public Relations Department, was recommended to the Board by memo from the Executive Director, which memo included the general responsibilities of the department along with proposed activities for the department, and additional personnel which would be required to carry out the functions which would include a Media Relations Representative, a Community Relations Representative, and a Publications and Employees Communications Representative. The reorganization as recommended by the Executive Director was approved on motion of Commissioner Tripp, seconded and passed unanimously.

The request of the Oakland Metropolitan Ballet Company to use the Mall area of Jack London Square on July 9, 10 and 11, 1969 from 2:30 to 4:30 p.m., to present a demonstration ballet class, was transmitted to the Board by the Public Relations Director. Commissioner Tripp pointed out that this is a private company, not connected with any department of the City of Oakland,

and recommended against the Port granting such permission. No action on the request was taken by the Board.

Status of Jack London's cabin and partial payment to Wyckoff and Associates, was the subject of a report to the Board from the Public Relations Director in which it was recommended that the contract with Wyckoff and Associates be amended to provide for an interim payment of \$9,500 with the balance of \$2,000 payable upon satisfactory completion of the remainder of the project, with ratification of the contract deadline changed from June 5 to July 1, 1969, was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Change in lease with Transoceanic Warehouse Company, Inc. to provide for the deletion of 40,000 square feet in Terminal Building "H", also know as C-221, Outer Harbor, as well as 16,580 square feet of open area adjacent to the building, in order that the property can be occupied by Western Cartage on a space-assignment basis under tariff provisions with the requirement that Transoceanic Warehouse Agency, Inc. take over the area again upon termination of any space assignment with Western Cartage, was recommended to the Board by memo from the Port Traffic Representative and Traffic Analyst, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

A building permit requested by Granburg Supply Company, Inc. for construction of a building 24' x 48', 12' high, of steel frame and wood exterior construction at an estimated cost of \$6,000, was presented to the Board by memo from the Assistant Chief Engineer with the recommendation that it be approved, and Resolution No. 19265 was passed granting Granberg Supply Company, Inc. permission to perform certain work.

A building permit requested by Gibb-Rehfeld for construction of the "Chart Room Restaurant" at the foot of Webster Street, which would be a building 36' x 102' x 13' high at an estimated cost of \$80,000, was presented to the Board by memo from the Assistant Chief Engineer, and renderings of the east and west sides of the proposed building were displayed to the Board. The Board indicated that it was not satisfied with the esthetics of the building, and referred the matter back to Architect Harry A. Bruno.

A license agreement for Oakland-Alameda County Coliseum complex to provide for immediate occupancy of the area planned for the Oakland Raiders' practice field on an interim basis until such time as the long-term lease takes effect, was recommended to the Board by memo from the Assistant Executive Director, and Resolution No. 19264 was passed accordingly.

A proposed property exchange between the Port of Oakland and the Pacific Gas and Electric Company, under which PG&E would acquire Port property with frontage on Market Street at a width of 60 feet and a depth of approximately 135 feet, containing some 7,700 square feet, on which to construct new shops and storage facilities in a location that will not be in conflict with the future Southern Crossing tubes, and would in turn deed to the Port a similar number of square feet of land contained in a narrow strip between the present property line of the Port of Oakland and PG&E property. The Board indicated its concern over the value of the property frontage on Market Street v. the narrow strip of land in the center of the block, and a motion to approve the exchange of property failed of a second and no further action was taken on the matter by the Board.

A change in name of grantee from Samoa Investment Company Profit Sharing Trust to Robert G. Holmes and Esther Holmes as requested by the purchasers of the property, was reported to the Board by memo from the Manager, Properties Department, and an ordinance was passed to print authorizing the sale of certain city-owned real property located on the southwest side of Capwell Drive, approximately 550 feet northwest of Pendleton Way in the Port of Oakland Industrial Park to Robert G. Holmes and Esther Holmes, directing the execution and attestation of a deed to the purchaser thereof and repealing Port Ordinance No. 1585, which was given second and final reading by the Board at its regular meeting of June 2, 1969.

The Board considered salary adjustments for certain exempt positions and special categories of Port employees, and an ordinance was passed to print adding certain sections to and amending certain sections of Port Ordinance No. 867, creating certain positions and fixing the compensation of certain officers and employees of the Port Department with the understanding that Deputy Port Attorney John E. Nolan would be elevated to Deputy Port Attorney III, and Deputy Port Attorney Wilson F. Wendt would be elevated to Deputy Port Attorney II.

The following written reports were noted and ordered filed.

Status report.

Summary of Cash - Port Revenue and Construction Accounts as of June 26, 1969.

List of Claims paid from Port Revenue Fund #801 June 13, 1969 through June 25, 1969.

List of Claims paid from 1968 Project Construction Fund #515 for June 17 and June 20, 1969.

List of Claims paid from 1969 Project Construction Fund #516 for June 17, 1969.

List of Claims paid from 1966 Harbor Development Fund #521 for June 17, 1969.

List of Claims paid from 1966 Airport Development
Fund #524 for June 17 and June 20, 1969.

The following resolutions were introduced and passed
separately by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5
Noes: None
Absent: None

"RESOLUTION NO. 19249

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH IGOR O. WEINERT."

"RESOLUTION NO. 19250

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19251

RESOLUTION ACCEPTING WORK PERFORMED BY
INDEPENDENT CONSTRUCTION CO. AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 19252

RESOLUTION ACCEPTING WORK PERFORMED BY
S. B. WIGGIN AND AUTHORIZING RECORDATION
OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19253

RESOLUTION ACCEPTING FLIGHT SELECTOR
SUPPLIED UNDER CONTRACT WITH ABBEY
PRESS, INC."

"RESOLUTION NO. 19254

RESOLUTION ACCEPTING WORK PERFORMED
BY MARINE CONSTRUCTORS, INC., AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 19255

RESOLUTION ACCEPTING WORK PERFORMED BY
A. D. SCHADER COMPANY AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19256

RESOLUTION REJECTING CLAIM OF PACIFIC
TELEPHONE AND TELEGRAPH COMPANY."

"RESOLUTION NO. 19257

RESOLUTION REJECTING CLAIM OF JAMES L.
McCALL."

"RESOLUTION NO. 19258

RESOLUTION REJECTING CLAIM OF MICHAEL
L. ZICARI."

"RESOLUTION NO. 19259

RESOLUTION APPROPRIATING CERTAIN MONEYS
TO PROVIDE FOR THE EXPENDITURES PROPOSED
TO BE MADE BY THE ESTIMATED BUDGET OF
THE PORT OF OAKLAND FOR THE FISCAL YEAR
1969-1970."

"RESOLUTION NO. 19260

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19261

RESOLUTION GRANTING MILITARY LEAVE OF
ABSENCE TO JOHN C. LAMBERT, SENIOR
ENGINEER."

"RESOLUTION NO. 19262

RESOLUTION ASSIGNING EMPLOYEES AND
FINDING THEM TO BE ENTITLED TO CER-
TAIN RATES WITHIN SALARY SCHEDULES
FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 19263

RESOLUTION TEMPORARILY ASSIGNING
EMPLOYEES AND FINDING THEM TO BE
ENTITLED TO CERTAIN RATES WITHIN
SALARY SCHEDULES FIXED BY PORT
ORDINANCE NO. 867."

"RESOLUTION NO. 19264

RESOLUTION AUTHORIZING EXECUTION OF CER-
TAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19265

RESOLUTION GRANTING GRANBURG SUPPLY
CO., INC., PERMISSION TO PERFORM
CERTAIN WORK."

"RESOLUTION NO. 19266

RESOLUTION GRANTING EXTENSION OF TIME
TO SUPERIOR TILE COMPANY."

FORM 6-1

PORT OF OAKLAND
REPORT OF TELEPHONE CALL

Time _____ 19____

Mr. _____

WHILE YOU WERE OUT

Miss _____

Mrs. _____

Mr. _____

of _____

Phone _____

TELEPHONED	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED CALL	<input type="checkbox"/>

Message _____

Signed _____

Port Ordinance No. 1592 being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 TO ASSIGN EMPLOYEES OF THE PORT DEPARTMENT TO NEW SALARY SCHEDULES AND TO CHANGE ONE SALARY SCHEDULE", was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE SOUTHWEST SIDE OF CAPWELL DRIVE APPROXIMATELY 550 FEET NORTHWEST OF PENDLETON WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK TO ROBERT G. HOLMES AND ESTHER HOLMES, DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF AND REPEALING PORT ORDINANCE NO. 1585", and Port Ordinance No. _____ being, "AN ORDINANCE ADDING CERTAIN SECTIONS TO AND AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867, CREATING CERTAIN POSITIONS AND FIXING THE COMPENSATION OF CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: None

The meeting was adjourned at 4:20 p.m. until 2:00 p.m. on Wednesday, July 9, 1969.

The meeting was reconvened on Wednesday, July 9, 1969, at the hour of 2:00 p.m. in the office of the Board, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Port Attorney; Assistant Chief Engineer; Public Relations Director; Director of Aviation; and Secretary of the Board.

Visitors attending the meeting included Mr. Y. Charles Soda, Owner of A. Soda & Sons, and former Mayor Clifford Rishell.

The continued item of a building permit requested by Astro-Aire Enterprises for the North Airport, was the subject of a written report by the Assistant Chief Engineer in which he explained to the Board that all vents and air conditioning equipment and other fixtures to be located on the roof of the building, will not exceed the height of three feet above the roof and that the parapet around the building will be 3 1/2' high. With this assurance, Resolution No. 19277 was passed granting Astro-Aire Enterprises permission to perform certain work.

Service to Salt Lake City Investigation Under Civil Aeronautics Board Docket No. 19685, was the subject of a letter to the Board from the Port Attorney in which the Board was advised that the public hearings in this matter will commence in Salt Lake City on August 5, 1969 and reconvene in Washington, D. C. on August 7, 1969. The Board was further advised that it is proposed that the joint presentation of the Port of Oakland and the Oakland Chamber of Commerce will be made at the Salt Lake City session, with the Airport Manager and Mr. George C. Loebbecke, Traffic

Manager, Kaiser Industries, testifying in the matter. It was recommended that authority be given for the Airport Manager and the Port Attorney to participate in the Salt Lake City hearing. In this connection Resolution No. 19271 was passed authorizing the Port Attorney and the Airport Manager to proceed to Salt Lake City to attend hearings before the Civil Aeronautics Board.

A written report was made to the Board by the Assistant Chief Engineer on a fire which occurred at the North Airport at 1:00 a.m. on Thursday, July 3, 1969, which ultimately destroyed Building L-227 on Earhart Drive which has been occupied by Pakon Manufacturing Company.

On motion of Commissioner Tripp, seconded and passed unanimously, Kaiser Engineers was chosen as design consultants for the planned expansion of the Airport, subject to negotiation of fees based on a designated scope of services to be performed, which is to be prepared by the Executive Director and Chief Engineer.

A sign permit requested by Johnson Line for the erection of a sign to be placed on the office building at Berth "H", Seventh Street Marine Terminal, which sign is presently located on the roof of Pier 37 in San Francisco, was recommended to the Board by memo from the Assistant Chief Engineer with the concurrence of the Executive Director. The Port Attorney informed the Board that, as no contractual arrangements had been made with the Johnson Line for occupancy of the building, a hold harmless agreement has been entered into which will protect the Port of Oakland. In this connection Resolution No. 19276 was passed granting San Francisco Neon Company permission to perform certain work.

Appointment of Mr. Ovid H. Ritter to the position of Marine Traffic Representative, at an annual salary of \$11,500,

was recommended to the Board by memo from the Executive Director, which recommendation was approved on passage of Resolution No. 19272.

The appointment of Mr. Louis J. Deutsch as the Port of Oakland's New York representative, which position was approved by the Board at its meeting of June 16, 1969, was authorized on passage of Resolution No. 19267 authorizing execution of agreement with Louis J. Deutsch.

The appointment of Robert W. Crandall to the position of Traffic Manager and Manager, Marine Terminal Department, which position was made vacant by the death, on Monday, July 7, 1969, of Harold B. Godwin, was recommended to the Board by letter from the Executive Director, and Resolution No. 19278 was passed appointing Robert W. Crandall to the position of Traffic Manager and Manager, Marine Terminal Department.

Resolution No. 19275 was passed concerning the passing of Harold B. Godwin.

Other personnel matters recommended to the Board by memo from the Director of Fiscal Affairs were approved on passage of Resolution No. 19279 concerning certain appointments, and 19280 concerning military leave of absence for Lubert J. Gilbert.

Professional services to design addition to Sea-Land's Marine Operations building, was the subject of a memo to the Board from the Assistant Chief Engineer in which it was recommended that Michael Jordan Associates be retained for this work, and Resolution No. 19274 was passed authorizing execution of agreement with Michael A. Jordan Associates.

A building permit requested by the Oakland-Alameda County Coliseum Complex for the construction of a field house

48' wide, 97' long and 14' high, to be located on the North Airport below the approach zone of runway 15-33 for use by the Oakland Raiders, which property is under lease to the Oakland-Alameda County Coliseum Complex, Inc., with temporary occupancy authorized by an interim license agreement, was recommended to the Board for approval by memo from the Assistant Chief Engineer, and Resolution No. 19273 was passed granting Oakland-Alameda County Coliseum Complex, Inc. permission to perform certain work.

The operating budget of the Port for the fiscal year 1969-70 which was presented to the Board by the Executive Director on June 16, 1969, was adopted on motion of Commissioner Tripp, seconded and passed unanimously. In this connection Commissioner Walters asked that a more detailed presentation be made to the Board concerning proposed promotion and development expenses for Jack London Square.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Brown, Kilpatrick, Tripp, Walters and President Mortensen - 5
Noes:	None
Absent:	None

"RESOLUTION NO. 19267

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH LOUIS J. DEUTSCH."

"RESOLUTION NO. 19268

RESOLUTION APPOINTING DEPUTY PORT
ATTORNEYS."

"RESOLUTION NO. 19269

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
WYCKOFF & ASSOCIATES."

"RESOLUTION NO. 19270

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH TRANSOCEANIC WAREHOUSE AGENCY, INC., AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19271

RESOLUTION AUTHORIZING PORT ATTORNEY AND AIRPORT MANAGER TO PROCEED TO SALT LAKE CITY TO ATTEND HEARING BEFORE CIVIL AERONAUTICS BOARD."

"RESOLUTION NO. 19272

RESOLUTION APPOINTING OVID H. RITTER TO THE POSITION OF MARINE TRAFFIC REPRESENTATIVE."

"RESOLUTION NO. 19273

RESOLUTION GRANTING OAKLAND-ALAMEDA COUNTY COLISEUM, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19274

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH MICHAEL A. JORDAN ASSOCIATES."

"RESOLUTION NO. 19275

RESOLUTION CONCERNING THE PASSING OF HAROLD B. GODWIN."

"RESOLUTION NO. 19276

RESOLUTION GRANTING S. F. NEON PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19277

RESOLUTION GRANTING ASTRO-AIRE ENTERPRISES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19278

RESOLUTION APPOINTING ROBERT W. CRANDALL TO THE POSITION OF TRAFFIC MANAGER AND MANAGER, MARINE TERMINAL DEPARTMENT."

"RESOLUTION NO. 19279

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19280

RESOLUTION RATIFYING GRANT OF MILITARY
LEAVE OF ABSENCE TO LUBERT J. GILBERT,
SEMISKILLED LABORER."

Port Ordinance No. 1591 being, "AN ORDINANCE AUTHORIZING
THE EXECUTION OF A LEASE WITH BAY BRIDGE RESTAURANT CORPORATION",
and Port Ordinance No. 1593 being, "AN ORDINANCE ADDING CERTAIN
SECTIONS TO, AND AMENDING CERTAIN SECTIONS OF, PORT ORDINANCE NO.
867, CREATING CERTAIN POSITIONS AND FIXING THE COMPENSATION OF
CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT", and Port
Ordinance No. 1594 being, "AN ORDINANCE AUTHORIZING THE SALE OF
CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE SOUTHWEST SIDE OF
CAPWELL DRIVE APPROXIMATELY 550 FEET NORTHWEST OF PENDLETON WAY
IN THE PORT OF OAKLAND INDUSTRIAL PARK TO ROBERT G. HOLMES AND
ESTHER HOLMES, DIRECTING THE EXECUTION AND ATTESTATION OF A
DEED TO THE PURCHASER THEREOF AND REPEALING PORT ORDINANCE NO.
1585", were read a second time and finally adopted by the
following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: None

The meeting was adjourned at 3:02 p.m. out of respect
to and in memory of Harold B. Godwin.


Secretary

Action AUG 6 1969

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

*Approved by the
and filed*

The meeting was held on Wednesday, July 16, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Billotti, Gainor, Tripp,
Walters and President Mortensen

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Deputy Port Attorney John E. Nolan; Public Relations Director; Director of Aviation; Airport Manager; Manager, Properties Department; Director of Fiscal Affairs; Supervising Engineer Roy Clark; Senior Engineer Jack Lambert; Assistant Manager, Properties Department; and Secretary of the Board.

Visitors attending the meeting included Mr. Marvin G. Roth, President, Mr. Nubar Deombeley, Vice President, Mr. Tom Purcell, Committee Chairman, Mr. Don Chamberlain, Committee Member, all representing the Aircraft Pilots of Metropolitan Oakland; Mr. Joseph Meyers, Chief Airport Serviceman, several members of the East Bay Municipal Employees' Association, Local 390, AFL/CIO; and Mr. Edric P. Starbird, Industrial Sales Area Manager, Humble Oil & Refinery Company.

The minutes of the regular meeting of July 1, 1969 and the adjourned regular meeting of July 9, 1969 were approved as written and ordered filed.

President Mortensen greeted the new members of the Board, as this was their first attendance at a regular meeting of the Board of Port Commissioners.

Commissioner Tripp nominated Commissioner William Walters to fill the vacant position of First Vice President of the Board.

The nomination was seconded and passed unanimously, after which Resolution No. 19289 was passed declaring election of William Walters as First Vice President of the Board of Port Commissioners.

Mr. Joseph Meyers, Chief Airport Serviceman, was introduced to the Board by the Director of Aviation, and was presented with a check in the amount of \$25.00 by Vice President Walters for his suggestion under the Port of Oakland Employees' Suggestion Plan for a visual status board for control of airport crash-rescue vehicles.

President Mortensen called for the continued public hearing on the request of Mr. Dewey Bargiacchi for appeal under variance procedures of Port of Oakland Industrial Park Standards and Restrictions for Francesco's Restaurant. A written report on the matter was made to the Board by the Executive Director in which he reviewed the request of Mr. Bargiacchi to project 15 feet into the Hegenberger Road setback area, and 5 feet into the setback line on the Pardee Drive side of the building, as well as his reasons for recommending to the Board that the request for variance be denied. Mr. Bargiacchi appeared before the Board in support of his request for variance, and after considerable discussion, the public hearing was continued to August 6, 1969.

Continued item of airport ramp insurance, was the subject of a memo to the Board from the Director of Aviation in which it was recommended that the Board require a single limit liability insurance in the amount of \$500,000, to become effective August 15, 1969. The same memorandum also carried a recommendation from the Executive Director, that in the interest of harmony among general aviation users of the Airport and the management of the Airport, that the Board establish a requirement of \$100,000/\$300,000 public liability and \$100,000 property damage insurance requirements for such permit. The two recommendations were discussed at length in order that the new members of the Board could be fully apprised of the problem.

The Port Attorney informed the Board that two ordinances had been prepared for consideration by the Board, both bearing the title "An Ordinance Amending Section 6.04 of Port Ordinance No. 1047 Establishing Rules and Regulations Concerning Metropolitan Oakland International Airport." A vote was called on the first of the two ordinances requiring a \$100,000/\$300,000 bodily injury, with \$100,000 property damage for most areas of the Airport, but with a \$500,000 single limit liability for a certain restricted area of the Airport. This ordinance failed to pass by the following vote:

Ayes: Commissioners Gainor, Walters and President
Mortensen - 3

Noes: Commissioners Tripp, Berkley and Billotti - 3

A vote was then called on the second ordinance requiring a \$500,000 single limit policy, which ordinance also failed to pass by the following vote:

Ayes: Commissioners Tripp, Berkley and Billotti - 3

Noes: Commissioners Gainor, Walters and President
Mortensen - 3

It was the concensus of the Board that the security gates at the Airport should be placed in operation immediately and that the matter of insurance requirements be continued until the next meeting of the Board.

Proposed Airport fuel storage facility for Humble Oil & Refinery Company, was the subject of a memo to the Board from the Manager, Properties Department. The proposal is for a land lease of approximately five acres at the Airport for storage facility on property contiguous to that currently assigned to Standard Oil Company for a similar purpose. It was explained that Humble Oil has requested a lease term of 40 years with an initial rental of \$.0067 per square foot per month on the filled portion of the property, for a period of ten years, which represents a 7% return on land valuation

of \$50,000, and at the end of the initial ten year period and each five years thereafter, the rental rate to be subject to review, and as with Standard Oil Company and Shell Oil Company, Humble Oil would offer to assume the cost of filling to grade with the understanding that this expense will be reimbursed in the form of rental credit. It was recommended by the Manager, Properties Department, that rather than the rates requested by Humble Oil, the valuation of the property be placed at \$55,000 per acre with a rental return at 8% per annum, which would reflect a rental rate of \$.0084 per square foot per month. Mr. Edric P. Starbird, Industrial Sales Area Manager, Humble Oil & Refinery Company, appeared before the Board in support of the Company's request for the lower rate in order to be competitive with Standard and Shell, and also requested that his company be permitted the privilege of self insurance and a stipulation in the lease that, should the Port require a relocation of the facility, the Port would bear the expense of such relocation, which requests were in opposition to the recommendation of the Manager, Properties Department. He also requested that the Port, at its own expense, install an access road to the facility. It was the consensus of the Board, after considerable discussion, that the items of self insurance and relocation at Port expense, if necessary, and the construction of the access road would be acceptable to the Board; and a motion was made by Commissioner Walters, seconded and passed unanimously, authorizing the Manager, Properties Department, to continue negotiations under property valuation and rental rates recommended by the Manger, Properties Department.

Landscaping for Seventh Street Marine Terminal Restaurant

which was continued from a previous meeting of the Board, and which had been reviewed for the benefit of the new members of the Board, was called for discussion. A motion was made by Commissioner Tripp, seconded and passed unanimously, that the Board adopt alternate

plan number one for pond and fountain treatment of the facility at an estimated construction cost of \$74,000.

Tariff changes requested by Howard Terminal for wharfage charges and labor charges as explained in a memo to the Board from the Port Traffic Representative and the Traffic Analyst, were approved on motion of Commissioner Walters, seconded and passed unanimously.

Plans and specifications for a building addition to Sea-Land's marine operations building at Berth 9, Outer Harbor Terminal, as presented to the Board by the Assistant Chief Engineer, were approved on passage of Resolution No. 19288, authorizing advertising for bids to be received at the regular meeting of the Board of August 6, 1969.

Design modifications for EDA portion of the Seventh Street Marine Terminal as recommended to the Board by memo from the Executive Director, were approved on passage of Resolution No. 19282, requiring Kaiser Engineers to revise working drawings and specifications related to work in and near the Seventh Street Marine Terminal area.

Authority for the Executive Director to proceed to Washington, D. C. on July 20, 1969, to moderate a panel of experts in discussions on regional port studies before the American Association of Civil Engineers' national meeting on transportation engineering, was approved on passage of Resolution No. 19283.

A proposal recommending approval of memorandum of intention for extension of Maritime Street, Outer Harbor Terminal, was explained to the Board by memo from the Assistant Executive Director, which involves an exchange of property between the Port, the U.S. Navy, the U.S. Army, the City of Oakland and the Bay Area Rapid Transit District, which would greatly improve the traffic circulation system in this portion of the Outer Harbor Terminal area. The estimated construction cost of roadway, including necessary alteration work, is \$114,000, of which \$47,000 will be reimbursable from the Bay Area Rapid Transit

District, and will be performed as part of the Seventh Street reconstruction under EDA Marine Terminal Project. The proposal was approved on passage of Resolution No. 19294, authorizing execution of memorandum of intention with Naval facilities, Engineering command, U. S. Army Engineers' District, City of Oakland and the San Francisco Bay Area Rapid Transit District.

Renewal of the following license and concession agreements covering the Harbor Area property, was approved on motion of Commissioner Walters, seconded and passed unanimously:

1. Emsco Plywood Company: To continue occupancy of 28,825 square feet of Building J-215 on the Embarcadero at increased rate as follows: a rate of \$.045 psf for the period September 1, 1969, through February 28, 1970, and a rate of \$.05 psf, commencing March 1, 1970, for a new total monthly rental of \$1,441.25, commencing March 1, 1970.
2. Western Metals Mfg. Co.: To continue occupancy of 11,000 square feet of Building J-215 on the Embarcadero with increased rate of \$.05 psf rate effective September 1, 1969. In addition, Western Metals to take the balance of the unused portion of the building, for total of 13,380 square feet at \$.05 totaling \$669.00 per month.
3. Montgomery Ward: To continue occupancy of 94,274 square feet of warehouse area, 1,925 square feet of office, and 21,587 square feet of mezzanine area, all in Building B-103, Outer Harbor Terminal, at a monthly rental of \$4,817.70.

Termination of American Bitumuls Lease at the 9th Avenue Terminal, was the subject of a memo to the Board from the Assistant Manager, Properties Department. The Board was advised that Chevron Asphalt Company of which American Bitumuls is a wholly owned subsidiary, has requested that the existing lease be terminated on or about August 1, 1969. It was recommended that the termination be granted and that the property be occupied by E. D. Ericson Company at the rate of \$.007 psf or \$68.60 per month in addition to its other occupancies. The recommendation was approved on motion of Commissioner Gainer, seconded and passed unanimously.

Termination of leasehold for Time Freight, was the subject of a memo to the Board from the Assistant Manger, Properties Department, in which it was explained that Time Freight has a lease in the Middle Harbor Terminal area which runs until September 1, 1970, with an option to renew for an additional ten year period, but that on July 2, 1969, Time Freight requested that it be permitted to terminate its lease on or about August 1, 1969, and also requested that upon termination of the lease, the Port acquire ownership of 8 - 20 foot rolling steel doors presently installed in the building for which the Port would pay to Time Freight in the amount of \$2,000. It was recommended to the Board that authority be granted to draw the necessary papers to terminate the lease with Time Freight and to acquire ownership of the above mentioned doors, which recommendation was approved on motion of Commissioner Billotti, seconded and passed unanimously.

License agreement assignment from Samoa Investment Profit-Sharing Trust to Robert G. Holmes and Esther Holmes covering certain property in the Port of Oakland Industrial Park, was recommended to the Board by the Manager, Properties Department, and Resolution No. 19284 was passed consenting to assignment of license and concession agreement from Samoa Investment Profit-Sharing Trust to Robert G. Holmes and Esther Holmes.

A building permit requested by John B. Tulloch of Tulloch Construction, Inc. on behalf of Robert G. Holmes for the construction of a concrete tilt-up building in the Port of Oakland Industrial Park measuring 100' x 209' and 22' high at an estimated cost of \$135,000, was recommended for approval to the Board by memo from the Assistant Manger, Properties Department, and Resolution No. 19287 was passed granting Robert G. Holmes and Esther Holmes permission to perform certain work.

Completion of contract for demolition of Buildings E-218 and E-220 at the Middle Harbor Terminal by Joseph D. Ballinger & Company, on June 24, 1969, was reported to the Board by memo from the Assistant Chief Engineer, and Resolution No. 19285 was passed accepting work performed.

Resolutions No. 19292 and 19293 were passed commending Edward G. Brown and Emmett-Kilpatrick for their services on the Board of Port Commissioners of the City of Oakland.

The Assistant Executive Director explained to the Board the status of the Lake Merritt Channel Estuary Park and the need for entering into an agreement with the City of Oakland so that a construction contract can be awarded to meet a time deadline of the State of California. It was explained by the Assistant Executive Director that use of State Grant Park funds results in a perpetual covenant that the land can not be used for any purpose other than park use without specific action of the State Legislature. In this connection Resolution No. 19290 was passed authorizing execution of license and concession agreement with the City of Oakland, relating to the Lake Merritt Channel Estuary Park, and Resolution 19291 was passed approving plans and specifications for Lake Merritt Channel Estuary Park, first phase.

The following written reports were noted and ordered filed:

Reports

Summary of Cash - Port Revenue and Construction Accounts as of July 10, 1969.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of June, 1969.

List of claims paid from Port Revenue Fund #801 from June 25, 1969 through July 9, 1969.

List of claims paid from 1969 Airport Lighting and Runway Construction Fund #807 for June 25, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Billotti, Gainor, Tripp
Walters and President Mortensen - 6
Noes: None
Absent: None

"RESOLUTION NO. 19281

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH OAKLAND CHAMBER OF COMMERCE."

"RESOLUTION NO. 19282

RESOLUTION REQUIRING KAISER ENGINEERS TO REVISE WORKING DRAWINGS AND SPECIFICATIONS RELATING TO WORK IN AND NEAR SEVENTH STREET MARINE TERMINAL AREA."

"RESOLUTION NO. 19283

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19284

RESOLUTION CONSENTING TO ASSIGNMENT OF LICENSE AND CONCESSION AGREEMENT FROM SAMOA INVESTMENT COMPANY PROFIT SHARING TRUST TO ROBERT G. HOLMES AND ESTHER HOLMES."

"RESOLUTION NO. 19285

RESOLUTION ACCEPTING WORK PERFORMED BY JOSEPH D. BALLINGER & CO., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19287

RESOLUTION GRANTING ROBERT G. HOLMES AND ESTHER HOLMES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19288

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF MARINE OPERATIONS BUILDING ADDITION, BUILDING B-319, OUTER HARBOR, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19289

RESOLUTION DECLARING ELECTION OF WILLIAM WALTERS AS FIRST VICE PRESIDENT OF THE BOARD OF PORT COMMISSIONERS."

"RESOLUTION NO. 19290

RESOLUTION AUTHORIZING EXECUTION OF
LICENSE AND CONCESSION AGREEMENTS
WITH CITY OF OAKLAND RELATING TO
LAKE MERRITT CHANNEL ESTUARY PARK."

"RESOLUTION NO. 19291

RESOLUTION APPROVING PLANS AND SPECI-
FICATIONS FOR LAKE MERRITT CHANNEL
ESTUARY PARK - FIRST PHASE."

"RESOLUTION NO. 19292

RESOLUTION COMMENDING EDWARD G. BROWN
FOR HIS SERVICE ON THE BOARD OF PORT
COMMISSIONERS OF THE CITY OF OAKLAND."

"RESOLUTION NO. 19293

RESOLUTION COMMENDING EMMETT KILPATRICK
FOR HIS SERVICE ON THE BOARD OF PORT
COMMISSIONERS OF THE CITY OF OAKLAND."

"RESOLUTION NO. 19294

RESOLUTION AUTHORIZING EXECUTION OF
MEMORANDUM OF INTENTION WITH NAVAL
FACILITIES ENGINEERING COMMAND, U. S.
ARMY ENGINEER DISTRICT, CITY OF OAKLAND
AND THE SAN FRANCISCO BAY AREA RAPID
TRANSIT DISTRICT."

The Board then recessed to an Executive Session to con-
sider a personnel matter, and upon reconvening in open session,
Resolution No. 19286 was passed terminating the appointment of
Falvey Allen, a Port Maintenance Learner.

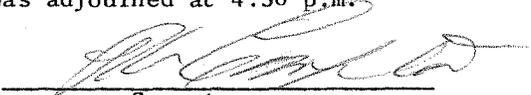
The following resolution was introduced and passed
separately by the following vote:

Ayes: Commissioners Berkley, Billotti, Gainor,
Tripp, Walters and President Mortensen - 6
Noes: None
Absent: None

"RESOLUTION NO. 19286

RESOLUTION TERMINATING THE APPOINTMENT OF FALVEY
ALLEN."

There being no further business and on motion duly
made and seconded, the meeting was adjourned at 4:30 p.m.


Secretary

Action AUG 20 1969

*Approved written
and filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Wednesday, August 6, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Berkley, Bilotti, Gainor, Tripp, *Walters and President Mortensen - 6

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Deputy Port Attorney John E. Nolan; Public Relations Director; Director of Aviation; Assistant Chief Engineer; Director of Fiscal Affairs; Assistant Manager, Properties Department; Airport Traffic Representative; and Secretary of the Board.

Visitors attending the meeting included Mr. Y. Charles Soda; Howard Waldorf, representing Oakland City Councilman Harvey Binns; Mr. Dewey Bargiacchi, Owner of Francesco's Restaurant; Mr. Warren Bohrer, Contractor for Francesco's Restaurant; Mr. Marvin G. Roth, President, Mr. Nubar Deombeley, Vice President, Mr. Ken Jones, Chairman, Mr. Don Chamberlain, Member, all representing Airport Pilots of Metropolitan Oakland; Mr. Robert D. McKeen, Realtor, representing Mr. Robert Pincus; Mr. Robert Pincus; Mr. Don Durant, representing Sailboats, Inc.; Mr. Alvin H. Bacharach, Realtor for Jack London Square Apartment Project; Mr. Jens Hansen, Architect for Jack London Square Apartments; Mr. Harry Bruno, Architect for Mardeco Restaurant; Mr. Olaf H. Hansen, President, Mr. Charles J. McCarty, Member, Mr. Paul Varacalli, Executive Secretary, all representing Local 390, AFL/CIO.

*Commissioner Walters arrived at the meeting at 3:00 p.m.

The reading of the minutes of the regular meeting of July 16, 1969 were approved as written and ordered filed.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For CONSTRUCTION OF MARINE OPERATIONS BUILDING ADDITION BUILDING B-319, OUTER HARBOR, for which nine bids were received:

<u>Bidder</u>	<u>Lump Sum</u>	<u>Security</u>
Lloyd W. Lehmann	\$159,994	10% Bid Bond
Haydin Construction	164,164	10% Bid Bond
Lohsen Co.	165,996	10% Bid Bond
M. C. C. Co.	167,980	10% Bid Bond
Cortelyou & Cole, Inc.	170,600	10% Bid Bond
A. S. Holmes & Son, Inc.	172,463	10% Bid Bond
Stenmark Construction Co.	172,880	10% Bid Bond
Payne Construction Co.	175,957	10% Bid Bond
Hans P. Dobkowitz	177,885	10% Bid Bond

All of the foregoing bids were referred to the Port Attorney as to form and legality, and to the Assistant Chief Engineer for recommendation. On approval of the low bid of Lloyd W. Lehmann as to form and legality by the Deputy Port Attorney and upon recommendation of the Assistant Chief Engineer, Resolution No. 19318 was passed awarding the above contract to Lloyd W. Lehmann.

President Mortensen called for the continued public hearing on the variance application of Mr. Dewey Bargiacchi under variance procedure of Port of Oakland Industrial Park Standards and Restrictions for Francesco's Restaurant at Hegenberger Road and Pardee Drive. After considerable discussion, a motion was made by Commissioner Tripp that the requested variance of 15' into the front setback area and 5' in the northeasterly sidelot setback area be granted. The motion failed for lack of a second. Following further discussion, Resolution No. 19295 was passed

denying the variance application of Mr. Dewey Bargiacchi. It was, however, the concensus of opinion of the Board that the 5' setback requested on the northeasterly side of the facility would be required for the planned expansion of the restaurant, and if applied for under a new application for variance, could further be considered by the Executive Director in accordance with the variance provisions of Port Ordinance No. 1343.

Realtor, Robert D. McKeen and Mr. Robert Pincus appeared before the Board in support of Mr. Pincus' offer to purchase Lot B-7, an undeveloped lot in the Port of Oakland Industrial Park, consisting of two acres which would face on Edgewater Drive, if extended. This offer was the subject of a letter to the Board from the Manger, Properties Department, in which it was recommended that the Board not enter into any negotiations for the sale of the undeveloped portions of Lot B until such time as planning for that area has been finalized. It was explained to the Board by the Executive Director that it is not known at this time when Edgewater Drive will be extended across the front of this property, nor is it know whether or not the side street, yet unnamed, will be developed as this would depend on the development of the 31 acres of commercial property facing the Nimitz Freeway, immediately to the rear of the property above named. Following further discussion on the matter, a motion was made by Commissioner Tripp, seconded and passed unanimously, that Lot Nos. B-5, B-6, B-7 and B-8 be taken off the market until such time as the plans for the 31 acres of adjacent commercial property are finalized. Mr. Pincus was informed that the Board would very much like to have his planned development in the Industrial Park if an appropriate location can be found.

Mr. Alvin Bacharach and his Architect, Jens Hansen, appeared before the Board to support the request that reduction in parking

area for the planned Jack London Square apartments be permitted. This request was the subject of a letter to the Board from the Executive Director, together with a letter to the Board from Mr. Alvin H. Bacharach dated July 30, 1969. The Executive Director recommended to the Board that Mr. Bacharach's request that the required number of parking stalls be reduced to 181 for the planned 172 apartment units be granted, providing Mr. Bacharach immediately make every effort to secure a short term lease on a portion of the adjoining Santa Fe property to be used for parking until the tower structure (Phase II) is completed and that there be incorporated into Mr. Bacharach's lease a provision setting forth that neither the Port nor the City will have any responsibility for providing parking for the project outside the lease premises. Following discussion on the matter, a motion was made by Commissioner Tripp to approve the Executive Director's recommendation to permit the reduced parking providing it is all on lease property. This motion was seconded by Commissioner Bilotti. A motion was then made by Commissioner Walters, seconded by Commissioner Tripp, to amend the motion to add the additional provision that no validation will be permitted for parking by the apartment tenants or their guests in the Port of Oakland controlled parking lots in Jack London Square. The motion to amend was then passed by a vote of six "ayes", and the original motion as amended was then passed by a vote of six "ayes".

A building permit requested for the Gibb-Rehfeld Restaurant to be constructed at the foot of Webster Street, was the subject of a letter to the Board from the Assistant Chief Engineer, recommending that the Board approve the request for the \$80,000 building which would measure 36' x 102' x 13' high. Mr. Harry Bruno, Architect for the building, appeared before the Board and displayed a new rendering of the proposed building, showing major changes on the westerly side

of the building from that originally proposed to the Board, and including landscaping design for the east side of the building. Following discussion on the matter, Resolution No. 19297 was passed granting Mardeco, Inc. permission to perform certain work.

The continued item of airport ramp insurance was again called for consideration by the Board, and the level of such insurance was discussed. A copy of a letter from James E. Stone, Executive Manger of the Oakland Association of Insurance Agents, dated July 25, 1969, regarding airport ramp insurance was furnished members of the Board. Following discussion on the matter, a motion was made by Commissioner Walters, seconded and passed unanimously, that the Port require \$100,000/\$300,000 bodily injury liability insurance and \$100,000 property damage insurance for those driving onto the ramp and apron areas of the North Airport, and \$500,000 single limit coverage for those driving onto certain high-liability exposure areas of the Airport; and that this entire matter should again be reviewed by the Board after twelve months of experience. Commissioner Walters also asked that the Board be furnished with a detailed set of proposals and rules for security at the North Airport and procedures for enforcement of those rules. Such information to be furnished to the Board no later than its next regular meeting. Amended Port Ordinance No. 1589 was then passed to print, being an Ordinance amending Section 6.04 of Port Ordinance No. 1047 establishing rules and regulations concerning Metropolitan Oakland International Airport, which ordinance established the above insurance requirements, together with other appropriate regulatory procedures.

The Port Attorney transmitted to the Board information letters concerning the following Civil Aeronautics Board matters:

Transpacific Route Investigation, CAB Docket No. 16242;

Service to Albuquerque Case, CAB Docket No. 18586;

Southern Tier Competitive Non-Stop Investigation, CAB Docket No. 18257.

Reimbursement from San Francisco and Oakland Helicopter Airlines, Inc. for fire damage to leased premises, was the subject of a letter to the Board from the Port Attorney in which the Board was informed that SFOH has refused to make reimbursement to the Port for the \$1,000 in repair costs included in the deductible provision of the Port's fire insurance coverage, and requested that the Board authorize the Port Attorney to file suit against SFOH, seeking recovery of the \$1,000 portion of the repair costs not recovered from the Port's fire insurance. Resolution No. 19298 was then passed, authorizing the Port Attorney to file action against San Francisco and Oakland Helicopter Airlines, Inc.

Airport security, was the subject of a memo to the Board from the Director of Aviation, pointing out to the Board the problems of security, both internal and external at the Airport; and reviewing for the Board the recommendations of Sgt. John Kerns of the Security Section of the Oakland Police Department who Chief Gains had assigned to work with the Director of Aviation and the Airport Manager on the problem. It was recommended that for a six-month trial period Detective Intelligence Service be employed to patrol the Airport area between the hours of 8:00 p.m. and 8:00 a.m., with a guard and a dog in a radio-equipped patrol car, based on an hourly rate of \$2.85 per hour for the man in uniform, and \$1.00 per hour for the dog; and a marked radio-equipped patrol car at \$125 per month, plus cost of gasoline, totaling an estimated expenditure of \$10,000 for the six-month period. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

An ordinance change to establish minimum fuel servicing fee, at the Airport, was recommended to the Board by memo from the Airport Manager, which minimum service fee would be \$11.25 on all gallonage **delivered to a contract account aircraft up to 500 gallons, and all over**

500 gallons would be at the present ordinance rate of \$.0225 per gallon. The recommendation was approved on passage of an ordinance to print, amending Section 18 of Port Ordinance No. 1149 relating to charges for use of facilities and the provision of aviation fuel at Metropolitan Oakland International Airport.

Travel to Marinette, Wisconsin, by Harold Clark, one of the Chief Airport Servicemen to participate in a three-day course given by the Ansel Company on fire fighting as recommended by memo to the Board from the Airport Manager, was approved on passage of Resolution No. 19299.

Travel to Salt Lake City and Denver, by Fernand Dubois, Supervising Airport Traffic representative to meet with representatives of United Airlines and Western Airlines, as recommended to the Board by memo from the Airport Manager, and travel to Dawson, Yukon Territory, Canada, by President Mortensen and Mayor John Reading, to participate in a dedication of the Canadian half of the Jack London Cabin, was approved on passage of Resolution No. 19299.

Demolition of Building L-240 located on the ramp just east of the Beechcraft's west hangar on the North Airport, as recommended to the Board by memo from the Airport Manager, was approved on motion of Commissioner Tripp, seconded and passed unanimously.

The proposed Federal Aid Program for the North Airport, was the subject of a letter to the Board from the Assistant Chief Engineer, supplementing information which had been given to the Board on November 25, 1968 and on June 2, 1969. It was explained that due to the limited amount of Federal Aid Funds available, only the highest of priority projects at the Airport can be accommodated. This project is the construction of twin parallel taxiways between the existing parallel taxiways, 9L-27R and 9R-27L at the North Airport, and between the inner runway, 9L-27R and the apron. It is estimated that this

project will cost a total of \$150,000, with \$62,000 being provided by the Federal Aviation Administration and \$26,886 provided by the California State Aeronautics Commission, with the Port's share being approximately \$61,000. This project was approved on motion of Commissioner Berkley, seconded and passed unanimously.

Assembly Time - Port of San Diego, Federal Maritime Commission, Docket No. 68-13, was the subject of a letter to the Board from the Port Attorney, in which the decision of the Federal Maritime Commission was explained, which will permit the Port of San Diego to remain competitive with ports on the Gulf Coast where larger free time periods are observed, and will afford San Diego's lessee the opportunity to participate in the bagging and shipment of cargoes which up to that time had never moved out of the West Coast ports. The Port Attorney also explained that based upon the proceedings at oral argument last May, that upon a showing of need, the Port of Oakland would be permitted to publish similar tariff items.

Tariff changes in Port of Oakland Tariff No. 2, having to do with wharfage and definitions as recommended to the Board from the Traffic Manager and Manager, Marine Terminal Department, were approved by an ordinance passed to print.

Contract completion on July 9, 1969 by Payne Construction Company of the control and office building and customs platform for the Sea-Land area at Outer Harbor, was reported to the Board by memo from the Assistant Chief Engineer, with the recommendation that time for the completion of the contract be extended by 22 days from June 17, 1969 without assessment of liquidated damages due to the change orders which were requested by Sea-Land on the original contract. Resolution No. 19300 was passed extending time for performance of contract with Payne Construction Company, and Resolution No. 19301 was passed accepting work performed by Payne Construction Company and authorized recordation of notice of completion.

Emergency authorization to purchase containership crane

without competitive bidding, was recommended to the Board by memo from the Assistant Executive Director, in which it was explained that the fourth supplemental agreement to the preferential assignment agreement with Sea-Land Service, Inc. requires that the Port furnish and erect one additional container crane on the assigned area at a cost not to exceed near \$700,000 and that because of Sea-Land's urgent need for the third crane, the company has acquired a crane which meets the requirements of the preferential assignment agreement, and it was recommended that the Port purchase this crane from Sea-Land at a purchase price equal to the total cost of the crane to the seller, but not to exceed the \$666,666.66, and that the Port shall pay in sales and use tax an amount not to exceed \$33,333.34. In this connection Resolution No. 19316 was passed finding that an extreme emergency exists which requires the purchase of containership crane without competitive bidding.

Increase of maximum fee in Kaiser Engineer's EDA Seventh Street Agreement, was the subject of a letter to the Board from the Assistant Executive Director in which it was recommended that the maximum fee payable to Kaiser for certain special services be increased from \$50,370 to \$61,900, due to requirements for additional soil investigation and printing and overhead cost in advertising for receipt of bids, additional survey requirements and salary increases. In this connection Resolution No. 19302 was passed increasing estimated aggregate cost of certain services performed by Kaiser Engineers.

Participation in the International Federation of Forwarding Agents Association, XIth World Congress, to be held in New York City, September 29 through October 3, 1969, was recommended to the Board by memo from the Executive Director, which recommendation was approved, and Resolution No. 19299 was passed authorizing the travel to New York

for participation in the Congress by members of the Board, Executive Director, Traffic Manager and Manager, Marine Terminal Department. The Port's Marine Traffic Representatives from Chicago, New York and Europe would also participate.

Japan Week Sponsorship, was the subject of a letter to the Board from the Executive Director in which the Board was advised that during September 5th through September 19th, activities will be held in San Francisco primarily sponsored by the San Francisco Chamber of Commerce, the Japan Trade Center and the San Francisco-Osaka Sister City Society and others, with the theme "Friendship Between the U. S. and Japan", and that the Port of Oakland has been requested to make a contribution of \$2,500 to the event, which contribution would make the Port one of the official sponsoring organizations. A vote was called on a resolution which had been prepared appropriating the sum of \$2,500 for the purpose of assisting and defraying the expenses of Japan Week, which resolution failed to pass by a vote of six "noes".

The amended Annual Operating Budget of the Port for the fiscal year 1969-70, was transmitted to members of the Board by the Executive Director, and was approved on passage of Resolution No. 19303.

Compromise and Release Agreement with Donald Powers, an ex-employee of the Port, who suffered an injured back in an industrial accident on August 26, 1964, was recommended to the Board by letter from the Port Attorney. The Board was advised that Mr. Powers has been awarded \$3,990 as permanent disability indemnity and other expenses connected with medical treatment, and that the latest order dated February 20, 1969 of the Workmen's Compensation Appeal Board requires the payment by the Port of medical disability indemnity and awards Mr. Powers future medical expenses, and that

Mr. Powers' attorney has now proposed a Compromise and Release Agreement between his client and the Port under which the Port would be relieved of all liability for Mr. Powers' injury upon payment to him of \$450, which payment was recommended and Resolution No. 19304 was passed authorizing Compromise and Release of claims of Donald W. Powers.

Information concerning the purchase of automobiles and trucks from the State of California, was transmitted to the Board by memo from the Port Purchasing Agent, in which the Board was advised that the Port is purchasing through the State a total of four 3/4 ton trucks, one 1/2 ton pick-up and fourteen four-door passenger cars.

Increased coverage in changing from the "U" coverage to "J" coverage under the Kaiser Health Plan, was recommended to the Board by memo from the Executive Director, at an increased cost for subscriber from \$10.62 to \$11.69. This change in coverage was recommended as part of the **"Meet and Confer" Memorandum of Understanding with Oakland Municipal Civil Service Employees Association**. An ordinance was passed to print amending Section 2 of Port Ordinance No. 1166 relating to the contributions of the Port of Oakland toward the cost of employee group health insurance.

Port employee benefits recommended by the "Meet and Confer" Memorandum of Understanding with local 390, AFL-CIO, was the subject of a memo to the Board from the Executive Director, in which he gave his recommendations as to subjects other than salaries as a result of a meeting which he had held with representatives of Local 390, AFL-CIO as directed by the Board. President Mortensen informed those present representing the Union that the Board had not yet had time to study the Executive Director's recommendations and that this matter would be the

subject of a work session of the Board to be held in the near future, and that the Union representatives would be informed as to the scheduling of the meeting.

Personnel matters as listed in the memo to the Board from the Director of Fiscal Affairs, were approved on passage of an ordinance to print, creating one additional position of Intermediate Stenographer-Clerk, and on passage of Resolution No. 19305 concerning certain appointments, Resolution No. 19306 concerning certain leaves of absence, and Resolution No. 19307 ratifying granting leave of absence to Eugene B. Daley from position of Engineering Aid and temporarily appointing him to extra position No. 4 of Port Construction Inspector.

Merit pay increases referred to the Executive Director by the Board, was the subject of a memo to the Board from the Executive Director, in which it was recommended that James R. Popplewell, Chief of Field Party, be granted a merit increase to rate "F" of salary Schedule #83, which is \$1,247 per month due to his supervisory responsibility, and that Richard W. Wilkes, Assistant Mechanical & Electrical Engineer be granted a merit increase to rate "F" of his present salary Schedule #83 at \$1,247 per month, because of his general ability and work assignments. The Board was informed that the position and duties of Mr. Olaf Hansen, Port Operations Clerk, had again been reviewed and that no justification could be found to warrant any additional salary increase. It was recommended that Richard H. Morris, Supervising Accountant Auditor, be granted a merit increase to rate "D" of salary Schedule #100 amounting to \$1,415 per month, which recommendation was supported by the recommendation of the Director of Fiscal Affairs, dated August 1, 1969, which was transmitted to the Board, together with the Executive Director's memo. After some discussion,

a motion was made by Commissioner Walters, seconded by Commissioner Gainor, to accept the recommendations by the Executive Director as to the four persons named and to immediately make application to the Civil Service Board for reclassification of the positions held by Mr. Popplewell and Mr. Wilkes. The motion passed by the following vote: Ayes - Commissioners Berkley, Gainor, Walters and President Mortensen - 4; Noes - Commissioner Tripp - 1; Abstained - Commissioner Bilotti - 1. An ordinance was then passed to print amending Section 2.01 of Port Ordinance No. 867 relating to salary Schedule #83 in the Port Department, to create the "F" rate in this salary schedule, and Resolution No. 19308 was passed which included the merit increase for Mr. Morris.

Salary of John Smith, a semiskilled laborer, was the subject of a memo to the Board from the Assistant Chief Engineer, in which it was recommended that Mr. Smith be advanced from salary rate "B" to salary rate "C" in order to equalize his pay with those who have entered Port services at a later date in his same classification and are presently receiving a higher salary, which recommendation was included in passage of Resolution No. 19308.

Merit increase for John Cook, was the subject of a memo to the Board from the Electrical and Mechanical Engineer, in which it was recommended that Mr. Cook be raised from the "C" rate to the "D" rate in salary Schedule #79 at \$1,055 per month due to his supervisory position at the Middle Harbor Terminal. This recommendation was also approved on passage of Resolution No. 19308.

Changes in the Port tenancies as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Bilotti, seconded and passed unanimously, or by passage of resolution as follows:

1. RENEWAL - Groeniger & Co.: Occupying 3,006 square feet of open unpaved area and 22,080 square feet in Building H-215 with a rate increase to \$.04 psf for the period October 1, 1969, through March 31, 1970, and \$.045 psf April 1 through September 30, 1970. This would mean two incremental raises of \$110.40 each, for a total increase of \$220.80, and a new total monthly rental of \$1,020.65.
2. TERMINATION - Acme Pallet Co.: Vacating 44,700 square feet of open area at 1275 Embarcadero as of August 20, 1969.
3. NEW OCCUPANCY - American Airlines: To occupy twenty lineal feet of counter and accompanying office and baggage space in the ticketing building under a one-year agreement to start on September 1, 1969 to allow one month for installation of improvements. Since no flights are scheduled until late October, rental billing would start October 1, 1969. This 970 square feet would rent at the ordinance rate of \$413.39 monthly.

II. REQUESTS FOR SUBLEASE APPROVALS

1. Sailboats, Inc., on the Embarcadero adjacent to the Oakland Yacht Club to sublet a portion of the new "Dutch Colonial" building to Mr. Keaton, who will use the property for making, selling and repairing sails, boat cushions, boat covers and related items for marine use. The other sub-tenant is Mr. Parry, who will use a portion of the property for making patterns for various marine applications, including diesel injectors, marine pumps, boat castings, cleat castings, winches, anchors, and other patterns. Approved on passage of Resolution No. 19296.
2. The Ringsby System to sublet its property at 949 Ferry Street in the Outer Harbor to Time - D.C. Freight for the period July 1 through December 31, 1969. Approved on passage of Resolution No. 19309.

Building permit requested by M. W. Garing, Contractor, for an office building to be constructed in the Port of Oakland Industrial Park for Freeman Cullom, which building would measure 84' x 112' x 32' high, being a two-story wood frame and stucco structure at an estimated cost of \$175,000, was recommended for approval by memo to the Board from the Assistant Chief Engineer.

The rendering of the proposed building was displayed to members of the Board. In this connection Resolution No. 19310 was passed granting Freeman K. Cullom and Mary W. Cullom permission to perform certain work.

Building permit for fence surrounding the Oakland Raider's practice field at the North Airport at an estimated cost of \$6,900, was recommended to the Board for approval by memo from the Assistant Chief Engineer, with the understanding that the required landscaping plans will be submitted at a later date, and it was further recommended that the Executive Director be authorized to act upon the landscaping plans when received. The Board indicated its concern over both the landscaping plans and the amount of automobile parking provided within the leased area. The Board requested additional information as to the amount of automobile parking which would be required by the Recreation Department if it used the practice field as intended during the off-season, and whether the automobile parking provided would actually be enough for the Raider's use without encroaching upon the surrounding area. The matter was put over to the next regular meeting of the Board.

Proposed property exchange with Pacific Gas & Electric Company, was the subject of a memo to the Board from the Executive Director, which matter had been held over from the regular Board meeting of July 1, 1969. Members of the Board asked that this matter be put over to its next meeting so that the matter could be given further study.

Certificate of Compliance for Safeway Stores, Inc. concerning property within the Port of Oakland Industrial Park, was recommended to the Board by memo from the Manager, Properties Department, as the premises have been inspected and it is found that the building and landscaping were completed in conformity with

plans approved by the Port. In this connection Resolution No. 19311 was passed authorizing execution and delivery of Certificate of Compliance to Safeway Stores, Inc.

Purchase of improvements from Ringsby-Pacific Ltd., was recommended to the Board by memo from the Assistant Executive Director. It was explained that in accordance with lease provisions, the Port is obligated to pay Ringsby the depreciated replacement cost of the improvements located upon the lease premises, which value by agreement with Ringsby has been set at \$92,000. In this connection Resolution No. 19312 was passed providing for payment to Ringsby-Pacific Ltd. of depreciated replacement cost of improvements located on certain leased premises.

Tour and reception for the Society of Industrial Realtors on Sunday, November 9, 1969, to be hosted by the Port of Oakland at an estimated cost of \$5,000, was recommended to the Board by memo from the Manger, Properties Department, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

License Agreement with Oakland Distribution Center for continued occupancy of a portion of Warehouse **Building A** in the Outer Harbor Terminal area during the period of July 1, 1969 through June 30, 1970, with a total area of 28,045 square feet at \$0.05 per square foot for a monthly rental of \$1,402.25, was recommended to the Board by memo from the Assistant Manager, Properties Department, and was approved on passage of Resolution No. 19315.

Fire station lease, was the subject of a memo to the Board from the Assistant Executive Director, in which the Board was informed that the City Manager has now requested a twenty-five year lease with a fifteen year mutual option for the one-half acre site on Pardee Drive in the Industrial Park where the City would develop

a fire station rather than the originally approved twenty-year term. It was recommended that the Board give first reading to an ordinance to be adopted jointly by the City Council, authorizing execution of the lease. In this connection an ordinance was passed to print being a joint ordinance authorizing the execution of the lease of real property from the Port of Oakland to the City of Oakland for a fire station. The ordinance was passed with a vote of five "ayes", Commissioner Walters voting "no".

Contract overage for Wilsey & Ham for engineering and valuation studies in connection with the condemnation of noise rights over property owned by Utah Construction Company, was reported to the Board by memo from the Assistant Executive Director, in which he advised the Board that the contract ceiling originally at \$1,000 for court appearances should be increased to \$2,107.86 to cover the expenses properly incurred by Wilsey & Ham. The Board was also advised that Wilsey & Ham has exceeded by \$1,982.30 the basic amount specified in the contract for the research and planning phase which was established at \$12,000, but that as Wilsey & Ham failed to notify the Port prior to exceeding the ceiling limit for research and planning as specified in the contract, that their claim for this additional fee has been denied. Resolution No. 19313 was then passed approving claim of Wilsey & Ham as recommended.

Board members inquired as to what action, if any, had been taken by the Port in connection with the proposed Federal Legislation which would alter the tax exempt provision of Municipal Bonds including Port of Oakland revenue bonds, and the Executive Director informed the Board that letters had been written to the appropriate parties in opposition to the proposed legislation and pointing out the drastic effect that this would have on future Port of Oakland expansion. The Board asked to be kept advised as to any further action that might be required.

The following written reports were noted and ordered
filed:

Status Reports

List of claims paid from Port Revenue Fund #801
from July 10 to July 30, 1969.

Claims paid from Golf Course Fund #512 for July
22, 1969.

List of Claims paid from 1968 Project Construction
Fund #515 for July 11, 1969 and July 22, 1969.

List of Claims paid from 1969 Project Construction
Fund #516 for July 11, and July 21, 1969.

List of Claims paid from 1966 Airport Development
Fund #524 for July 22, 1969.

List of Claims paid from 1969 Airport Lighting and
Runway Construction Fund #807 for July 11, 1969.

Summary of Cash - Port Revenue and Construction
Accounts as of July 31, 1969.

The following resolution was introduced and passed
separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor
and President Mortensen - 4
Noes: Commissioner Tripp - 1
Absent: Commissioner Walters - 1

"RESOLUTION NO. 19295

RESOLUTION DENYING APPLICATION FOR VARI-
ANCE BY DEWEY BARGIACCHI."

The following resolutions were introduced and passed
separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor
Walters and President Mortensen - 5
Noes: None
Absent: Commissioner Walters - 1

"RESOLUTION NO. 19296

RESOLUTION GRANTING PERMISSION TO SAIL-
BOATS, INC., TO SUBLET PREMISES."

"RESOLUTION NO. 19297

RESOLUTION GRANTING MARDECO, INC.,
PERMISSION TO PERFORM CERTAIN WORK."

The following resolutions were introduced and passed
separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6

Noes: None

Absent: None

"RESOLUTION NO. 19298

RESOLUTION AUTHORIZING THE PORT ATTORNEY TO
FILE AN ACTION AGAINST SAN FRANCISCO &
OAKLAND HELICOPTER AIRLINES, INC."

"RESOLUTION NO. 19299

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19300

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH PAYNE CONSTRUCTION COMPANY."

"RESOLUTION NO. 19301

RESOLUTION ACCEPTING WORK PERFORMED
BY PAYNE CONSTRUCTION COMPANY AND
AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION."

"RESOLUTION NO. 19302

RESOLUTION INCREASING ESTIMATED AGGREGATE
COST OF CERTAIN SERVICES PERFORMED BY
KAISER ENGINEERS."

"RESOLUTION NO. 19303

RESOLUTION AMENDING RESOLUTION NO.
19259 APPROPRIATING CERTAIN MONEYS
TO PROVIDE FOR THE EXPENDITURES PRO-
POSED TO BE MADE BY THE ESTIMATED
BUDGET OF THE PORT OF OAKLAND FOR
THE FISCAL YEAR 1969-1970."

"RESOLUTION NO. 19304

RESOLUTION AUTHORIZING COMPROMISE AND
RELEASE OF CLAIMS OF DONALD W. POWERS."

"RESOLUTION NO. 19305

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19306

RESOLUTION CONCERNING CERTAIN LEAVES
OF ABSENCE."

"RESOLUTION NO. 19307

RESOLUTION RATIFYING GRANTING OF LEAVE
OF ABSENCE TO EUGENE B. DALEY FROM
POSITION OF ENGINEERING AID AND
TEMPORARILY APPOINTING HIM TO EXTRA
POSITION NO. 4 (PORT CONSTRUCTION
INSPECTOR)."

"RESOLUTION NO. 19308

RESOLUTION ASSIGNING EMPLOYEES AND
FINDING THEM TO BE ENTITLED TO CERTAIN
RATES WITHIN SALARY SCHEDULES FIXED BY
PORT ORDINANCE NO. 867."

"RESOLUTION NO. 19309

RESOLUTION GRANTING PERMISSION TO
RINGSBY PACIFIC LTD., TO SUBLET
PREMISES."

"RESOLUTION NO. 19310

RESOLUTION GRANTING FREEMAN K. CULLOM
AND MARY W. CULLOM PERMISSION TO PERFORM
CERTAIN WORK."

"RESOLUTION NO. 19311

RESOLUTION AUTHORIZING EXECUTION AND
DELIVERY OF CERTIFICATE OF COMPLIANCE
TO SAFEWAY STORES INCORPORATED."

"RESOLUTION NO. 19312

RESOLUTION PROVIDING FOR PAYMENT TO
RINGSBY PACIFIC LTD. OF DEPRECIATED
REPLACEMENT COST OF IMPROVEMENTS
LOCATED UPON CERTAIN LEASED PREMISES."

"RESOLUTION NO. 19313

RESOLUTION APPROVING CLAIM OF WILSEY &
HAM."

"RESOLUTION NO. 19314

RESOLUTION AUTHORIZING EXECUTION OF
LICENSE AND CONCESSION AGREEMENT WITH
JESSE A. BOWER AND THELMA BOWER."

"RESOLUTION NO. 19315

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19316

RESOLUTION FINDING THAT AN EXTREME EMERGENCY EXISTS WHICH REQUIRES THE PURCHASE OF CONTAINERSHIP CRANE WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 19317

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH GRANBERG SUPPLY CO., INC."

"RESOLUTION NO. 19318

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 19319

RESOLUTION AWARDING CONTRACT TO LLOYD W. LEHMANN FOR CONSTRUCTION OF MARINE OPERATIONS BUILDING ADDITION, BUILDING B-319, OUTER HARBOR; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

Amended Port Ordinance No. 1589 being, "AN ORDINANCE AMENDING SECTION 6.04 OF PORT ORDINANCE NO. 1047 ESTABLISHING RULES AND REGULATIONS CONCERNING METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", was read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Bilotti,
Gainor, Tripp, Walters and
President Mortensen - 6

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 13 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AND THE PROVISION OF AVIATION FUEL AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", and Port Ordinance No. _____

being, "AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE", and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION NO. 5.04 OF PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF INTERMEDIATE STENOGRAPHER-CLERK", and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING CERTAIN ITEMS OF, AND REPEALING ITEMS NOS. 795 AND 825 OF, PORT ORDINANCE NO. 964, RELATING TO DEFINITION OF TECHNICAL TERMS AND WHARFAGE RATES", were read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6
Noes: None
Absent: None

Council Ordinance No. _____ C.M.S. AND PORT ORDINANCE NO. _____ "A JOINT ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE OF REAL PROPERTY FROM THE PORT OF OAKLAND TO THE CITY OF OAKLAND FOR A CITY FIRE STATION", was read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp and President Mortensen - 5
Noes: Commissioner Walters - 1
Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE NO. 867 RELATING TO SALARY SCHEDULE NO. 83 IN THE PORT DEPARTMENT", was read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Walters and President Mortensen - 5
Noes: Commissioner Tripp - 1
Absent: None

The meeting was adjourned at 5:40 p.m. to 2:00 p.m.
on Wednesday, August 13, 1969.

The meeting was reconvened on Wednesday, August 13,
1969, at the hour of 2:00 p.m. in the office of the Board, 66
Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Berkley, Bilotti,
Gainor, Tripp, Walters and
President Mortensen - 6

Commissioners absent: None

Also present were the Executive Director and Chief
Engineer; Assistant Executive Director; Port Attorney; Public
Relations Director; Assistant Engineer John Ellisen; and Secretary
of the Board.

Visitors attending the meeting included Mr. Felipe
Mondragon, President, Overseas Investors, Mexico, City of Mexico.

The continued item of proposed property exchange with
Pacific Gas & Electric Company, was called for consideration by
President Mortensen. Assistant Engineer Ellisen, using a plot
plan of the area, explained to the Board the areas to be exchanged
and indicated to the Board that PG & E is apparently willing to
grant a little bit better than one-for-one exchange of property
in order to acquire the site they need facing on Market Street. On
motion of Commissioner Walters, which was seconded and passed by the
following vote, the Board authorized the finalization of the exchange
of properties and the granting to PG & E an interim license
agreement to commence construction pending completion of the necessary
exchange documents: Ayes - Commissioners Bilotti, Gainor, Walters and
President Mortensen - 4; Noes - Commissioner Tripp - 1; Abstained -
Commissioner Berkley - 1.

The request of Mardeco for permission to sublet office space at 77 Jack London Square to Missouri Pacific Lines, as recommended to the Board by memo from the Assistant Manager, Properties Department, was approved on passage of Resolution No. 19320.

Proposed revision to the Port of Oakland Shoreline Plan, was explained to the Board by the Executive Director in accordance with conclusions reached at meetings held with the City Planning Commission, and Resolution No. 19323 was passed amending Shoreline Plan of Port of Oakland in accordance with recommendations of the City Planning Commission.

San Francisco Bay Area Rapid Transit District v. City of Oakland, et al, Alameda County Superior Court Action No. 385237, was explained to the Board by the Port Attorney, and on motion of Commissioner Tripp, seconded and passed unanimously, the Port Attorney was authorized to write an appropriate letter on the matter to the Attorney General.

Resolution No. 19321 was passed authorizing the Public Relations Director to proceed to Dawson City in the Yukon Territory to attend formal dedication of the Jack London Cabin at that city.

Commissioner Walters again brought up the subject of the proposed federal legislation which would amend the tax exempt status of municipal bonds, and a discussion was held as to what action the Port of Oakland could take to counteract the measure. It was proposed that a resolution be adopted and sent to all of the members of the Senate, the California delegation in the House of Representatives, and the House Committee on Ways and Means, and any other delegations, companies or labor unions which might be appropriate. In this connection Resolution No. 19324 was passed urging retention of present tax exempt status of the municipal bonds.

Services required from Airport Consultant, was discussed at length based on a memorandum from the Executive Director to the Board on this subject dated August 13, 1969, to which was attached a draft on the subject for the initial contract conceptual phase. Following discussion, a motion was made by Commissioner Berkley, seconded and passed by the following vote, to accept the Executive Director's recommendation as to the initial contract conceptual phase: Ayes - Commissioners Berkley, Bilotti, Gainor, Tripp and President Mortensen - 5; Noes - Commissioner Walters - 1.

The Executive Director reported to the Board that the House of Representatives Conservation and Natural Resources Subcommittee of the Committee on Government Operations is holding a public hearing in San Francisco on August 20th and 21st, in connection with federal activities which affect the San Francisco Bay, and that the Port has been asked to appear and testify in the matter and to answer in writing certain questions posed by the Subcommittee which are to be furnished prior to the committee hearing.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Berkley, Bilotti, Gainor, Tripp, Walters and President Mortensen - 6
Noes:	None
Absent:	None

"RESOLUTION NO. 19320

RESOLUTION CONSENTING TO SUBLEASE BY
MARDECO, INC., TO MISSOURI PACIFIC
RAILROAD COMPANY."

"RESOLUTION NO. 19321

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19322

RESOLUTION APPROVING BONDS OF LLOYD W.
LEHMANN."

"RESOLUTION NO. 19323

RESOLUTION AMENDING SHORELINE PLAN OF
PORT OF OAKLAND IN ACCORDANCE WITH
RECOMMENDATIONS OF CITY PLANNING COM-
MISSION."

"RESOLUTION NO. 19324

RESOLUTION URGING RETENTION OF PRESENT
TAX EXEMPT STATUS OF MUNICIPAL BONDS."

"RESOLUTION NO. 19235

RESOLUTION GRANTING ATWOOD, LTD., PER-
MISSION TO PERFORM CERTAIN WORK."

There being no further business and on motion duly
made and seconded, the meeting was adjourned at 4:10 p.m.


Secretary

Action SEP 6 1969

*Approved as written
and filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Wednesday, August 20, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Bilotti, Gainor, Tripp, Walters and President Mortensen - 5

Commissioners absent: Commissioner Berkley - 1

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Director of Aviation; Assistant Airport Manager; Public Relations Director; Assistant Chief Engineer; Manager, Properties Department; and Secretary of the Board.

Visitors attending the meeting included Mr. James Stockman, representing Edgewater Investment Company; Mr. Nubar Deombeleg, representing Aircraft Pilots of Metropolitan Oakland; Mr. John R. Y. Millar, representing Duncan Korb & Trimble, Inc.; and Mr. Howard Waldorf, representing City Councilman Harvey Binns.

The minutes of the regular meeting of August 6 and the adjourned regular meeting of August 13, 1969, were approved as written and ordered filed.

Application of Air California, filed with the Public Utilities Commission of the State of California, for authority to provide air transportation service between Palm Springs, on the one hand, and San Jose, Oakland and San Francisco, on the other hand, was the subject of a letter to the Board from the Port Attorney, in which it was recommended that the Port support the application

of Air California for the route, as Air California is the only applicant. It was further recommended that if additional applicant or applicants file for this route, the Port would then support the need for the route without specifically supporting a particular carrier. The recommendation was approved on passage of Resolution No. 19326, endorsing application of Air California for authority to provide air transportation service between Palm Springs and Oakland.

Twin Cities-California Service Investigation Civil Aeronautics Board Docket No. 17619, was the subject of a written report to the Board from the Port Attorney.

Proposed lease with Saturn Airways, was the subject of a memo to the Board from the Assistant Manager, Properties Department, which lease would cover the occupancy of Building L-812 at the Airport for a five-year term, at a rental rate of \$.06 psf for the 40,050 square feet of space in the building, plus additional outside area for \$.015 psf. It was recommended that the Board approve the basis for the lease and authorize conclusion of negotiations to Saturn Airways accordingly. The recommendation was approved on motion of Commissioner Bilotti, seconded and passed unanimously.

Avis Rent-A-Car proposed service facility, was the subject of a memo to the Board from the Assistant Manager, Properties Department, in which the Board was informed that the original location desired by Avis, directly east of the Airport Ticketing Building, is not considered a proper location for the facility, and it is now desired to erect the facility just south of the Standard Oil Station, toward the Airport Terminal, along the east side of Airport Drive, which site consists of approximately 92,000 square feet. It was recommended that a lease be granted for a ten-year initial period with two five-year options, with rental to be revised at the end of the initial term and at the

end of each option period, commencing with a rate of \$.006 for 56,000 square feet and \$.013 for the balance of 36,000 square feet, for a total rental of \$9,700 per year. The Board was advised that all improvements would be financed by Anza Pacific including the required fill and compaction to make the site acceptable for building, with the cost of the fill to be reimbursable as rental credit at 50% of the monthly rental due until reimbursement is complete. It was determined by the Board that this item would be the subject of a work session of the Board to answer certain questions raised as to the level of rent to be charged, and the relationship of the location of the facility to the master planning for the Airport.

Plans and specifications for air cargo road at the South Airport, was the subject of a memo to the Board from the Assistant Chief Engineer, recommending that the plans and specifications be approved, with authority to advertise for bids be received by the Board at its regular meeting of September 3, 1969. The recommendation was approved on passage of Resolution No. 19341.

Plans and specifications for construction of dike for runway extension at the South Airport, was the subject of a memo to the Board from the Assistant Chief Engineer, in which it was recommended that the Board approve the plans and specifications for the dike surrounding the area to be filled for the 2,500 foot extension of runway 11-29, and authority given to advertise for bids to be received by the Board at its regular meeting of October 1, 1969. The Board was informed that because of the requirements of bay fill for this project, application was made to the San Francisco Bay Conservation and Development Commission on September 22, 1966, which original application was denied by the Commission at its meeting of July 6, 1967, and that a further application was filed on November

30, 1967, which was approved by the Commission at its meeting of January 11, 1968. This item was the subject of considerable discussion by the Board, with President Mortensen and Commissioner Walters indicating that they desired certain up-to-date information before proceeding with the project. A motion by Commissioner Walters, that in view of the magnitude of the project, the matter be deferred until the second meeting of the Board in September, failed for lack of a second, and the Resolution which had been prepared by the Port Attorney approving the plans and specifications for the construction of a dike for runway 11-29 extension at Metropolitan Oakland International Airport, and calling for bids, failed to pass.

Contract completion by Bill Gattung on July 18, 1969, for construction of Parallel Taxiway and Other Taxiways at North Field, Oakland International Airport, was reported to the Board by memo from the Assistant Chief Engineer, which completion was 34 calendar days beyond the stipulated time for completion under the contract of June 14, 1969. It was the recommendation of the Assistant Chief Engineer that the contract time be extended for a period of 20 days without assessment of liquidated damages due to delays caused by inclement weather, and instructions issued by the Port to defer certain work to accommodate Airport operating contingencies, and that liquidated damages in the amount of \$100 per calendar day be assessed on the balance of the 14 calendar days of the time overrun. In this connection Resolution No. 19327 was passed extending time for performance of contract for Bill Gattung, Inc. and Resolution No. 19328 was passed accepting work performed by Bill Gattung, Inc., assessing liquidated damages and authorizing recordation of notice of completion.

The sign permit requested by Peralta Junior College District for its Air School on the North Airport, which sign would

measure 3' 6" high x 12' long, was recommended for approval by memo to the Board from the Assistant Chief Engineer, and Resolution No. 19329 was passed granting the permit.

Summary of action taken to improve Airport security, was the subject of a memo to the Board from the Airport Manager. Attached to the report was a copy of the Airport Manager's letter dated August 12, 1969, together with the copy of application and agreement for a permit to operate a vehicle on Oakland International Airport, which letter has been sent to all Airport tenants who have indicated a desire to drive cars onto the North Airport. Mr. Deombeleg, representing the Aircraft Pilots of Metropolitan Oakland, appeared at the meeting and indicated his organization's approval of the security program as outlined in the Airport Manager's letter.

Tariff changes requested by Howard Terminal, having to do with car loading and unloading, rental of equipment and miscellaneous charges as explained to the Board by memo from the Traffic Manager, Marine Terminal Department, were approved on motion of Commissioner Walters, seconded and passed unanimously.

Amendment to contract with Igor O. Weinert to provide for a cash advance of \$1,000 to cover expenses incurred in accordance with the contract, as recommended to the Board by memo from the Assistant Executive Director, was approved on passage of Resolution No. 19333.

Reimbursement of liability insurance carrier, was the subject of a letter to the Board from the Port Attorney in which it was recommended that the Port's insurance carrier, Zurich Insurance Company, be reimbursed a total of \$350 to cover the Port's deductible portion of damage claims settled by Zurich as explained in the letter. Reimbursement of liability insurance carrier was approved on passage of Resolution No. 19330.

Travel authority as recommended to the Board by memo from the Executive Director, for attendance at the annual meeting of the Pacific Coast Association of Port Authorities in Honolulu on September 20 - 25, 1969 by members of the Board, the Executive Director, Port Attorney and Manager, Marine Terminal Department, and participation by the Executive Director at a meeting of the Port and Cargo Systems Committee of the National Research Council in Newark, New Jersey on September 24th and 25th, were approved on passage of Resolution No. 19331.

Personnel matters having to do with appointments as recommended to the Board by memo from the Director of Fiscal Affairs, were approved on passage of Resolution No. 19332.

Golf Course rental, Council control of Port budget, was the subject of a letter to the Board from the Port Attorney, in which it was explained that Councilman Harvey Binns had asked the City Attorney for a formal opinion as to whether the \$60,000 per year paid by the City Council to the Board of Port Commissioners, as rental for the golf course, constitutes an allocation or appropriation of City tax funds to the Port, which would result in control by the City Council of the budget of the Board of Port Commissioners pursuant to Section 616 of the City Charter. Attached to the letter to the Board was a copy of the opinion of the City Attorney, stating that the rental payment is an obligation of the City for which the City must appropriate in its own budget and then pay to the Port or a fiscal agent designated by the Port for the use of the property, and that the intent of Section 616 of the Charter is to permit the City Council to require the budget of the Port to be revised when the Port requests funds from the City other than funds due as a result of contractual arrangements between the City and the Port. The Port Attorney informed the Board that he was in full accord with the opinion of the City Attorney.

Sign permit requested by Chanslor & Lyon Co., Inc.
for two signs to be placed on its building at 7955 Edgewater Drive in the Port of Oakland Industrial Park, was recommended to the Board for approval by memo from the Assistant Chief Engineer, and Resolution No. 19334 was passed approving the permit.

Certificate of Compliance for Chanslor & Lyon Co., Inc., was the subject of a memo to the Board from the Manager, Properties Department, which request was also the subject of an oral report to the Board by the Port Attorney, in which it was explained that Chanslor & Lyon has completed its building in conformity with the plans approved by the Port, as confirmed by inspection made by the Port's Engineering Department, but that as the building is not yet in operation, other requirements of the deed as to the use of the facility and the employment of 25 or more persons in the building has not yet been satisfied; that a Certificate of Completion of Improvements has been prepared for approval by the Board, limited only to the construction of the building, which is satisfactory to Chanslor & Lyon Company in order that they can complete the long-term financing of the facility. In this connection Resolution No. 19338 was passed authorizing execution and delivery of Certificate of Completion of Improvements to Chanslor & Lyon Co., Inc.

Creation of one additional position of Port Properties Representative, was recommended to the Board by memo from the Manager, Properties Department, which position has a starting salary of \$713 per month. Recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Stockman Development Company Account, was the subject of a letter to the Board from the Port Attorney, which outlined

for the Board the history of the bankruptcy proceedings of the Stockman Development Company and subsequent settlement of the account with the exception of the lease area which contains the Standard Oil Company station at the corner of Hegenberger and Edgewater Drive, and the trustee's sale of the Standard Oil portion on August 12, 1969, which will lead to the final settlement of the Stockman Development Company account.

Street lights for Pier Street, Outer Harbor Terminal, to be installed by Pacific Gas & Electric Company under agreement with the Port at a cost of \$6,541, was recommended to the Board by memo from the Assistant Chief Engineer, and was approved on passage of Resolution No. 19335.

Approval of sublease, Buttner Corp., in its leasehold premises at Pendleton Way and Capwell Drive in the Industrial Park to Pacific Press & Shear Corporation, was recommended to the Board by memo from the Manager, Properties Department and Mr. John R. Y. Millar, representing Duncan Korb & Trimble Inc. appeared before the Board in support of Pacific Press & Shear Corporation's use of the facility. The sublease was approved on passage of Resolution No. 19337.

List of claims paid for various funds, was the subject of a memo from the Director of Fiscal Affairs, in which it was recommended that in future presentations to the Board, the various list of claims paid against Port funds would be summarized for the Board, and that the full list of claims paid would be retained in the files of the Secretary of the Board and would be available for inspection by members of the Board as required. Such procedure was approved on motion of Commissioner Bilotti, seconded and passed unanimously.

The following written reports were noted and ordered
filed:

Status Report.

List of claims paid from Various Accounts.

Summary of Cash Port Revenue and Construction Funds
as of August 14, 1969.

Summary of Cash and Accounts Receivable as of
July 31, 1969.

A. Active Accounts Receivable 60 Days or More
in Arrears as of August 14, 1969.

B. Active Accounts Receivable 60 Days or More in
Arrears Referred to Legal as of August 14, 1969.

C. Inactive Accounts Receivable Referred to Legal
as of August 14, 1969.

The following resolutions were introduced and passed
separately by the following vote:

Ayes: Commissioners Bilotti, Gainor, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: Commissioner Berkley - 1

"RESOLUTION NO. 19326

RESOLUTION ENDORSING APPLICATION OF AIR CALIFORNIA
FOR AUTHORITY TO PROVIDE AIR TRANSPORTATION SERVICE
BETWEEN PALM SPRINGS AND OAKLAND."

"RESOLUTION NO. 19327

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF
CONTRACT WITH BILL GATTUNG, INC."

"RESOLUTION NO. 19328

RESOLUTION ACCEPTING WORK PERFORMED BY BILL
GATTUNG, INC., ASSESSING LIQUIDATED DAMAGES
AND AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 19329

RESOLUTION GRANTING PERALTA JUNIOR
COLLEGE DISTRICT OF ALAMEDA COUNTY
PERMISSION TO PERFROM CERTAIN WORK."

"RESOLUTION NO. 19330

RESOLUTION MAKING APPROPRIATION TO
REIMBURSE ZURICH INSURANCE COMPANY."

"RESOLUTION NO. 19331

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19332

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19333

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
IGOR O. WEINERT."

"RESOLUTION NO. 19334

RESOLUTION GRANTING CHANSLOR & LYON CO.,
INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19335

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH PACIFIC GAS AND ELECTRIC
COMPANY TO INSTALL FACILITIES OR PERFORM
OTHER WORK."

"RESOLUTION NO. 19336

RESOLUTION ASSIGNING EMPLOYEES AND
FINDING THEM TO BE ENTITLED TO CERTAIN
RATES WITHIN SALARY SCHEDULES FIXED BY
PORT ORDINANCE NO. 867."

"RESOLUTION NO. 19337

RESOLUTION GRANTING PERMISSION TO
BUTTNER CORP. TO SUBLET PREMISES."

"RESOLUTION No. 19338

RESOLUTION AUTHORIZING EXECUTION AND
DELIVERY OF CERTIFICATE OF COMPLETION
OF IMPROVEMENTS TO CHANSLOR & LYON CO.,
INC."

RESOLUTION NO. 19339

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH DETECTIVE INTELLIGENCE
SERVICE, INC."

"RESOLUTION NO. 19340

RESOLUTION AUTHORIZING EXECUTION OF CER-
TAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19341

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF A ROADWAY, AIR CARGO AREA, OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR."

Amended Port Ordinance No. 1589 being, "AN ORDINANCE AMENDING SECTION 6.04 OF PORT ORDINANCE NO. 1047 ESTABLISHING RULES AND REGULATIONS CONCERNING METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", and Port Ordinance No. 1595 being, "AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE NO. 867 RELATING TO SALARY SCHEDULE NO. 83 IN THE PORT DEPARTMENT", and Port Ordinance No. 1596 being, "AN ORDINANCE AMENDING CERTAIN ITEMS OF, AND REPEALING ITEMS NOS. 795 AND 825 OF, PORT ORDINANCE NO. 964, RELATING TO DEFINITION OF TECHNICAL TERMS AND WHARFAGE RATES", and Port Ordinance No. 1597 being, "AN ORDINANCE AMENDING SECTION 5.04 OF PORT ORDINANCE NO. 867, CREATING ONE ADDITIONAL POSITION OF INTERMEDIATE STENOGRAPHER-CLERK", and Port Ordinance No. 1598 being, "AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE", and Port Ordinance No. 1599 being, "AN ORDINANCE AMENDING SECTION 18 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AND THE PROVISION OF AVIATION FUEL AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Bilotti, Gainor, Tripp,

Walters and President Mortensen - 5

Noes: None

Absent: Commissioner Berkley - 1

Council Ordinance No. _____ C.M.S. and Port Ordinance No. 1600 being, "A JOINT ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE OF REAL PROPERTY FROM THE PORT OF OAKLAND FOR A CITY FIRE STATION", was read a second time and finally adopted by the following vote:

Ayes: Commissioners Bilotti, Gainor, Tripp,
and President Mortensen - 4

Noes: Commissioner Walters - 1

Absent: Commissioner Berkley - 1

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZ-
ING EXECUTION OF SEVENTH SUPPLEMENTAL AGREEMENT WITH EDGEWATER
INVESTMENT COMPANY", was read the first time and passed to print
by the following vote:

Ayes: Commissioners Bilotti, Gainor, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: Commissioner Berkley - 1

The Board convened in executive session at 4:05 p.m.
to discuss certain matters of pending litigation with the Port
Attorney, reconvened in open session at 4:30 p.m. and adjourned
at 4:31 p.m.



Secretary

Action SEP 2 1969

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

*Approved as written
& filed*

The meeting was held on Wednesday, September 3, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Berkley, Bilotti,
Gainor, Tripp, Walters and
President Mortensen - 6

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Secretary Walter A. Abernathy; Executive Director; Deputy Port Attorney John E. Nolan; Public Relations Director; Assistant Chief Engineer; and, for a portion of the meeting, the Manager, Properties Department and Director of Aviation.

Visitors attending the meeting included Messrs. Harold N. Lane, President, and Savery L. Nash, Vice President of the Airport Development Associates; Messrs. Clark Siedel, Regional Manager (Pacific), David Doyle, District Manager and Thomas Deane, Director of Airport Relations of the Avis Rent A Car System; Mr. Tom Skelly, Contractor Administrator, O. C. Jones & Sons; Mr. Paul Faberman, Real Estate Investment Analyst, Stolte Inc.; Mr. Philip M. Jelley, attorney for Skaggs Payless Drugs; Mr. James Stockman, representing Edgewater Investment Company; Mr. Nubar Deombely, representing Aircraft Pilots of Metropolitan Oakland and Mr. John Kelly, Youth Aide Coordinator.

The minutes of August 20, 1969 were approved as written and ordered filed.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For CONSTRUCTION OF A ROADWAY, AIR CARGO AREA, OAKLAND INTERNATIONAL AIRPORT for which four bids were received:

DESCRIPTION	Gallagher & Burk, Inc.	O. C. Jones & Sons
Item 1. Lump sum price for job comp., with except. of separately priced Items 2 thru 5, inclusive	\$ 31,420	\$ 37,670
Item 2. Unit price per ton for aggregate subbase mater. in place Est. quan. 8,500 tons	2.40	3.00
TOTAL	20,400	25,500
Item 3. Unit price per ton for aggregate base mater. in place Est. quan. 2,200 tons	3.00	3.65
TOTAL	6,600	8,030
Item 4. Unit price per ton for imported select fill mater., in place Est. quan. 1,700 tons	2.35	2.50
TOTAL	3,995	4,250
Item 5. Unit price per ton for asphaltic concrete pavement in place Est. quan. 625 tons	9.10	9.70
TOTAL	5,687.50	6,062.50
GRAND TOTAL	68,102.50	81,512.50
SECURITY	10% bid bond	Bid bond in amount of \$10,000
DESCRIPTION	Bay Cities Paving & Grading, Inc.	McGuire & Hester
Item 1. Lump sum price for job comp., with except. of separately priced Items 2 thru 5, inclusive	\$ 35,444	\$ 52,468

DESCRIPTION	Bay Cities Paving & Grading, Inc.	McGuire & Hester
Item 2. Unit price per ton for aggregate subbase mater. in place Est. quan. 8,500 tons	3.80	2.75
TOTAL	32,300	23,375
Item 3. Unit price per ton for aggregate base mater. in place Est. quan. 2,200 tons	3.80	3.50
TOTAL	8,360	7,700
Item 4. Unit price per ton for imported select fill mater., in place Est. quan. 1,700 tons	3.00	2.00
TOTAL	5,100	3,400
Item. 5. Unit price per ton for asphaltic concrete pavement in place Est. quan 625 tons	13.00	10.00
TOTAL	8,125	6,250
GRAND TOTAL	89,329.00	93,193.00
SECURITY	Bid bond in amount of \$10,000	10% bid bond

The foregoing bids were referred to the Port Attorney as to form and legality and to the Executive Director for recommendation. Upon approval of the low bid of Gallagher & Burk, Inc. as to form and legality by the Deputy Port Attorney and upon recommendation of the Executive Director, Resolution No. 19365 was passed awarding the contract to Gallagher & Burk, Inc. Commissioner Gainor asked that the following statement be read into the Minutes:

"Based upon past business relationships, my employer, Rhodes & Jamieson, may be the supplier, as a materialman, of sand,

gravel, ready-mix concrete and/or building materials to Gallagher & Burk, Inc., a corporation, as the prime contractor with the Port of Oakland for construction of a roadway, air cargo area, Oakland International Airport. My interest in such contract is remote within the meaning of Section 1091, Subdivision (2), of the Government Code of the State of California for the reason that Rhodes & Jamieson has ten (10) or more other employees and I have been an employee of Rhodes & Jamieson for at least three (3) years prior to becoming a member of the Board of Port Commissioners. It is requested that the fact of such interest be noted in the official records of the Board."

The continued item of Avis Rent A Car proposed service facility was brought up for discussion. The Executive Director outlined the pertinent terms of the lease as follows: (1) The site requires fill and compaction to make it acceptable for building. The cost of this improvement (the filling) will be financed by Anza Pacific and will be reimbursable with rental credit at 50% of that rental due until reimbursement is complete. The initial rental will be \$808.33 per month with 1/2 being deducted to cover the cost of the filling; (2) the lease term is 10 years with two 5-year options with the rental to be reviewed at the end of the initial term and at the end of each option period; (3) the use of the property is for rental automobile service building and storage area; (4) improvements for the facility must be completed within 12 months of the commencement time of the lease; and (5) standard Port provisions. The Board had previously approved on the first site \$.006 per square foot rate for the 56,000 square feet involved. The new site comprises approximately 92,000 square feet. An 8% rate on this valuation would result in an annual rental for the

land of \$14,400, or \$.013 per square foot per month. This is more than double the \$.006 per square foot rate that the Board had previously approved on the first site. After a lengthy discussion, a motion was made by Commissioner Tripp, seconded and passed un-animously, that negotiations be concluded with Avis as recommended except for the term which should be set for a 10-year period instead of a 10 -year period with two 5-year options. President Mortensen invited Mr. Deane to attend a work session on September 10 to submit plans, landscaping and any additional information available.

A building permit for the Edgewater-Hyatt Hotel, Industrial Park, was the subject of a memo to the Board by the Assistant Chief Engineer in which he stated that the Edgewater Investment Company had submitted two building permit applications for construction of additions to its building. One application is for a new three-story building to contain 200 additional hotel rooms and the other application is for construction of a one-story meeting room addition to the present building and enlargement of the present coffee shop. The total improvements are expected to cost \$1,500,000. Part of the work will be on the area which the Edgewater Investment Company is adding to its lease. To permit construction to commence prior to completion of the referendum period of the amended lease agreement Edgewater Investment Company has executed an interim license agreement covering this area. Resolution No. 19343 was passed approving this and other license agreements. This building permit was approved on passage of Resolution No. 19342.

Amendment to subordination agreement with Stolte, Inc., was the subject of a memo to the Board by the Assistant Executive Director. It was determined by the Board that this item would be the subject of a work session of the Board to be held on Wednesday,

September 10 and Mr. Faberman was invited to attend this session to provide additional information and background data.

Industrial Park Sale to Levi J. Skaggs, was the subject of a memo to the Board by the Manager, Properties Department in which he advised that Mr. Levi J. Skaggs, Chairman of the Board of Skaggs Payless Drug Stores, had made an offer to purchase Lot C-13 consisting of 4.59 acres on Edgewater Drive in the Industrial Park at a price of \$90,000 per acre. The offer was accompanied by a deposit check in the amount of \$41,310. The broker of record is Ernest W. Hahn, Inc. Mr. Skaggs plans to build a two-story office building of approximately 50,000 square feet on the site. Payless Drug Stores will move its administrative offices to the new location and a portion of the building, when completed, will be available for lease. In this connection, an ordinance was passed to print authorizing the sale of certain City-owned real property located on the northeast side of Edgewater Drive approximately 1,000 feet northwest of Pendleton Way in the Port of Oakland Industrial Park to Levi J. Skaggs and directing the execution and attestation of a deed to the purchaser thereof.

A report of the Port of Oakland Youth Aide Program was submitted by John Kelly, Youth Aide Coordinator. President Mortensen congratulated Mr. Kelly on his fine report and asked his recommendations on how the program could be improved. Mr. Kelly suggested that next year the young people be given the opportunity to get actual on-the-job training rather than such jobs as weed pulling. He also suggested that perhaps a program for after-school work and weekend work could be continued through the fall. The Board thought this was an excellent idea and asked that a program of this type be investigated.

Contract completion by O. C. Jones and Sons on July 1, 1969 for Air Cargo Apron Addition at the Airport was reported to the Board by memo from the Assistant Chief Engineer, which completion was 15 calendar days beyond the stipulated time for completion under the contract of June 16, 1969. It was the recommendation of the Assistant Chief Engineer that the contract time be extended to and including June 25, 1969, resulting in an extension to the Contractor of 9 calendar days without assessment of liquidated damages and that liquidated damages be assessed for the balance of the calendar days of the time overrun in the amount of \$100 per calendar day as stipulated in the contract for a total of \$600. In this connection Resolution No. 19347 was passed extending time for performance of contract with O. C. Jones & Sons and Resolution No. 19348 accepting work performed by O. C. Jones & Sons assessing liquidated damages and authorizing recordation of notice of completion by the following vote: 5 ayes, Commissioners Bilotti, Gainor, Tripp, Walters and President Mortensen; 1 absent, Commissioner Berkley, who had been called out of the meeting for a phone call.

Purchase of temporary office facilities for Airport operations, was the subject of a memo to the Board from the Airport Manager in which he explained that the facilities were required as part of the "Immediate Expansion" program at the Airport Terminal. The Board was advised that informal bids had been solicited by the Port Purchasing Agent and that the low bid was received from Porta House Mobiles. The price for a 1,560 square foot mobile office/crew facility is \$19,500 for an outright purchase, including taxes, license, delivery setup, etc. In this connection Resolution No. 19344 was passed authorizing the purchase of a mobile office complex without competitive bidding.

A building permit for Lamm Associates, Inc. for partition removal, was reported to the Board in a memo from the Assistant Chief Engineer. In this connection Resolution No. 19345 was passed granting the permit.

Contract completion for Scott-Buttner Co., Inc. on July 25, 1969 for Runway Centerline Lighting, Airport, South Field, was the subject of a memo to the Board from the Assistant Chief Engineer. This contract was completed within the stipulated time for completion. In this connection Resolution No. 19346 was passed accepting this contract and authorizing the recordation of notice of completion.

Establishment of a fund for construction of North Airport Double Midfield Taxiway, was the subject of a memo to the Board by the Director of Fiscal Affairs in which he stated that the Port has applied to the Federal Aviation Administration and to the California State Aeronautics Division to assist the Port in financing a \$130,000 North Airport Double Midfield Taxiway Construction project at Oakland International Airport. The Port's share of the project cost is estimated at \$70,000. To comply with FAA requirements it is necessary that the \$70,000 be deposited in a special fund which will also be used for Federal and State Funds. In this connection Resolution No. 19350 was passed creating this special fund.

Transfer of funds to 1966 Airport Development Fund, was the subject of a memo to the Board by the Director of Fiscal Affairs in which he stated that the \$435,000 Air Cargo Terminal Project which is over 75% completed is to be financed by EDA grants and loans. To date the Port has received \$113,800 in loans and grants and pending receipt of additional EDA funds it is necessary to provide temporary financing of \$75,000 from the Port Revenue Fund. Reimbursement will be made to the Port

Revenue Fund from future EDA grants and loans. In this connection Resolution No. 19349 was passed authorizing transfer of these funds and authorizing transfer of \$70,000 to the North Airport Double Midfield Taxiway Construction Fund.

Service to Omaha and Des Moines Case, Civil Aeronautics Board Docket No. 18401, was the subject of a written report from the Port Attorney.

Tariff Increases, Port of Oakland Tariff No. 2, Miscellaneous Charges, as explained to the Board by memo from the Traffic Manager and Manager Marine Terminal Department, were approved on a passage of an ordinance to print amending Items Nos. 2325, 2398 and 2399 of Port Ordinance 964 relating to miscellaneous charges.

Additional Covered Area - Berth "H" Facilities - Seventh Street Marine Terminal - Emergency Procurement, was the subject of a memo to the Board by the Assistant Chief Engineer in which he stated that the transit freight station now under construction as part of the Berth "H" Facility at the Seventh Street Marine Terminal was designed to work in conjunction with containerships carrying only moderate amounts of break-bulk cargo. The operators, Marine Terminals Corporation anticipate that appreciable time will elapse before sufficient fully containerized shipments can be developed to make more than part-time use of the facility. In the meantime, in order to develop fuller use and Port revenues to support the investment, it is necessary to make provision for attracting a greater volume of break-bulk cargo than originally contemplated by providing additional covered area. It was recommended that an additional 10,000 square feet of covered area be provided in the shortest possible time by erecting a temporary standard steel building

100 feet square abutting the north side of the building now under construction, which recommendation was approved on passage of Resolution No. 19360.

Disposal of Whirley Cranes, was reported to the Board in a memo from the Port Purchasing Agent in which he stated that the Board had, on June 16, 1969, authorized entering into an agreement with National Iron and Metal Company to dispose of the inoperative Whirley Cranes acquired from the Oakland Dock and Warehouse Company, but that the firm had failed to conclude the agreement. It was recommended to the Board that the cranes be disposed of to the best bidder in a sealed bid sale after advertising for bids. In this connection Resolution No. 19351 was passed authorizing the sale of the two Whirley Cranes.

Agreement between the Port of Seattle and Japan Line, Ltd., Kawasaki Kisen Kaisha, Ltd., Mitsui O.S.K. Lines, Ltd., Nippon Yusen Kaisha, Showa Shipping Co., Ltd., and Yamashita-Shinnihon Steamship Co., Ltd. was reported to the Board in a letter from the Port Attorney in which he stated that the above-mentioned Japanese shipping lines had filed with the Federal Maritime Commission for approval under the Shipping Act, 1916, a preferential user agreement for use of terminal facilities on Harbor Island in Seattle, Washington. A study and analysis of the agreement indicates that a number of items pertinent to the proposed operations upon the premises to be occupied are not contained in the agreement as filed. By its own terms, the agreement is contingent upon final agreement by the Port of Seattle and the carriers--"as to all particulars of terminal, freight stations, stevedoring services and equipment including use of high-speed container crane and straddle carriers."

Because of the non-availabilty of these "particulars" it would be impossible to make a full and complete analysis of the compensatoriness of these agreements to the Port of Seattle. It was the recommendation of Port management that comments be filed with the Federal Maritime Commission requesting that the agreement not be approved until after the filing of a memorandum or memorandums of the final agreements between the Port of Seattle and the carriers with respect to the particulars of terminal, freight station, stevedoring services and equipment. These comments do not amount to a formal protest but in effect preserve the Port's right to protest the agreement if a subsequent analysis of the final agreement as to these particulars indicates that the agreement is noncompensatory or otherwise in violation of the Shipping Act. In this connection Resolution No. 19352 was passed.

United Bay Area Crusade for 1969 was reported to the Board by the Port Purchasing Agent, stating that the official kick-off for the 1969 United Crusade will begin during the week of September 8 through the 15th and asking the Board express its endorsement of the Port's participation in this crusade. Resolution No. 19353 was passed and directing the 1969 Bay Area Crusade fund-raising campaign.

Approval of specifications for materials and/or services for the period October 20, 1969 and including September 30, 1970 and authority to advertise for bids to be received September the 17th, 1969 for annual contracts, were presented to the Board for its approval by memo from the Port Purchasing Agent and were approved as follows:

For Furnishing and Installing Asphaltic Concrete in the Port of Oakland area by passage of Resolution No. 19354;

For Furnishing and Delivering Purple K
Chemical Agent to the Metropolitan
Oakland International Airport by passage
of Resolution No. 19355; and

For Furnishing and Delivering Douglas
Fir Creosoted Piles to the Port of
Oakland by passage of Resolution No.
19356.

Personnel matters having to do with appointments and
leaves of absence, as recommended to the Board by memo from the
Director of Fiscal Affairs, were approved on passage of Resolutions
Nos. 19357 and 19358.

The City Council action on General Plan as it affects
Port area, was reported to the Board in a memo from the Assistant
Executive Director.

Additional Building Maintenance Engineer, was the
subject of a letter to the Board by the Assistant Chief Engineer,
requesting that an additional building maintenance engineer be
hired and used as a relief man at the Airport and at the Port of
Oakland Building. On motion of Commissioner Tripp, seconded and
passed unanimously, the Board approved the hiring of an additional
building maintenance engineer.

At its meeting on August 20, 1969, the Board approved
a sublease for the premises under lease to Berkeley Instruments
Corporation, assigned to the Buttner Corporation, for the property
at Pendleton Way and Capwell Drive in the Industrial Park to
Pacific Press and Shear Corporation. It was requested that the
use clause be amended to include light manufacturing, warehousing,
industrial sales, processing, laboratory, office, professional,
research, development and related activities. In this connection
Resolution No. 19364 was passed.

Payment of Real Estate Commission to Duncan, Korb & Trimble, Inc., was the subject of memo to the Board by the Manager, Properties Department in connection with a lease and option to purchase 1.55 acres on the southwest corner of Edgewater Drive and Roland Way granted to Jack C. Stamaton. Resolution No. 19361 was passed, authorizing payment of real estate commission to Duncan, Korb & Trimble, Inc.

Amendment to Sea Wolf Lease, was the subject of a memo to the Board from the Assistant Executive Director recommending an extension of the present rental credit arrangement for improvements previously constructed by the Sea Wolf to allow a 10-year total recovery period. In this connection Resolution No. 19359 was passed authorizing execution of First Supplemental Agreement with Portoak Corporation and directing recordation thereof.

A building permit request by Builders Cabinets, Inc., Industrial Park, for construction of a fabrication building 145' x 150' x 26' high, of tilt up concrete construction at an estimated cost of \$80,000 was recommended for approval in a memo to the Board from the Assistant Chief Engineer. After much discussion by the Board, it was recommended that further landscaping plans be submitted to the Board at a future meeting.

The following written reports were noted and ordered filed:

Status report.

Summary of Cash - Port Revenue and Construction Accounts as of August 28, 1969.

Summary of Claims Paid from Various Funds during the period August 15 through 27, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Tripp
and Walters - 4

Noes: None

Abstain: Commissioner Gainor and President Mortensen - 2

Absent: None

"RESOLUTION NO. 19342

RESOLUTION GRANTING EDGEWATER INVESTMENT
COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19343

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN
LICENSE AND CONCESSION AGREEMENTS."

The following resolutions were introduced and passed separately by the following vote:

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Bilotti, Gainor, Tripp,
Walters and President Mortensen - 5

Noes: None

Absent: Commissioner Berkley - 1

"RESOLUTION NO. 19347

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH O. C. JONES AND SONS."

"RESOLUTION NO. 19348

RESOLUTION ACCEPTING WORK PERFORMED BY
O. C. JONES AND SONS, ASSESSING LIQUIDATED
DAMAGES AND AUTHORIZING RECORDATION OF
NOTICE OF COMPLETION."

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6

Noes: None

Absent: None

"RESOLUTION NO. 19344

RESOLUTION AUTHORIZING THE PURCHASE OF A MOBILE
OFFICE COMPLEX WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 19345

RESOLUTION GRANTING LAMM ASSOCIATES, INC.,
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19346

RESOLUTION ACCEPTING WORK PERFORMED BY SCOTT-
BUTTNER ELECTRIC CO., INC., AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19349

RESOLUTION TRANSFERRING CERTAIN FUNDS."

"RESOLUTION NO. 19350

RESOLUTION CREATING SPECIAL FUND TO BE
KNOWN AS THE 'NORTH AIRPORT DOUBLE MIDFIELD
TAXIWAY CONSTRUCTION FUND'."

"RESOLUTION NO. 19351

RESOLUTION AUTHORIZING SALE OF TWO WHIRLEY
CRANES."

"RESOLUTION NO. 19352

RESOLUTION RATIFYING AND CONFIRMING ACTION
OF THE PORT ATTORNEY IN FILING COMMENTS
WITH THE FEDERAL MARITIME COMMISSION CON-
CERNING AGREEMENT BETWEEN THE PORT OF SEATTLE
AND JAPAN LINE, LTD., KAWASAKI KISEN KAISHA,
LTD., MITSUI O.S.K. LINES, LTD., NIPPON YUSEN
KAISHA, SHOWA SHIPPING CO., LTD., AND
YAMASHITA-SHINNIHON STEAMSHIP CO., LTD."

"RESOLUTION NO. 19353

RESOLUTION ENDORSING THE 1969 UNITED BAY AREA
CRUSADE FUND RAISING CAMPAIGN."

"RESOLUTION NO. 19354

RESOLUTION APPROVING SPECIFICATIONS FOR
FURNISHING AND INSTALLING ASPHALTIC CONCRETE
IN THE PORT OF OAKLAND AREA FOR THE PERIOD
COMMENCING OCTOBER 20, 1969 AND ENDING
SEPTEMBER 30, 1970 AND CALLING FOR BIDS
THEREFOR."

"RESOLUTION NO. 19355

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING PURPLE K DRY CHEMICAL AGENT TO THE OAKLAND INTERNATIONAL AIRPORT FOR THE PERIOD COMMENCING OCTOBER 20, 1969 AND ENDING SEPTEMBER 30, 1970, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19356

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING DOUGLAS FIR CREOSOTED PILES TO THE PORT OF OAKLAND FOR THE PERIOD OCTOBER 20, 1969 TO AND INCLUDING SEPTEMBER 30, 1970 AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19357

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19358

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 19359

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH PORTOAK CORP. AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19360

RESOLUTION FINDING THAT AN EXTREME EMERGENCY EXISTS WHICH REQUIRES THE PERFORMANCE OF CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 19361

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE BROKERAGE COMMISSION TO DUNCAN, KORB & TRIMBLE, INC."

"RESOLUTION NO. 19362

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT CANCELLING LEASES OF REAL PROPERTY WITH CHEVRON ASPHALT COMPANY AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19363

RESOLUTION CONCERNING THE PASSING OF WALLACE F. DUNCAN."

"RESOLUTION NO. 19364

RESOLUTION AUTHORIZING EXECUTION OF SECOND
SUPPLEMENTAL AGREEMENT WITH BUTTNER CORP."

The following resolution was introduced and passed
separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Tripp,
Walters and President Mortensen - 5

Noes: None

Abstain: Commissioner Gainor - 1

Absent: None

"RESOLUTION NO. 19365

RESOLUTION AWARDING CONTRACT TO GALLAGHER
& BURK, INC., FOR CONSTRUCTION OF A ROADWAY,
AIR CARGO AREA, OAKLAND INTERNATIONAL AIRPORT;
FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN
CONNECTION THEREWITH; REJECTING ALL OTHER
BIDS; AND DIRECTING RETURN OF BID BONDS TO
BIDDERS."

Port Ordinance No. 1601 being, "AN ORDINANCE
AUTHORIZING EXECUTION OF SEVENTH SUPPLEMENTAL AGREEMENT WITH
EDGEWATER INVESTMENT COMPANY", was read a second time and
finally adopted by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE
AMENDING ITEMS NOS. 2325, 2398 AND 2399 OF PORT ORDINANCE
NO. 964 RELATING TO MISCELLANEOUS CHARGES" and Port Ordinance
No. _____ being, "AN ORDINANCE AUTHORIZING THE SALE OF
CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE NORTHEAST

SIDE OF EDGEWATER DRIVE APPROXIMATELY 1000 FEET NORTHWEST OF PENDLETON WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK TO LEVI J. SKAGGS AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF", were read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6
Noes: None
Absent: None

The meeting was adjourned at 4:40 p.m. to 2 p.m. Wednesday, September 10, 1969 out of respect to and in memory of Wallace F. Duncan.

* * * * *

The meeting was reconvened on Wednesday, September 10, 1969 at the hour of 2 p.m. in the office of the Board, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Berkley, Bilotti,
Gainor, Tripp, Walters and
President Mortensen - 6

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Deputy Port Attorney Wilson F. Wendt; Assistant Chief Engineer; Public Relations Director; and Secretary of the Board.

Visitors attending the meeting included, Mr. Y. Charles Soda, Mr. Howard Waldorf, representing Councilman Harvey Binns.

The continued item of Plans and Specifications for Dike for Runway Extension - South Airport was called for discussion by President Mortensen, as originally recommended to the Board by memo from the Assistant Chief Engineer of August 20, 1969. It

was explained to the Board that it is now planned that bids would be called for to be received at an adjourned meeting of the Board on October 22, 1969 and if in order, contract would be awarded at a meeting of October 29, 1969. Resolution No. 19366 was then passed approving plans and specifications for construction of dike for Runway 11-29 extension at the Metropolitan Oakland International Airport and calling for bids therefor.

Letter of Agreement, Kaiser Engineers, was the subject of a memo to the Board from the Assistant Chief Engineer in which it was recommended that the Board authorize the Executive Director to sign an interim agreement with Kaiser Engineers for planning services relating to completion of the conceptual plans for expansion of the airport terminal complex covering construction to be completed within the next three years and for the development of a conceptual master plan to guide development of the South Airport through 1985. The Board was informed that Kaiser Engineers are associating themselves with Peat, Marwick, Mitchell & Company, airport consultants. The interim agreement would carry the salary schedule of both Kaiser Engineers and the associated company, and fees payable would be based on a multiplier of two times such rates with a limitation of \$45,000 for the initial three months period. The recommendation was approved on passage of Resolution No. 19367.

Amendment to the Minutes of the Board meeting of August 20, 1969, on page 11 correcting the title for "Council Ordinance No. _____ and Port Ordinance No. 1600" as reported to the Board by the Secretary was approved on motion of Commissioner Bilotti, seconded and passed unanimously.

Amendment to Subordination Agreement with Stolte, Inc. was put over to the next meeting of the Board at the suggestion of President Mortensen.

66 London Square Corporation v. City of Oakland,

Alameda County Superior Court Action No. 387289, was the subject of a written report to the Board from the Port Attorney in which the Board was advised that Deputy Port Attorney Wilson F. Wendt, representing the Port, had obtained a ruling in favor of the Port in the first phase of the trial concerning payment to the Port for utilities furnished by the Port for the second floor area of the Port of Oakland Building and that the matter had been continued to December 8, 1969.

Commissioner Gainor gave a brief oral report on the discussions being held as to the location of the Jack London cabin. The Board was advised that the Jack London Square Association plans on making a proposal to the Board on this matter.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6

Noes: None

Absent: None

"RESOLUTION NO. 19366

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF DIKE FOR RUNWAY 11-29 EXTENSION AT THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19367

RESOLUTION AUTHORIZING EXECUTION OF INTERIM LETTER AGREEMENT WITH KAISER ENGINEERS."

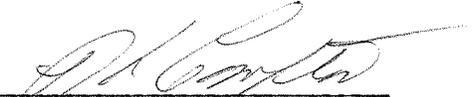
"RESOLUTION NO. 19368

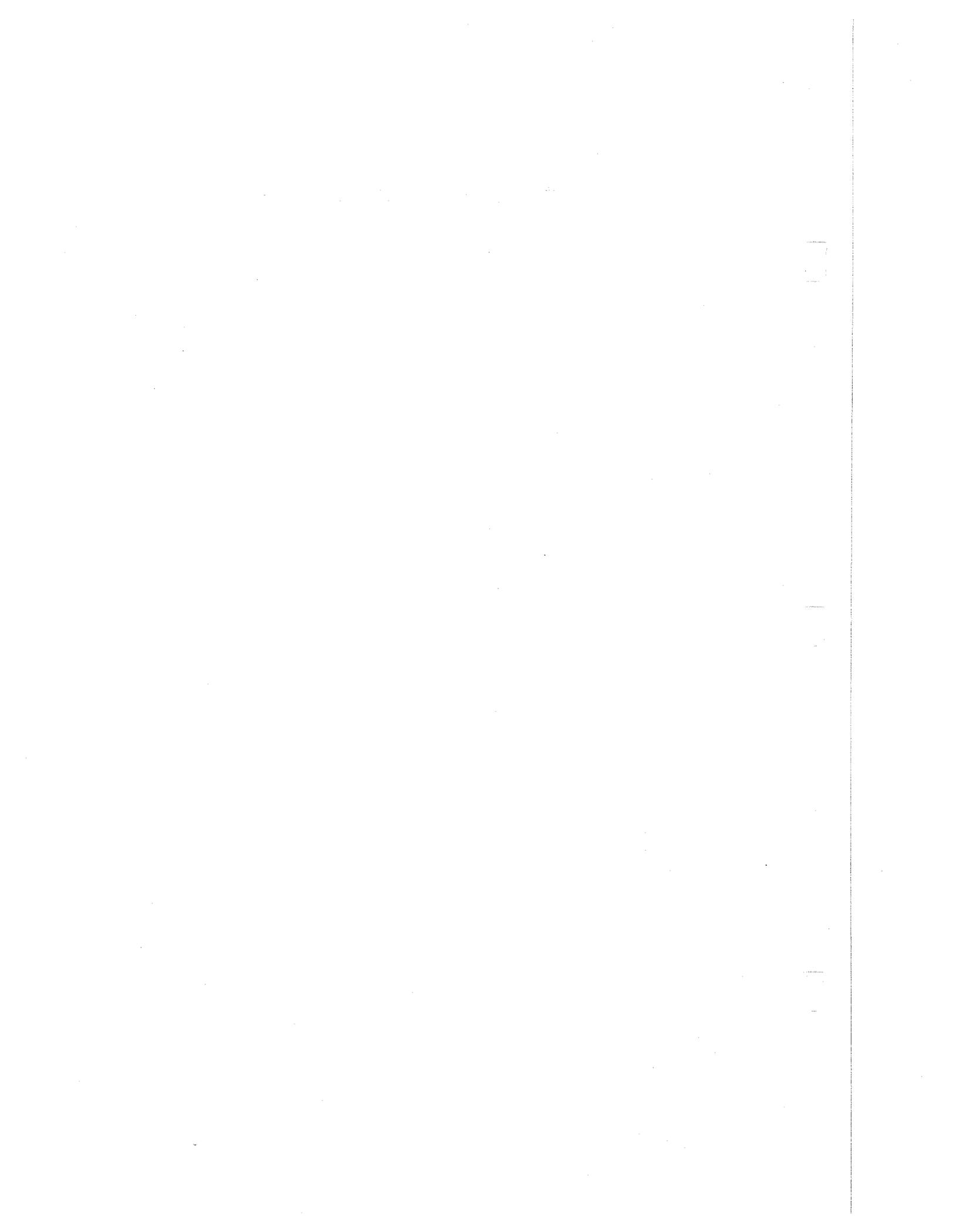
RESOLUTION APPROVING BONDS OF GALLAGHER & BURK, INC."

"RESOLUTION NO. 19369

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT ACKNOWLEDGING CANCELLATION OF LEASE WITH RINGSBY PACIFIC LTD., SUCCESSOR TO FORTIER TRANSPORTATION COMPANY."

There being no further business and on motion duly made and seconded, the meeting was adjourned at 2:50 p.m.


Secretary



REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

*Approved as written
and filed*

The meeting was held on Wednesday, September 17, 1969 at the hour of 2 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Berkley, Bilotti, Gainor, Tripp, Walters and President Mortensen - 6

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Supervising Engineer Roy Clark; Director of Aviation; Public Relations Director; Manager, Properties Department; Assistant Manager, Properties Department; and the Secretary of the Board.

Visitors attending the meeting included Mr. Howard Waldorf, representing Oakland City Councilman Harvey Binns; Messrs David Doyle, District Manager and Thomas J. Deane, Assistant Vice President-Director of Airport Relations representing Avis Rent A Car; Mr. Jens Hansen, Architect for Clay P. Bedford; and Mr. Cy Lee, Vice President, C. J. Hendry Company.

The reading of the minutes of the regular meeting of the Board held on September 3, 1969 and the adjourned regular meeting of the Board, September 10, 1969 were deferred as they were not yet completed.

Bids for the following contracts for purchase of materials which were received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For FURNISHING AND INSTALLING ASPHALTIC CONCRETE IN
 THE PORT OF OAKLAND AREA FOR THE PERIOD COMMENCING OCTOBER 20,
 1969 AND ENDING SEPTEMBER 30, 1970, for which three bids were
 received:

DESCRIPTION	Gallagher & Burk, Inc.	Ransome Co.	O.C. Jones & Sons
Item 1. Unit price per ton for asphaltic con- crete placed in Zone 1 Est. Quan. 3,000 Tons	\$ 9.00	\$ 9.00	10.40
TOTAL	27,000.00	29,700.00	31,200.00
Item 2. Unit price per ton for asphaltic con- crete placed in Zone 2 Est. Quan. 3,000 Tons	8.90	No bid	10.60
TOTAL	26,700.00		31,800.00
SECURITY	10% bid bond	10% bid bond	Bid bond in amt. of \$15,000.00

For FURNISHING AND DELIVERING PURPLE K DRY CHEMICAL
 AGENT TO THE OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA,
 FOR THE PERIOD COMMENCING OCTOBER 20, 1969 AND ENDING SEPTEMBER 30,
 1970, for which one bid was received:

DESCRIPTION	A. J. Johnson Co., Inc.
Item 1a. Furn. & del. Purple K dry chemical agent for training Price per 50 lb. container	\$ 23.10
Item 1b. Furn. & del. Purple K dry chemical agent for fire prevention Price per 50 lb. container	24.65
SECURITY	10% bid bond

For FURNISHING AND DELIVERING DOUGLAS FIR CREOSOTED
 PILES TO THE PORT OF OAKLAND FOR THE PERIOD OCTOBER 20, 1969
 TO AND INCLUDING SEPTEMBER 30, 1970, for which three bids were
 received:

	Koppers Co., Inc.	J.H. Baxter & Co.	McCormick & Baxter Creosoting Co.
DESCRIPTION			
Item 1. Price per lin. ft., 40-49 ft. Est. Quan. 2,000 ft.	\$ 1.93	\$ 2.31	\$ 2.43
TOTAL	3,860	-	4,860
Item 2. Price per lin. ft., 50-75 ft. Est. Quan. 5,000 ft.	1.93	2.47	2.43
TOTAL	9,650	-	12,150
SECURITY	10% bid bond	Cert. Check No. 035861 in amt. of \$1,697	Bid bond in amt. of \$1,800

The foregoing bids were referred to the Port Attorney as
 to form and legality and to the Port Purchasing Agent for
 recommendation.

Travel by the Airport Manager on October 6 to attend a
 meeting of the National Airports Conference in Norman, Oklahoma,
 as recommended to the Board by memo from the Airport Manager, was
 approved on passage of Resolution No. 19370.

Request of Avis Rent-A-Car for reconsideration of terms
 of lease, was the subject of a memo to the Board from the Manager,
 Properties Department, to which was attached a letter from Mr.
 Thomas J. Deane, Assistant Vice President, Airport Relations for
 Avis, dated September 17, 1969. Messrs. Thomas Deane and David
 Doyle appeared before the Board in connection with the request.
 The memo from the Manager, Properties Department reported to the

Board on a meeting held on Tuesday, September 16, 1969 with the Executive Director, Director of Aviation and Manager of Properties Department with representatives of Avis, at which time Mr. Deane stated that Avis "could not live with" a ten-year lease, which was the basis of Board approval given on August 20, 1969. Mr. Deane asked that the Port reconsider the Avis request for a 20-year commitment and made available information that confirms the company's plan to invest \$200,000 in improvements on the site, which information is also contained in Mr. Deane's attachment dated September 17, 1969. It was the recommendation of the Executive Director that Avis be granted a ten-year lease with two five-year options with the lease to contain a provision that the improvements must be amortized on a straight line basis over a period of 15 years for the purpose of buy-back in case of other Airport requirements. This entire matter was discussed at length by the Board during which Commissioner Walters suggested that it might be appropriate to allow Avis credit for the landscaping in the same manner as it was proposed to allow credit for approximately 30,000 cubic yards of fill for site development. At the conclusion of the discussions, President Mortensen asked that the Manager of the Properties Department and Avis continue their discussions and re-negotiate on some terms to allow for a lease term limited to ten years.

Tariff changes requested by Howard Terminal in its Tariff No. 4 having to do with wharfage charges and miscellaneous labor charges as reported to the Board by memo from the Manager, Marine Terminal Department and Traffic Manager, were approved on motion of Commissioner Walters, seconded and passed unanimously.

Plans and specifications for Phase II Marshalling Yard Expansion, Sea Land Services, Inc. Outer Harbor, was the subject of a memo to the Board from the Assistant Chief Engineer, recommending that the plans and specifications be approved and authority given to advertise bids to be received at the regular Board meeting of October 1, 1969, which recommendation was approved on passage of Resolution No. 19384.

Plans and specifications, Railroad Tracks to serve Seventh Street Truck and Rail Terminal Outer Harbor, was the subject of a memorandum from the Assistant Chief Engineer, in which it was recommended that plans and specifications be approved and authority given to advertise for bids to be received at the regular Board meeting of October 1, 1969, which recommendation was approved on passage of Resolution No. 19385.

New York Office Space, was the subject of a memorandum from the Manager, Marine Terminal Department and Traffic Manager, in which it was recommended that office space for the Port's New York representative be located in the North Tower of the new World Trade Center being constructed by the New York Port Authority; to be located on the 15th floor, consisting of 300 square feet of private office at an annual rental rate of \$6.88 per square foot, or \$2,408, but that this office space will not be available until November or December of 1970 and that during the interim period office space at 117 Liberty Street be occupied at an annual rental of \$2,873.76. In this connection Resolution No. 19372 was passed authorizing execution of memorandum of intent to lease space in the World Trade Center WT-1180-A-15 with the Port of New York Authority and Resolution No. 19373 was passed authorizing execution of agreement of lease No. L-WTC-15 with the Port of New York Authority as recommended.

Purchase of Crane - Outer Harbor, was the subject of a memo to the Board from the Executive Director, in which the Board was advised that increased Terminal Activity of the four Japanese lines occupying Berth "G" and the prospective demands of one or more lines at Berth "H" require the acquisition of an additional container crane as soon as possible. It was explained that the normal procedure which the Port has followed in the past under the old City Charter requirements would involve 12 to 14 months of bidding and delivery periods, but that through the cooperation of Seatrain a crane which meets the requirements of the Port except for a minor modification is available through Alliance Crane Company and could be delivered 4-1/2 months from date of placing the order. The Board was informed orally that this procedure would gain a minimum of ten months in delivery time and that investigation made by the Engineering Department indicates a considerable saving to the Port in the cost of the crane because the Port would have the advantage of the volume purchase made by Seatrain, although this exact price has not yet been established. The Board was further advised that under new bidding procedures which will be proposed for adoption by the Board, the Board could waive competitive bidding in an instance of this kind and purchase the crane directly from Alliance. It was recommended that the Board agree in principal, subject to all of the necessary actions which must precede such purchase, to the acquisition of the Alliance Crane in order to expedite the Port's fullest utilization of Berth "G" and "H" of the Seventh Street Terminal. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously. It was then agreed by the Board

that it would hold an adjourned regular meeting of the Board at 5:30 p.m. on Thursday, September 18 to consider revised contract and purchasing procedures for the Board.

Personnel Items as to appointments, listed on two memorandums to the Board from the Director of Fiscal Affairs, were approved on passage of Resolution No. 19371 and an ordinance was passed to print amending Section 2 of Port Ordinance No. 1166 relating to the contributions of the Port of Oakland toward the cost of employee group health insurance to provide an increase from three to five dollars in the Port's contribution to Hospital Service of California, effective August 1, 1969 for Port employees over age 65 or covered under the Medicare program, as recommended to the Board in a memo from the Director of Fiscal Affairs. An ordinance was also passed to print creating four positions of Draftsman and one additional position of Building Maintenance Engineer as previously approved by the Board.

Plans and specifications for reroofing portions of Terminal Building "F", Owens-Illinois, Outer Harbor, was the subject of a memo to the Board from the Assistant Chief Engineer recommending that the specifications be approved and authority given to advertise for bids to be received by the Board October 1, 1969, which recommendation was approved on passage of Resolution No. 19374.

Certificate of compliance for Chanslor & Lyon Company, Inc. was recommended to the Board by memo from the Manager, Properties Department, in which the Board was informed that the

property located in the Port of Oakland Industrial Park was occupied by Chanslor & Lyon on September 8, 1969 and that the landscaping has now been completed and that there are in excess of 25 employees located on the premises as contemplated in the grant deed. Resolution No. 19375 was passed authorizing execution and delivery of certificate of compliance to Chanslor & Lyon Company, Inc.

Development of Distribution Terminal Area, was the subject of a memo to the Board to the Assistant Executive Director, which matter was put over to the next regular meeting of the Board at the request of President Mortensen.

Building Permit requested by Clay P. Bedford, Sr., in the Port of Oakland Industrial Park to provide for the construction of a two-story office building at the corner of Leet Drive and Pendleton Way which would have the dimensions of 56' x 144' x 28' high, with an anticipated cost of \$130,000, was recommended for approval by memo to the Board from the Assistant Chief Engineer. Mr. Jens Hansen, Architect for Clay P. Bedford, appeared before the Board and displayed an artist's rendering of the proposed building, the preliminary plans for which had previously been approved by the Board. In this connection Resolution No. 19376 was passed granting C. P. Bedford & Sons, Inc. permission to perform certain work.

Sign Permit for Johnson & Joseph (Skipper's Supply) on the Embarcadero which consists of a modification of an existing sign to which would be added two 4' x 7' interior lighted signs, one advertising Mercury Outboard Motors; the second indicating that Skipper's Supply is also engaged in electronic servicing,

was recommended to the Board for approval by memo from the Assistant Chief Engineer. The Executive Director suggested that smaller signs, perhaps 2' x 3', for this identity might be more appropriate and showed members of the Board a photograph of the existing sign on which the requested signs had been overlaid. Mr. Cy Lee, Vice President of C. J. Hendry Company, Johnson & Joseph Company retail division, appeared before the Board in support of the requested signs and showed members of the Board photographs of existing signs in the area. Following a short discussion, Resolution No. 19377 was passed granting American Neon Display, Inc. permission to perform certain work as originally requested by Johnson & Joseph.

The Port Attorney advised the Board orally that the plans and specifications for construction of dike for Runway 11-29 extension at Metropolitan Oakland International Airport as approved by the Board at its meeting of September 10, 1969, required modification as to the alternate readvertising for bids which will now be received by the Board on October 29, 1969 rather than on October 22. In this connection Resolution No. 19381 was passed repealing Resolution No. 19366 passed by the Board on September 10, 1969 approving the plans and specifications and Resolution No. 19382 was passed approving the revised plans and specifications.

The following written reports were noted and ordered filed:

Summary of Cash and Accounts Receivable for the Month of August 1969.

Summary of Cash - Port Revenue and Construction Accounts as of September 12, 1969.

A. Accounts Receivable 60 Days or More in Arrears as of September 11, 1969.

B. Active Accounts Receivable 60 Days or More in Arrears Referred to Legal as of September 11, 1969.

C. Inactive Accounts Receivable Referred to Legal as of September 11, 1969.

Summary of Claims Paid from Various Funds from August 29, 1969 through September 10, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti,
Gainor, Tripp, Walters and President
Mortensen - 6

Noes: None

Absent: None

"RESOLUTION NO. 19370

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19371

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19372

RESOLUTION AUTHORIZING EXECUTION OF MEMO-RANDUM OF INTENT TO LEASE SPACE IN THE WORLD TRADE CENTER WT-1180-A-15 WITH THE PORT OF NEW YORK AUTHORITY."

"RESOLUTION NO. 19373

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT OF LEASE NO. L-WTC-15 WITH THE PORT OF NEW YORK AUTHORITY."

"RESOLUTION NO. 19374

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REROOFING PORTIONS OF TERMINAL BUILDING "F" (C-106) AT SEVENTH AND TERMINAL STREETS AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19375

RESOLUTION AUTHORIZING EXECUTION AND
DELIVERY OF CERTIFICATE OF COMPLIANCE TO
CHANSOR & LYON CO., INC."

"RESOLUTION NO. 19376

RESOLUTION GRANTING C. P. BEDFORD & SONS,
INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19377

RESOLUTION GRANTING AMERICAN NEON DISPLAYS,
INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19378

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH T.I.M.E.-DC, INC.,
AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19379

RESOLUTION AUTHORIZING EXECUTION OF SECOND
SUPPLEMENTAL AGREEMENT WITH OAKLAND SCAVENGER
COMPANY AND DIRECTING RECORDATION THEREOF."

"RESOLUTION. NO. 19380

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT CANCELLING LEASE OF REAL PROPERTY WITH
TIME FREIGHT, INC."

"RESOLUTION NO. 19381

RESOLUTION REPEALING RESOLUTION NO. 19366
APPROVING PLANS AND SPECIFICATIONS FOR
CONSTRUCTION OF DIKE FOR RUNWAY 11-29
EXTENSION AT THE METROPOLITAN OAKLAND
INTERNATIONAL AIRPORT AND CALLING FOR
BIDS THEREFOR."

"RESOLUTION NO. 19382

RESOLUTION APPROVING REVISED PLANS AND
SPECIFICATIONS FOR CONSTRUCTION OF DIKE
FOR RUNWAY 11-29 EXTENSION AT THE METRO-
POLITAN OAKLAND INTERNATIONAL AIRPORT AND
CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19383

RESOLUTION AUTHORIZING EXECUTION OF
LICENSE AND CONCESSION AGREEMENT WITH
MONTGOMERY WARD & CO., INCORPORATED."

"RESOLUTION NO. 19384

RESOLUTION APPROVING PLANS AND SPECIFI-
CATIONS FOR CONSTRUCTION OF PHASE II-
MARSHALLING YARD EXPANSION, VICINITY OF
FOURTEENTH AND MARITIME STREETS, AND
CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19385

RESOLUTION APPROVING PLANS AND SPECIFI-
CATIONS FOR CONSTRUCTION OF RAILROAD
TRACKS, VICINITY OF FREIGHT AND FERRY
STREETS, OAKLAND OUTER HARBOR, AND CALLING
FOR BIDS THEREFOR."

Port Ordinance No. 1602 being, "AN ORDINANCE
AMENDING ITEMS NOS. 2325, 2398 AND 2399 OF PORT ORDINANCE
NO. 964 RELATING TO MISCELLANEOUS CHARGES", and Port
ORDINANCE NO. 1603 being, "AN ORDINANCE AUTHORIZING THE SALE
OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE NORTHEAST
SIDE OF EDGEWATER DRIVE APPROXIMATELY 1000 FEET NORTHWEST OF
PENDLETON WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK TO
LEVI J. SKAGGS AND DIRECTING THE EXECUTION AND ATTESTATION
OF A DEED TO THE PURCHASER THEREOF", were read a second time
and finally adopted by the following vote:

Ayes: Commissioners Berkley, Bilotti,
Gainor, Tripp, Walters and
President Mortensen - 6

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE
ADDING SECTION 8.0631 TO, AND AMENDING SECTION 9.12 OF, PORT
ORDINANCE NO. 867 CREATING FOUR POSITIONS OF DRAFTSMAN AND
ONE ADDITIONAL POSITION OF BUILDING MAINTENANCE ENGINEER",
and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING
SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE CON-
TRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE
GROUP HEALTH INSURANCE", were read the first time and passed

to print by the following vote:

Ayes: Commissioners Berkley, Bilotti
Gainor, Tripp, Walters and
President Mortensen - 6

Noes: None

Absent: None

The meeting was adjourned at 4:18 p.m. to 5:30 p.m.
on Thursday, September 18, 1969.

The meeting was reconvened on Thursday, September 18,
1969 at the hour of 5:30 p.m., in the Office of the Board,
66 Jack London Square, President Mortensen Presiding.

Commissioners present: Commissioners Bilotti, Gainor,
Walters and President
Mortensen - 4

Commissioners absent: Commissioners Berkley
and Tripp - 2

Also attending the meeting were the Executive Director
and Chief Engineer; Assistant Executive Director; Port Attorney;
Director of Aviation; Public Relations Director; Senior
Engineer Paul Sorensen; and Secretary of the Board.

Ordinance formulating and establishing conditions and
procedures for bidding, contracting and purchasing, was the subject
of a letter to the Board from the Port Attorney in which he out-
lined proposed changes in procedure which would be established by
this ordinance, as permitted under the new City Charter, which
confers upon the Board the authority to establish its own pro-
cedures subject only to the bid limit of \$5,000 established by the
Council. Following discussion of the matter, an ordinance was

passed to print formulating and establishing conditions and procedures for bidding, contracting and purchasing.

The Executive Director presented to the Board a copy of a proposal for presentation to Air California for the construction and financing of a maintenance base to be established at Oakland Airport. The matter was discussed at length but no final decision was reached by the Board, and it was determined that the Board would meet again at an adjourned regular meeting to be held at the Airport at 12 noon on Friday, September 19, 1969 to discuss the matter further.

Appointment of Chief Engineer, was the subject of a letter to the Board from the Executive Director, in which he recommended that the combined position of Executive Director and Chief Engineer be separated and that Mr. Paul Sorensen, presently a Senior Engineer for the Port, be appointed to the full-time position of Chief Engineer. The recommendation was approved unanimously by the Board.

Appointment of Public Relations Director, was the subject of a letter to the Board from the Executive Director, in which it was recommended that Mr. Charles Seifert, presently Public Relations Director for the Port of San Francisco, be appointed as Public Relations Director for the Port of Oakland as a replacement for Mr. Frederick Reicker whose resignation becomes effective October 4, 1969. The recommendation was unanimously approved by the Board.

The acquisition by the Port of Oakland of fee-owned property and improvements of Seatrain Lines, Inc. adjacent to the Middle Harbor Terminal and the subsequent preferential assignment of the property back to Seatrain, was the subject of an oral report to the Board by the Executive Director, in which he recommended that the Board authorize the Executive Director to proceed with

negotiations with **Seatrain** to accomplish the transaction. The acquisition would be financed through the issuance of Port certificates of indebtedness to be secured solely by the lease and/or Preferential Assignment Agreement with.

It was the concensus of the Board that the Executive Director proceed with negotiations as described.

Port Ordinance No. _____ being, "AN ORDINANCE FORMULATING AND ESTABLISHING CONDITIONS AND PROCEDURES FOR BIDDING, CONTRACTING AND PURCHASING", was read the first time and passed to print by the following vote:

Ayes: Commissioners Bilotti, Gainor, Walters
and President Mortensen - 4

Noes: None

Absent: Commissioners Berkley and Tripp - 2

The meeting was adjourned at 6:25 p.m. to Friday, September 19, 1969 at the hour of 12 Noon, with the meeting to be held in the Conference Room in the Main Terminal Building of the Oakland Airport.

* * * * *

The adjourned regular meeting of the Board of Port Commissionners which was to have been held at 12 Noon on Friday, September 19, 1969, was adjourned at that time to 1:30 p.m. on September 19, 1969, by the Secretary of the Board as no quorum was present.

The meeting was reconvened at the hour of 1:30 p.m. on Friday, September 19, 1969, in the Conference Room on the second floor of the main Terminal Building at the Oakland International Airport, President Mortensen presiding.

Commissioners present: Commissioners Berkley, Bilotti,
Gainor, Walters and
President Mortensen - 5

Commissioners absent: Commissioner Tripp - 1

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Deputy Port Attorney John E. Nolan; Director of Aviation; Airport Manager; Public Relations Director; and Secretary of the Board.

Proposal to Air California for maintenance facilities, Metropolitan Oakland International Airport, as presented to the Board by memo from the Executive Director at the adjourned regular meeting of the Board on September 18, 1969, was again called for discussion by President Mortensen. It was the concensus of the Board that any lease entered into with Air California should contain a clause to the effect that the inducements offered in the lease are specifically for this client only, based on its being the first scheduled airline to establish a maintenance base at the Oakland Airport and in no way sets a precedent or establishes rates applicable to any other such facility. The Executive Director explained to the Board that the facilities proposed under his letter to Air California amounts to one-fourth of the ultimate plan which Air California anticipates at this location. Following discussion on the matter, a motion was made by Commissioner Berkley, seconded and passed unanimously, authorizing the Executive Director to sign and present the letter as drafted to Air California at a meeting to be held with the President of the Company on this date.

The Port Attorney excused himself from the meeting at 2:05 p.m., at which time Deputy Port Attorney John E. Nolan, arrived at the meeting.

As previously approved at its meeting of September 18, an ordinance was passed to print amending Sections 5.00 and 8.00 of Port Ordinance No. 867, separating the positions of Executive Director and Chief Engineer, at which time the Board established the pay scale for the Chief Engineer at \$1,900 per month.

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTIONS 5.00 AND 8.00 OF PORT ORDINANCE NO. 867, SEPARATING THE POSITIONS OF EXECUTIVE DIRECTOR AND CHIEF ENGINEER", was read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Bilotti,
Gainor, Walters and President
Mortensen - 5
Noes: None
Absent: Commissioner Tripp - 1

The meeting was adjourned at 2:25 p.m. to 12 Noon,
Friday, September 26, 1969.

The meeting was reconvened on Friday, September 26, 1969 at the hour of 12 noon in the office of the Board, Room 376, 66 Jack London Square, Vice President Walters presiding.

Commissioners present: Commissioners Bilotti, Gainor,
Tripp and Vice President Walters - 4
Commissioners absent: Commissioners Berkley and
President Mortensen - 2

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Deputy Port Attorney John E. Nolan; Senior Engineer Paul Sorensen; and Secretary of the Board.

Design modifications - EDA Portion Seventh Street Marine

Terminal, was the subject of a memo to the Board from Senior Engineer Paul Sorensen, in which it was recommended that certain modifications be made in the plans now being prepared by Kaiser Engineers for the EDA portion of the Seventh Street Marine Terminal, having to do with reefer outlets, continuation of existing conduit trench, crane rails, additional canopy on the transit shed, additional utilities in the transit shed to cover the possible use as offices and related facilities, and additional utilities at Berth "J" for storage and garbage room for the restaurant. It was recommended that authority be given to have Kaiser Engineers do the work on a 2-1/2 times engineer's direct wages and salary cost basis. The recommendation was approved on passage of Resolution No. 19387.

As the final reading of Port Ordinance No. 1606, being "AN ORDINANCE FORMULATING AND ESTABLISHING CONDITIONS FOR BIDDING, CONTRACTING AND PURCHASING", is scheduled for this meeting, Deputy Port Attorney John E. Nolan recommended that a resolution be adopted repealing Resolution No. 18918, "ESTABLISHING TEMPORARY CONTRACT CONDITIONS AND PROCEDURES". Such a resolution was passed and numbered 19386.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Bilotti, Gainor, Tripp, and Vice President Walters - 4
Noes:	None
Absent:	Commissioner Berkley and President Mortensen - 2

"RESOLUTION NO. 19386

RESOLUTION REPEALING RESOLUTION NO. 18918
ESTABLISHING TEMPORARY CONTRACT CONDITIONS
AND PROCEDURES."

"RESOLUTION NO. 19387

RESOLUTION REQUIRING KAISER ENGINEERS TO
REVISE WORKING DRAWINGS AND SPECIFICATIONS
RELATING TO WORK IN AN NEAR SEVENTH STREET
MARINE TERMINAL AREA."

Port Ordinance No. 1606 being, "AN ORDINANCE FORMULATING
AND ESTABLISHING CONDITIONS AND PROCEDURES FOR BIDDING, CONTRACTING
AND PURCHASING", was read a second time and finally adopted by the
following vote:

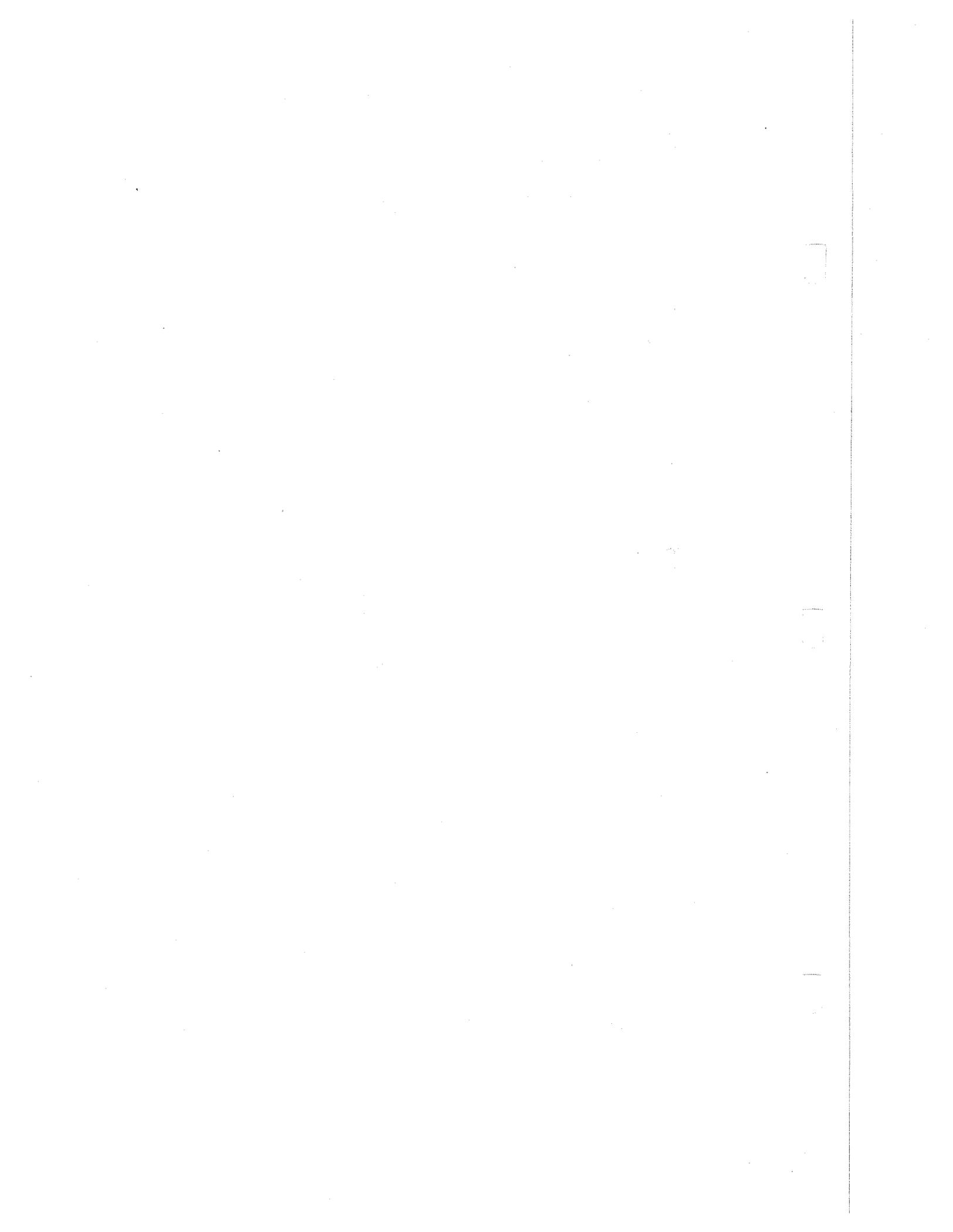
Ayes: Commissioners Bilotti, Gainor, Tripp,
and Vice President Walters - 4

Noes: None

Absent: Commissioner Berkley and President
Mortensen - 2

There being no further business and on motion duly made
and seconded, the meeting was adjourned at 12:15 p.m.


Assistant Secretary



Action OCT 22 1969

*Approved as written
and filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Wednesday, October 1, 1969, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Bilotti, Gainor,
Walters and President Mortensen - 4

Commissioners absent: Commissioners Berkley and Tripp - 2

Also present were the Assistant Executive Director; Port Attorney; Director of Aviation; Public Relations Director; Chief Engineer; Assistant Secretary Dorothy Hart; and for a portion of the meeting the Airport Manager; Manager, Properties Department; and Assistant Manager, Properties Department.

Visitors attending the meeting included Mr. Y. Charles Soda; Mr. Robert Hamilton, Realtor representing Hamilton, Cohn, Jones & Gerow; and Mr. Paul Varacalli, Executive Secretary, Mr. Charles McCarty, Mr. Olaf Hansen, Mr. Curtis Johnson, all representing the East Bay Municipal Employees Union Local 390 AFL/CIO.

The minutes of the regular meeting of September 17 and adjourned regular meetings of September 18, 19 and 26, 1969, were approved as written and ordered filed.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For CONSTRUCTION OF RAILROAD TRACKS, VICINITY OF FREIGHT
AND FERRY STREETS, OAKLAND OUTER HARBOR for which five bids were
received:

DESCRIPTION	M. Lummus Co.	A.D.Schader Co.	Industrial Railways Co.
Item 1. Lump sum price for job complete, with exception of separately priced items 2 thru 4, inclusive - Job	\$ 13,000.00	\$ 12,335.00	\$ 13,605.00
Item 2 - Unit price per track foot of railroad track complete	14.22	14.75	13.95
TOTAL	33,417.00	34,662.50	32,782.50
Item 3 - Unit price each for furnishing and in- stalling No. 7 switch turnouts complete	1,746.00	1,950.00	2,632.00
TOTAL	3,492.00	3,900.00	5,264.00
Subtotal Items 1, 2, 3	49,909.00	50,897.50	51,651.50
Item 4 - Lump sum credit for removal and salvage of existing railroad track	(74.00)	(10.00)	(1.00)
TOTAL	49,835.00	50,887.50	51,650.50
SECURITY	10% Bid Bond	10% Bid Bond	Bid Bond in amt. of \$ 5,165.25

DESCRIPTION	V.C. Edwards Contracting Co.	Wm. A. Smith Construction Co.
Item 1 - Lump sum price for job complete, with exception of separately priced Items 2 thru 4, inclusive - Job	\$ 16,000.00	\$ 17,840.00
Item 2 - Unit price per track foot of railroad track complete	17.00	17.00
TOTAL	39,950.00	39,950.00

	V. C. Edwards Contracting Co.	Wm. A. Smith Construction Co.
Subtotal Items 1, 2, 3	39,950.00	39,950.00
Item 4 - Lump sum credit for removal and salvage of existing railroad track	(50.00)	(50.00)
TOTAL	60,900.00	63,740.00
SECURITY	10% Bid Bond	10% Bid Bond

For REROOFING PORTIONS OF TERMINAL BUILDING "F" (C-106) AT SEVENTH AND TERMINAL STREETS, Oakland, California for which four bids were received:

<u>Bidder</u>	<u>Lump Sum</u>
Malott & Peterson Roofing Co.	\$ 22,670.00
Robert F. Smith Co., Inc.	27,119.00
Roofing Constructors, Inc. dba Western Roofing Service	31,202.00
Lloyd L. Merritt Roofing Co.	33,384.00

All bids were accompanied by a 10% bid bond.

The foregoing bids were referred to the Port Attorney as to form and legality and to the Chief Engineer for recommendation. Upon approval of the low bids as to form and legality by the Port Attorney and upon recommendation of the Chief Engineer, Resolution No. 19400 was passed awarding contract to M. Lummus, Incorporated for construction of railroad tracks, vicinity of Freight and Ferry Streets and Resolution No. 19401 was passed awarding contract to Malott & Peterson Roofing Company, Inc., for reroofing portions of Terminal Building "F" (C-106) at Seventh and Terminal Streets.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date were opened, examined and publicly declared:

For CONSTRUCTION OF PHASE II-MARSHALLING YARD EXPANSION,
VICINITY OF FOURTEENTH AND MARITIME STREETS, Oakland, California for
which four bids were received:

DESCRIPTION	Gallagher & Burk, Inc.	O. C. Jones & Sons
Item 1. Doing all work of the contract except Item 2. Lump Sum	\$ 155,800.00	\$ 141,850.00
Alternate Item 2. Furn. & install. entrance sign. Lump Sum	10,000.00	27,000.00
TOTAL	165,800.00	168,850.00
SECURITY	10% Bid Bond	Bid Bond in amt. of \$25,000.00

DESCRIPTION	Independent Construction Co.	J. H. Fitzmaurice, Inc.
Item 1. Doing all work of the contract except Item 2. Lump Sum	157,544.00	165,465.00
Alternate Item 2. Furn. & install. entrance sign. Lump Sum	28,700.00	30,000.00
TOTAL	186,244.00	195,465.00
SECURITY	10% Bid Bond	10% Bid Bond

The foregoing bids were referred to the Port Attorney as
to form and legality and to the Chief Engineer for recommendation.

The Port Attorney made an oral report on the new procedures
for receiving bids and awarding contracts.

Industrial Park Sale to Dr. E. C. Gerow, was the subject
of a memo to the Board from the Manager, Properties Department. Com-
missioner Walters asked that this item be put over to the next meeting
when a full Board would be present.

On the continued item of Port Employees Benefits recom-
mended by "Meet and Confer" Memorandum of Understanding with Local
390 AFL-CIO, Mr. Paul Varacalli appeared before the Board and asked
that a work session be scheduled to consider this item. The Board
set the date of October 15 at 12:45 p.m. to discuss this matter.

Aerospace Services, Inc., was the subject of a memo to
the Board from the Assistant Manager, Properties Department, in
which he stated that this company has been negotiating with the Port
staff for several months for a long-term lease. They propose the
following:

1. A location on the ramp side of Earhart Road
between Hangars 6 and 7 of approximately 16,000
square feet.
2. On this site they would erect, within 12 months
from the effective date of the lease, a building
of approximately 4,000 square feet, which would
become the only presently authorized area in the
north airport where planes could be painted. The
building would also be used for other aircraft
maintenance operations.
3. The rental would be \$.01 psf per month for the
area covered by the improvements and \$.011 psf for
the adjacent area, for an estimated total monthly
rental of \$172.
4. The term would be for 10 years, with a rental
review at the end of the first five-year period on
the land only. Improvements become the property
of the Port at the termination of the lease.
5. The lessee would be required to remove two
small quonset huts presently on the site, one of
which is occupied by Johnston, Inc., who uses the
quonset for storage of various and sundry items,
most of which are not directly related to any
airport use. Mr. Johnston has been contacted and
is agreeable to move.
6. There is a storm drain running under the
proposed site. Aerospace Services agrees to allow
any maintenance and/or repairs necessary during
the term of the lease.
7. Emphasis has been placed on the Port's
approving the architectural design, since the
building will be adjacent to Earhart Road.

On motion of Commissioner Walters, seconded and passed unanimously, the Board approved concluding negotiations.

Port 1966 Airport Development Bond Sale, was the subject of a memo to the Board from the Assistant Executive Director, in which he stated that in the loan agreements with EDA, the Port can offer bonds which mature over a 40-year period for public sale. In the case of both bond issues, the loan agreement provides that EDA shall buy the bonds at par, plus interest at 4 1/8% per annum unless a more favorable bid is received. In this connection Resolution No. 19397 was passed authorizing and directing the sale of \$62,000 principal amount of Port of Oakland 1966 Airport Development Revenue Bonds, Series C and Resolution No. 19398 was passed authorizing and directing the sale of \$147,000 principal amount of Port of Oakland 1966 Airport Development Revenue Bonds, Series D.

Additional Airport Serviceman positions, was the subject of a letter to the Board from the Airport Manager, in which he recommended that 10 additional Airport Serviceman positions be created to provide personnel to handle the expanding fuel servicing activities. On motion of Commissioner Bilotti, seconded and passed unanimously, the Board approved creating the 10 additional positions of Airport Serviceman.

Travel authority as recommended to the Board in a memo from the Director of Aviation for the Director of Aviation and Supervisory Airport Traffic Representative to meet with various air lines in New York and Chicago on October 7, 8 and 9 was approved on passage of Resolution No. 19388.

A written report was made to the Board by the Assistant Executive Director on the Ferryboat "Santa Rosa".

The Port Purchasing Agent reported to the Board by memo recommendations for award of annual contracts for the following services for the period commencing October 20, 1969 and ending September 30, 1970, which were approved as follows:

A. J. Johnson for furnishing and delivering purple K dry chemical agent by Resolution No. 19390;

Koppers Co., Inc. for furnishing and delivering Douglas fir creosoted piles by Resolution No. 19389; and

Gallagher & Burk, Inc., for furnishing and installing asphaltic concrete by Resolution No. 19391.

Personnel matters contained in the Director of Fiscal Affairs memo to the Board were approved on passage of Resolution No. 19393 having to do with appointments and Resolution No. 19392 having to do with military leave of absence, and an ordinance was passed to print adding Section 10.091 to, and amending Sections 8.25 and 10.10 of, Port Ordinance No. 867 creating additional positions in the Port department.

Changes in Port tenancies as listed in the Assistant Manager, Properties Department, memo to the Board were approved on motion of Commissioner Walters, seconded and passed unanimously:

KSAY Radio Station: 13.98 acres adjacent to and northerly of the Bay Bridge toll plaza at \$350 per month. A 6-month cancellation clause is included.

Western Distributors: 32,360 sf of Building H-211 at the corner of 8th Avenue and the Embarcadero at \$.045 psf, and 1,000 sf of office space at \$.08 psf, for a total monthly rental of \$1,698.00.

Pasha Truckaway: 20,000 sf of Building B-404, adjacent to the Berth 10 area westerly of Maritime Street, Outer Harbor Terminal @ \$.04 psf for the area, and \$.011 psf for the outside paved area at \$55 per month for a total monthly rental of \$855.00.

Bassco Drayage, Inc.: This firm currently occupies certain area in the Middle Harbor Terminal, and will take over and operate the former Time Freight Terminal Area consisting of Building E-102 (shop), 1,200 sf @ \$.06 psf; Building E-103 (warehouse), 7,200 sf @ \$.06 psf; Building E-104 (office), 1,200 sf @ \$.20 psf; and adjacent open area of 83,400 sf @ \$.01 psf, for a total monthly rental of \$1,578 as of October 1, 1969.

Hurricane International: This import firm currently occupies all of the main floor section of the two-story portion of Terminal Building B, Outer Harbor. They are now adding 10,400 square feet of the mezzanine area at \$.025 psf, as of October 1, 1969, making a new monthly total of \$1,539.60.

The items of Groeniger Company and Assignment of Lease (Lloyd and Mercedes Bothwell) requiring action by resolution were held over to the next meeting of the Board.

Buy-back of Industrial Park site, was the subject of a memo to the Board from the Manager, Properties Department, in which he stated that on October 7, 1968 the Board gave first reading to an ordinance authorizing the sale of 2.13 acres on Edgewater Drive at a price of \$70,000 per acre to Foremost-McKesson, Inc. The firm intends to build a distribution warehouse for its liquor division on the site. Title was taken to the property on December 31, 1968 and the deed required that construction of the proposed facility be completed within 18 months from that date. After soil testing was completed, the Engineering firm of Woodward-Clyde & Associates recommended that the building be placed on piles due to the anticipated floor load. This requirement would increase construction costs \$130,000 over the amount anticipated by McKesson, and the firm is seeking another site for the proposed facility. The buyer has requested that the Port buy back the property at its original purchase price of \$149,100 less the real estate commission paid on the transaction in the amount of 8,946.00. On motion of Commissioner Bilotti, seconded and passed unanimously, the Board approved buying back the property from Foremost-McKesson, Inc. at a price of \$140,154.00.

A supplemental agreement with Southern Pacific Company was the subject of a memo to the Board from the Manager, Properties Department, in which he stated that the Board on November 6, 1967

approved an agreement between the Southern Pacific Company and the Port relative to the construction, maintenance and use of a joint access road on the south side of 7th Street easterly of Maritime Street. Since the completion and operation of the Ringsby Trucking Terminal has increased the traffic to the point where the two-lane access is not adequate, the Port has agreed to widen the roadway to provide an additional two lanes, and the Southern Pacific Company has submitted a supplemental agreement covering the widening of the roadway and setting forth the obligations of both parties for maintenance and repair. In this connection Resolution No. 19396 was passed authorizing the execution of a supplemental agreement with Southern Pacific Company.

The continued item of Development of distribution terminal area was held over to the next meeting of the Board.

The following written reports were noted and ordered filed:

Status Report.

Summary of Claims Paid from Fund #801 from September 12, 1969 through September 24, 1969.

Summary of Cash - Port Revenue and Construction Accounts as of September 25, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Bilotti, Gainor, Walters
and President Mortensen - 4

Noes: None

Absent: Commissioners Berkley and Tripp - 2

"RESOLUTION NO. 19388

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19389

RESOLUTION AWARDING CONTRACT TO KOPPERS COMPANY, INC., FOR FURNISHING AND DELIVERING DOUGLAS FIR CREOSOTED PILES TO THE PORT OF OAKLAND FOR THE PERIOD OCTOBER 20, 1969 TO AND INCLUDING SEPTEMBER 30, 1970; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BOND AND CHECK TO BIDDERS."

"RESOLUTION NO. 19390

RESOLUTION AWARDING CONTRACT TO A. J. JOHNSON CO., INC., FOR FURNISHING AND DELIVERING PURPLE K DRY CHEMICAL AGENT TO THE OAKLAND INTERNATIONAL AIRPORT FOR THE PERIOD COMMENCING OCTOBER 20, 1969 AND ENDING SEPTEMBER 30, 1970 AND FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH."

"RESOLUTION NO. 19391

RESOLUTION AWARDING CONTRACT TO GALLAGHER & BURK, INC., FOR FURNISHING AND INSTALLING ASPHALTIC CONCRETE IN THE PORT OF OAKLAND AREA FOR THE PERIOD COMMENCING OCTOBER 20, 1969 AND ENDING SEPTEMBER 30, 1970; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19392

RESOLUTION GRANTING MILITARY LEAVE OF ABSENCE TO WILLIAM C. RUSSELL, ASSISTANT MANAGER, PROPERTIES DEPARTMENT."

"RESOLUTION NO. 19393

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19394

RESOLUTION APPOINTING CHARLES P. SEIFERT TO THE POSITION OF PUBLIC RELATIONS DIRECTOR."

"RESOLUTION NO. 19395

RESOLUTION GRANTING LEAVE OF ABSENCE TO PAUL H. SORENSEN FROM POSITION OF SENIOR ENGINEER AND APPOINTING HIM TO POSITION OF CHIEF ENGINEER."

"RESOLUTION NO. 19396

RESOLUTION AUTHORIZING EXECUTION OF
SUPPLEMENTAL AGREEMENT WITH SOUTHERN
PACIFIC COMPANY."

"RESOLUTION NO. 19397

RESOLUTION AUTHORIZING AND DIRECTING THE
SALE OF \$62,000 PRINCIPAL AMOUNT OF PORT
OF OAKLAND 1966 AIRPORT DEVELOPMENT REVENUE
BONDS, SERIES C."

"RESOLUTION NO. 19398

RESOLUTION AUTHORIZING AND DIRECTING THE
SALE OF \$147,000 PRINCIPAL AMOUNT OF PORT
OF OAKLAND 1966 AIRPORT DEVELOPMENT REVENUE
BONDS, SERIES D."

"RESOLUTION NO. 19399

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN
LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19400

RESOLUTION AWARDING CONTRACT TO M. LUMMUS,
INCORPORATED, FOR CONSTRUCTION OF RAILROAD
TRACKS, VICINITY OF FREIGHT AND FERRY
STREETS, OAKLAND OUTER HARBOR; FIXING THE
AMOUNT OF BONDS TO BE PROVIDED IN CONNEC-
TION THEREWITH; REJECTING ALL OTHER BIDS;
AND DIRECTING RETURN OF BID BONDS TO
BIDDERS."

"RESOLUTION NO. 19401

RESOLUTION AWARDING CONTRACT TO MALOTT &
PETERSON ROOFING CO., INC., FOR REROOFING
PORTIONS OF TERMINAL BUILDING "F" (C-106)
AT SEVENTH AND TERMINAL STREETS; FIXING
THE AMOUNT OF BONDS TO BE PROVIDED IN
CONNECTION THEREWITH; REJECTING ALL OTHER
BIDS; AND DIRECTING RETURN OF BID BONDS
TO BIDDERS."

Port Ordinance No. 1604 being, "AN ORDINANCE
ADDING SECTION 8.0631 TO, AND AMENDING SECTION 9.12 OF,
PORT ORDINANCE NO. 867 CREATING FOUR POSITIONS OF
DRAFTSMAN AND ONE ADDITIONAL POSITION OF BUILDING
MAINTENANCE ENGINEER", and Port Ordinance No. 1605 being,
"AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO.
1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND

TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE", and Port Ordinance No. 1607 being, "AN ORDINANCE AMENDING SECTIONS 5.00 AND 8.00 OF PORT ORDINANCE NO. 867, SEPARATING THE POSITIONS OF EXECUTIVE DIRECTOR AND CHIEF ENGINEER", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Bilotti, Gainor, Walters
and President Mortensen - 4

Noes: None

Absent: Commissioners Berkley and Tripp - 2
Port Ordinance No. _____ being, "AN ORDINANCE

ADDING SECTION 10.091 TO, AND AMENDING SECTIONS 8.25 AND 10.10 OF, PORT ORDINANCE NO. 867 CREATING CERTAIN POSITIONS IN THE PORT DEPARTMENT", was read the first time and passed to print by the following vote:

Ayes: Commissioners Bilotti, Gainor, Walters
and President Mortensen - 4

Noes: None

Absent: Commissioners Berkley and Tripp - 2

The meeting was adjourned at 3:22 p.m. to 2:00 p.m.,
Wednesday, October 8, 1969.

* * * * *

The meeting was reconvened on Wednesday, October 8, 1969 at the hour of 2:32 p.m. in the office of the Board, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Berkley, Bilotti,
Soda, Tripp, Walters and
President Mortensen - 6

Commissioners absent: Commissioner Gainor - 1

Also present were the Executive Director; Assistant Executive Director; Port Attorney; Chief Engineer; Port Publicity Assistant; and Secretary of the Board.

President Mortensen greeted Commissioner Y. Charles Soda, this being his first meeting as a member of the Board.

President Mortensen presented Commissioner Peter Tripp with a pin denoting ten years' service to the Port, Commissioner Tripp having been first appointed to the Board on July 16, 1959. Secretary of the Board, Richard Compton, was presented with a pin denoting 35 years of service to the Port by Commissioner Tripp.

Joint Exercise of Powers Agreement - BARTD - Airport Access, was the subject of a memo to the Board from the Executive Director, in which it was recommended that the Port enter into a Joint Exercise of Powers Agreement with the AC Transit District, BARTD, the City of Oakland and the County of Alameda, as originally approved in principle by the Board at its meeting of June 16, 1969. Contributions on the part of participants to make up the local contribution required under Phase I of \$30,000 will be as follows: AC Transit - \$7,500; BARTD - \$7,500; City of Oakland - \$1,666.67; County of Alameda - \$1,666.67; Port of Oakland - \$10,000; and an additional contribution from the Coliseum, Inc. Board in the amount of \$1,666.67, all of which contributions are contingent upon the Board of Control of the Joint Powers Agency receiving a 2/3 participation grant from the Department of Transportation, which recommendation was approved on passage of Resolution No. 19402. It was also recommended that the Executive Director, with the Assistant Executive Director as alternate, be appointed as the Port's representative to the six-man Board of Control to administer and direct the study. This recommendation was approved on passage of Resolution No. 19403.

Award of Contract Phase II - Marshalling Yard Expansion, Fourteenth and Maritime Streets to O. C. Jones & Sons, who submitted the low bid when bids were received at the Board meeting of October 1, 1969, was recommended for approval by memo from the Chief Engineer, which recommendation was approved on passage of Resolution No. 19404.

Contract completion for demolition of wharves at the foot of Ferro Street by Heim Bros., Inc. on October 3, 1969, was reported to the Board by memo from the Chief Engineer, with the recommendation that the contract be accepted as completed, and Resolution No. 19405 was passed accepting work performed by Heim Bros., Inc.

Travel participation in the Far East Trade Mission departing from Oakland on November 1, 1969, to include members of the Board, the Executive Director, Traffic Manager and Manager, Marine Terminal Department, Public Relations Director, and Mayor John Reading was reported to the Board by memo from the Executive Director. In addition, for that portion of the mission to Japan and Taiwan, City Councilman Frank Ogawa and Raymond Eng, and City Manager Jerome Keithley are to be included. The Board was also advised that accompanying the group at their own expense will be Mr. Harmon Howard of Howard Terminal, Mr. Chris Redlich of Marine Terminals Corporation, and Senator William F. Knowland of the Oakland Tribune. The Board was also asked to approve the expense entailed in holding receptions in Tokyo and Taipei. Travel for the group was approved on passage of Resolution No. 19410 and the approval of the expense for holding the receptions was approved on motion of Commissioner Walters, seconded and passed unanimously. Travel Resolution No. 19410 also included the ratification of the Assistant Executive Director's travel to Washington, D.C. on October 2, 1969, in connection with Port business, and travel to Tokyo for the Executive Director and the Chief Engineer on October 12, 1969, in connection with Port business.

Ratification of the appointment of Frank Palma to the position of Automotive Serviceman, as recommended to the Board by memo from the Director of Fiscal Affairs, was approved on passage of Resolution No. 19413, and the recommendation contained in the same

memo to the Board that the Port immediately fill two positions of Draftsmen, was approved on motion of Commissioner Tripp, seconded and passed unanimously.

A written report was made to the Board at a meeting held with representatives of the Oakland Municipal Civil Service Employees' Association in connection with "Meet and Confer" Memorandums of Understanding with that group, and the Board was informed that the work session be held with Oakland Municipal Civil Service Employees' Association representatives and representatives of Local 390, AFL-CIO is now scheduled for 12:45 p.m. on Wednesday, October 22, 1969.

Development of the distribution terminal area in the vicinity of Hegenberger Road and Doolittle Drive, which matter was continued from the Board meeting of September 17, 1969, was discussed, and it was suggested by President Mortensen that a further study should be made by the Port as to the feasibility of the Port developing the area with its own resources rather than leasing the area for private development by one of the two parties which has submitted proposals to the Port. Following discussion, a motion was made by Commissioner Tripp, seconded and passed unanimously, that the two proposals received by the Board be tabled until the Port staff has brought back a rough feasibility study for the Port development of the area.

Borings at Middle Harbor Terminal, was the subject of a memo to the Board in which it was recommended that the Board approve payment to Woodward Clyde and Associates in the amount of \$7,419.81 for three borings made along the line of the proposed wharf and the accompanying report. The Board was also advised that additional borings will be taken shortly for final design work. In this connection Resolution No. 19411 was passed approving statement of Woodward Clyde and Associates.

Approval of a building permit for Builders Cabinets, Inc. in the Port of Oakland Industrial Park, to cover a building which

would measure 145' x 150' x 26' high, at an estimated cost of \$80,000, was recommended to the Board by memo from the Chief Engineer. Plans for the building, together with landscaping plans were presented to the Board. In this connection Resolution No. 19406 was passed granting Builder Cabinets, Inc. permission to perform certain work with the oral understanding that the Chief Engineer would confer with the Oakland Park Department regarding the type of eucalyptus being used in the landscaping design.

Purchase of a Christmas tree at an estimated cost of \$1,200 to be placed in Jack London Square, was recommended to the Board by memo from the Assistant Executive Director, and was approved on motion of Commissioner Walters, seconded and passed unanimously. In this connection Commissioner Tripp requested that Mrs. Gilcrist again be asked to light the tree at its formal dedication.

Installation of Christmas tree decorations, was the subject of a memo to the Board from the Electrical and Mechanical Engineer, in which it was recommended that the Board authorize advertising for bids for this work, with bids to be received on October 21, 1969, which recommendation was approved on passage of Resolution No. 19407.

Commissioner Walters asked if any action was being taken to require the removal of a sandwich board sign in the curbed area by the Francesco Restaurant on Hegenberger Road, and was advised that a formal notice had been served on Francesco's Restaurant to remove the sign.

A vote was then taken on the resolutions as listed later in these minutes, and Commissioner Walters excused himself from the meeting at 3:00 p.m.

The draft of a letter proposal from the Port to Messrs. J. O. Kirby and George Martinovich having to do with the development of an arcade shopping area in parking lot #2 in Jack London Square, and the development of a 400-car parking facility bounded

by First and Second Streets and Washington Street, was presented to the Board by the Assistant Executive Director, with the recommendation that it be approved and forwarded to the parties concerned. Following a discussion, a motion was made by Commissioner Tripp, seconded by Commissioner Bilotti approving the recommendation, and the motion passed by a vote of four "ayes" - Commissioners Tripp, Berkley, Bilotti and President Mortensen; with Commissioner Soda abstaining.

The Executive Director made a brief oral report to the Board regarding the further development of the Seventh Street Marine Terminal, in which he advised the Board that it was planned to have plans and specifications ready for Board approval at its meeting of October 22, 1969, and at that time request the Board to authorize advertising for bids.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Soda, Tripp,
Walters and President Mortensen - 6
Noes: None
Absent: Commissioner Gainor - 1

"RESOLUTION NO. 19402

RESOLUTION AUTHORIZING EXECUTION OF JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE TRANSIT SERVICES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 19403

RESOLUTION APPOINTING PORT OF OAKLAND REPRESENTATIVE AND ALTERNATE ON BOARD OF CONTROL CREATED UNDER JOINT EXERCISE OF POWERS AGREEMENT RELATING TO TRANSIT SERVICES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 19404

RESOLUTION AWARDED CONTRACT TO O. C. JONES AND SONS FOR CONSTRUCTION OF PHASE II-MARSHALLING YARD EXPANSION, VICINITY OF FOURTEENTH AND MARITIME STREETS; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19405

RESOLUTION ACCEPTING WORK PERFORMED BY HEIM BROS.,
INC., AND AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 19406

RESOLUTION GRANTING BUILDERS CABINETS, INC.,
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19407

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
FURNISHING, INSTALLING AND REMOVING DECORATIVE
LIGHTING OF TREES AND DECORATIONS, JACK LONDON
SQUARE, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19408

RESOLUTION APPROVING BONDS OF MALOTT & PETERSON
ROOFING CO., INC."

"RESOLUTION NO. 19409

RESOLUTION APPROVING BONDS OF M. LUMMUS,
INCORPORATED."

"RESOLUTION NO. 19410

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 19411

RESOLUTION APPROVING STATEMENT OF WOODWARD-
CLYDE AND ASSOCIATES."

"RESOLUTION NO. 19412

RESOLUTION APPROVING BONDS OF GALLAGHER &
BURK, INC."

"RESOLUTION NO. 19413

RESOLUTION RATIFYING APPOINTMENT OF FRANK H.
PALMA TO POSITION OF AUTOMOTIVE SERVICEMAN."

There being no further business and on motion duly made
and seconded, the meeting was adjourned at 3:20 p.m.


Secretary

Action NOV 26 1969

*Approved as written
by filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Wednesday, October 15, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Berkley, Bilotti, Gainor, Soda, Tripp and President Mortensen - 6

Commissioners absent: Commissioner Walters - 1

Also present were the Assistant Executive Director; Public Relations Director; Traffic Manager and Manager, Marine Terminals Department; Deputy Port Attorney John E. Nolan; Assistant Chief Engineer and Secretary of the Board.

Visitors attending the meeting included Mr. Kenneth W. Jones, President, Rep-Air Inc.; Mr. Robert Treuchel, Vice President, Marriott Corporation and Mr. Gary L. Theurer, Attorney for the Marriott Corporation; Mr. Robert Hamilton, Real Estate Broker and Mr. Richard Gerow, Partner, Hamilton, Cohn, Jones & Gerow.

The reading of the minutes of the regular meeting of October 1, and the adjourned regular meeting of October 8, 1969, was put over until October 22, 1969.

Parking space for American Air Museum Society to accommodate up to eight aircraft in a remote area of the North Airport, was the subject of a memo to the Board from the Airport Manager. It was explained that the aircraft would be stored at the area, but not be subject to public inspection. It was recommended that occupancy be granted so long as the following conditions are met:

1. Society hold the Port harmless from damage.
2. The aircraft be maintained in an airworthy condition.
3. No more than eight aircraft be permitted to be parked in the area.
4. Fuel, maintenance services, and parts be purchased at Oakland International Airport as much as practicable.
5. Termination subject to a 30 day notice.
6. Society to furnish performance bond.
7. Society to furnish insurance at the same limit as that required for ramp insurance (\$100,000) and shall name the Port of Oakland as an additional insured.

Kenneth W. Jones appeared before the Board in support of the project, and following discussion, a motion was made by Commissioner Tripp, seconded and passed unanimously, approving the Airport Manager's recommendation.

Purchase and installation of concrete pipe and drainage system for road to Chef's Orchid, was the subject of a memo to the Board from the Chief Engineer in which it was requested that the Board find and determine that it is in the best interest of the Port to dispense with normal bidding procedures for the purchase and installation of 540' of 48" diameter pipe and permit purchase of the pipe on the open market after taking informal bids and installation by Port forces, based on an estimated cost of the pipe of \$12,000 and the cost of installation at \$8,000. The matter was discussed by the Board, and it was the consensus that this procedure would not be in the best interest of the Port, and that regular bidding procedures should be pursued.

Inverse Condemnation Actions - Runway 9R Clear Zone Area, was the subject of a letter to the Board from the Port Attorney advising the Board that on October 2, 1969, two separate inverse condemnation actions were filed against the Port in the Alameda County Superior Court. One filed solely on behalf of Mr. and Mrs. Bagg and the other action including as plaintiffs all of the owners of the other twelve

parcels of property on whose behalf claims were previously filed with the Board. The Board was also informed of the nature of the complaints which make reference to the institution by the Port of eminent domain actions against 17 adjacent parcels of property located within the runway 9R clear zone area on which damages were awarded to the owners.

Airport license and concession agreements for Marriott Corporation, was the subject of a memo to the Board from the Manager, Properties Department, in which it was recommended that Marriott Corporation In-flight Services Division, dba Puget Caterers be granted permission to supply in-flight meals to airlines serving the Airport on basis of payment to the Port 5½ percent of gross receipts for such deliveries. Mr. Robert Treuchel, Vice President, Marriott Corporation, appeared before the Board, taking exception to the 5½ percent charge on the basis that this is one-half of one percent higher than that paid to the Port by Chef's Orchid, its chief competitor. The matter was discussed at length, and the Board requested that it be furnished with a complete analysis of all relative rent factors between Marriott and Chef's Orchid's operations. The matter was put over to the adjourned regular meeting of the Board to be held on October 22, 1969.

Building permit, fence around the Raider's practice field, North Airport, was the subject of a memo to the Board from the Chief Engineer, in which it was recommended that Oakland-Alameda County Coliseum, Inc. be granted a building permit to allow for the construction of an 8' high fence to surround the Raider's practice field. It was explained in the letter that suitable landscaping which had been approved by the Oakland Park Department is to be provided. In this connection Resolution No. 19414 was passed grant Oakland-Alameda County Coliseum, Inc. permission to perform certain work.

An oral report was made to the Board by the Assistant Executive Director regarding the activities of Kaiser Engineers in

planning for the expansion of the Airport, and specifically that Kaiser Engineers' report that the fifteen-gate finger expansion is practical. Members of the Board were encouraged to attend the meeting of the Airline Technical Committee at the Airport on Tuesday, October 21, 1969.

Contract completion of Maintenance Building, Berth "G" Facilities, by Delta Pacific Construction Company on July 31, 1969, was reported to the Board by memo from the Chief Engineer, in which the Board was advised that the Contractor was delayed beyond the contract time because of modifications in the sewer work required by the City of Oakland. Resolution No. 19415 was passed, extending time for performance of the contract to July 31, 1969, and Resolution No. 19416 was passed accepting work performed by Delta Pacific Construction Company.

Contract completion of Buildings and Yard Improvements, Berth "H" Facilities by M.G.C. Company on September 19, 1969, was reported to the Board by memo from the Chief Engineer, in which the Board was informed that change orders C and D to the original contract had been issued, Phase C being an office building which was completed on July 31, the date specified; and Phase D provided for additions to the Transit Freight Station, which work was delayed fourteen days beyond the specified time because of delays in obtaining approval of the sprinkler system designs from the City. In this connection Resolution No. 19417 was passed, extending time for performance of contract with M.G.C. Company to September 19, 1969, and Resolution No. 19418 was passed accepting work performed by M.G.C.

Contract completion, Railroad Storage Yard on Seventh Street by M. Lummus, Inc., on October 9, 1969, was reported to the Board by memo from the Chief Engineer, in which the Board was advised that the 33 days required for completion beyond the regular completion date of September 26, was caused by coordination of problems between the Port

and the Southern Pacific Company. In this connection Resolution No. 19419 was passed extending time for performance of contract to October 9, 1969, and Resolution No. 19420 was passed accepting work performed by M. Lummus, Inc.

Contract completion for relocation of N.C.O. Club Building by Gibson & Black Construction Company, Inc. on September 28, 1969, was reported to the Board by memo from the Chief Engineer, and Resolution No. 19421 was passed accepting work performed by Gibson & Black Construction Company, Inc.

Contract completion for replacement of six pile dolphin by Duncanson-Harrelson Company within the time allowed by the purchase order contract was reported to the Board by memo from the Chief Engineer, and Resolution No. 19422 was passed accepting work performed by Duncanson-Harrelson Company.

Approval of plans and specifications for Berth "H" crane, was recommended to the Board by memo from the Chief Engineer, together with authority to advertise for bids to be received on November 19, 1969. Resolution No. 19433 was passed accordingly.

Agreement with Southern Pacific Company for exchange of track as required to provide building site for Sea-Land Truck and Rail Terminal at Outer Harbor, was recommended for approval to the Board by memo from the Chief Engineer, and Resolution No. 19432 was passed authorizing execution of agreement with Southern Pacific Company.

Reorganization of the Marine Terminal Department, was the subject of a memo to the Board from the Executive Director in which it was recommended that three principal, but related sections, be established within the Marine Terminal Department.

A. The Trade Development Section to be headed by
the Marine Traffic Representative, Mr. Ovid
Ritter.

B. Traffic and tariff rates to be headed by the Traffic Representative and Traffic Analyst, with this position to be filled by Mr. Peter Rock who was recommended by Mr. Robert Crandall, Traffic Manager and Manager, Marine Terminal Department, as the best available applicant for the position.

C. Operations to be headed by Jack Warner, presently the Superintendent of Seventh Street Terminal.

It was also recommended that compensation for the positions of Traffic Representative and Traffic Analyst, and Marine Traffic Representative be readjusted to \$1,040 per month, Schedule 90 Rate "A". Following a brief discussion, a motion was made by Commissioner Soda, seconded and passed unanimously, approving the recommendation as to the reorganization of the department; and an ordinance was passed to print amending certain sections of Port Ordinance No. 867, having to do with the recommended changes in salaries.

Commissioner Berkley excused himself from the meeting at 2:35 p.m.

Declaration of Noncollusion in connection with competitive bids, was the subject of a letter to the Board from the Port Attorney, recommending that certain changes be made in Port Ordinance No. 1606, formulating and establishing conditions and procedures for bidding, contracting and purchasing, pursuant to the provisions of the new Charter of the City of Oakland to add the requirement of a declaration of noncollusion. In this connection an ordinance was passed to print amending Port Ordinance No. 1606, formulating and establishing conditions and procedures for bidding, contracting and purchasing.

The following annual contracts for furnishing supplies and services, were reported as completed, by memo to the Board from the Port Purchasing Agent, and contracts accepted as follows:

Furnishing and installing asphaltic concrete performed by Gallagher & Burk Inc., was accepted as completed on passage of Resolution No. 19423.

Furnishing and delivering Purple K dry chemical agent performed by A. J. Johnson Company, was accepted as completed on passage of Resolution No. 19424.

Furnishing and delivering Douglas Fir creosoted piles performed by J. H. Baxter Company, was accepted as completed on passage of Resolution No. 19425.

Printing, folding and delivering the Port of Oakland Progress Report performed by Color Art Press, was accepted as completed on passage of Resolution No. 19426.

Personnel matters as contained in a memo to the Board from the Director of Fiscal Affairs, recommending the employment of one additional Engineering Aide and one additional Draftsman for the Electrical and Mechanical section of the Port, was approved on motion of Commissioner Gainor, seconded and passed unanimously; and on passage of an ordinance to print creating ten additional positions of Airport Serviceman.

Approval of specifications and authority to advertise for bids for the printing of the Progress Report, was recommended to the Board by memo from the Port Purchasing Agent, and Resolution No. 19430 was passed accordingly.

The continued item of sale of one acre of property in the Port of Oakland Industrial Park to Dr. E. C. Gerow, which was the subject of a memo to the Board from the Manager, Properties Department, dated October 1, 1969, was called for discussion. Mr. Richard Gerow and Mr. Robert Hamilton, appeared before the Board in connection with this matter. It was explained to the Board that the purchase price of the one acre parcel is \$75,000, and that Dr. Gerow proposes to pay \$25,000 cash at the time escrow closes, and give the Port a deed of trust and note in the amount of \$50,000 bearing interest at the rate of eight percent per annum, the note being due and payable no later than one year from the close of escrow, but may be paid anytime during

the one year period without penalty. Following a discussion on the matter, a motion was made by Commissioner Soda, seconded and passed unanimously, approving in principle, the offer of Dr. Gerow.

Travel authorization for the Mechanical and Electrical Engineer, Mr. D. J. Skead, to travel to Portland, Oregon, on October 22-29, to attend meetings of the American Society of Mechanical Engineers in conjunction with the Institute of Electrical and Electronics Engineers, was recommended to the Board by memo from the Chief Engineer, and Resolution No. 19427 was passed authorizing the travel.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of October 9, 1969.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the Month of September 1969.

A. Accounts Receivable 60 Days or More in Arrears as of October 9, 1969.

B. Active Accounts Receivable 60 Days or More in Arrears Referred to Legal as of October 9, 1969.

C. Inactive Accounts Receivable Referred to Legal as of October 9, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Bilotti, Gainor, Soda,
Tripp, and President Mortensen - 5

Noes: None

Absent: Commissioners Berkley and Walters - 2

"RESOLUTION NO. 19414

RESOLUTION GRANTING OAKLAND-ALAMEDA COUNTY COLISEUM, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19415

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH DELTA PACIFIC CONSTRUCTION COMPANY."

"RESOLUTION NO. 19416

RESOLUTION ACCEPTING WORK PERFORMED BY DELTA PACIFIC CONSTRUCTION COMPANY AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19417

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH M. G. C. CO."

"RESOLUTION NO. 19418

RESOLUTION ACCEPTING WORK PERFORMED
BY M. G. C. CO. AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19419

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH M. LUMMUS, INCORPORATED."

"RESOLUTION NO. 19420

RESOLUTION ACCEPTING WORK PERFORMED
BY M. LUMMUS, INCORPORATED, AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 19421

RESOLUTION ACCEPTING WORK PERFORMED
BY GIBSON & BLACK CONSTRUCTION CO.,
INC., AND AUTHORIZING RECORDATION OF
NOTICE OF COMPLETION."

"RESOLUTION NO. 19422

RESOLUTION ACCEPTING WORK PERFORMED
BY THE DUNCANSON-HARRELSON CO. AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 19423

RESOLUTION ACCEPTING WORK PERFORMED
BY GALLAGHER & BURK, INC., AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 19424

RESOLUTION ACCEPTING PURPLE K DRY
CHEMICAL AGENT SUPPLIED UNDER CONTRACT
WITH A. J. JOHNSON CO., INC."

"RESOLUTION NO. 19425

RESOLUTION ACCEPTING DOUGLAS FIR
CREOSOTED PILES SUPPLIED UNDER CONTRACT
WITH J. H. BAXTER & CO."

"RESOLUTION NO. 19426

RESOLUTION ACCEPTING PROGRESS REPORT
SUPPLIED UNDER CONTRACT WITH COLOR ART
PRESS."

"RESOLUTION NO. 19427

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19428

RESOLUTION APPROVING BONDS OF O. C. JONES AND SONS."

"RESOLUTION NO. 19429

RESOLUTION APPROVING BOND OF A. J. JOHNSON CO., INC."

"RESOLUTION NO. 19430

RESOLUTION APPROVING SPECIFICATIONS FOR PRINTING, FOLDING AND DELIVERING THE PORT OF OAKLAND PROGRESS REPORT TO THE GENERAL OFFICES OF THE PORT OF OAKLAND FOR THE PERIOD COMMENCING DECEMBER 1, 1969 AND ENDING NOVEMBER 30, 1970, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19431

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AGREEMENT WITH FOSTER AND KLEISER."

"RESOLUTION NO. 19432

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SOUTHERN PACIFIC COMPANY."

"RESOLUTION NO. 19433

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION AND INSTALLATION OF ONE LOW PROFILE CONTAINER PORT CRANE OF 40 LONG TONS CAPACITY AT BERTH "H" OF THE SEVENTH STREET MARINE TERMINAL AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19434

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 CREATING TEN ADDITIONAL POSITIONS OF AIRPORT SERVICEMAN AND CHANGING CERTAIN SALARY SCHEDULES", and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 1606 FORMULATING AND ESTABLISHING CONDITIONS AND PROCEDURES FOR BIDDING, CONTRACTING AND PURCHASING", and Port Ordinance

No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH TRANS INTERNATIONAL AIRLINES", were read the first time and passed to print by the following vote:

Ayes: Commissioners Bilotti, Gainor, Soda,
Tripp and President Mortensen - 5
Noes: None
Absent: Commissioners Berkley and Walters - 2

Port Ordinance No. 1608 being, "AN ORDINANCE ADDING SECTION 10.091 TO, AND AMENDING SECTIONS 8.25 AND 10.10 OF, PORT ORDINANCE NO. 867 CREATING CERTAIN POSITIONS IN THE PORT DEPARTMENT", was read a second time and finally adopted by the following vote:

Ayes: Commissioners Bilotti, Gainor, Soda,
Tripp and President Mortensen - 5
Noes: None
Absent: Commissioners Berkley and Walters - 2

The meeting was adjourned at 3:30 p.m. to 2:00 p.m. on Wednesday, October 22, 1969.

The meeting was reconvened on Wednesday, October 22, 1969, at the hour of 2:00 p.m. in the office of the Board, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Berkley,
Gainor, Soda, Tripp, Walters and
President Mortensen - 6

Commissioners absent: Commissioner Bilotti - 1

Also present were the Executive Director; Assistant Executive Director; Port Attorney; Chief Engineer; Public Relations Director; Director of Fiscal Affairs; Director of Aviation; and Secretary of the Board.

Visitors attending the meeting included representatives from the Oakland Municipal Civil Service Employees' Association, Mr. David Simmons, Jr., President, Mr. Milton Anninos, Director-Representative, Mr. Julius M. Colberg, Supervisor of Airport Services and Mrs. Pam Martin, Secretary-Stenographer; representatives from the East Bay Municipal Employees' Union, Local 390, Mr. Olaf Hansen, President, Mr. Paul Varacalli, Executive Secretary, Mr. Charlie McCarty, Chief Airport Serviceman and Mr. Curtis Johnson, Truck Driver; Mr. Sabri Aborashid, President, Oakland Aviation; Mr. Thomas Deane, Vice President, Mr. Robert M. Blunk, Architect, and Mr. George Zepp, Jr. District Manager, all representing Avis Rent-A-Car System; and Mr. Gary L. Thurer, Attorney and Director of Real Estate for Marriott Corporation.

The reading of the minutes of the regular meeting of October 1 and the adjourned regular meeting of October 8, 1969 were approved as written and ordered filed.

The following bids, being the only bids received prior to the hour of 2:00 p.m. on this date, for the sale of PORT OF OAKLAND 1966 AIRPORT DEVELOPMENT REVENUE BONDS SERIES "C" AND "D", were opened, examined and publicly declared. Bids received in letter form from the Economic Development Administration, one for the sale of \$62,000 of Series "C" Revenue Bonds submitted at the agreed amount of 4 1/8 percent, the second in the amount of \$147,000 for Series "D" Revenue Bonds also at the 4 1/8 percent rate, having been reviewed by the Port Attorney as to form and legality, were accepted by the Board and Resolution No. 19443 was passed selling \$62,000 Port of Oakland 1966 Airport Development Revenue Bonds Series "C", and Resolution No. 19444 was passed selling \$147,000 Port of Oakland 1966 Airport Development Revenue Bond Series "D".

The continued item of Airport license and concession agreement for Marriott Corporation, was called for discussion, and the Board was furnished with the analysis of the rental factors involved with both

Marriott Corporation and Chef's Orchid. Mr. Gary Theurer again appeared before the Board, objecting to the 5½ percent payment to the Port based on gross receipts of catered goods delivered to the Airport. Following further discussion on the matter, a motion was made by Commissioner Tripp, seconded and passed unanimously, approving the staff recommendation to grant the license and concession agreement based on payment to the Port of 5½ percent of gross revenue.

Proposed lease for Jack Ratliff of an area on Earhart Road in the North Airport, containing 20,264 square feet, was transmitted to the Board by letter from the Port Attorney together with a report to the Board by memo from the Manager, Properties Department, which lease would be for a term of 30 years, with an initial rental of \$182.38 based on a return of \$.009 psf, with rental review at the end of each five-year period of the lease. The Board was advised that the Jack Ratliff Corporation intends to construct facilities on the site to be sublet to Astro-Aire Enterprises. The second memo was presented to the Board by the Chief Engineer concerning a building permit for Astro-Aire Enterprises for construction of a T-shaped building containing 4,700 square feet at an estimated cost of \$68,000. It was explained to the Board that these are revised plans from those first presented to the Board on July 9, 1969, and had been reduced because of budgetary limitations of Astro-Aire. The Board indicated its concern over the aesthetics of the building to be constructed, and whether or not the proposed redwood siding could be maintained for the full thirty-year term of the lease. Both the above matters were put over for further discussion at the adjourned regular meeting of the Board to be held on Wednesday, October 29, 1969.

Approval of plans and specifications for taxiway construction to Runway 9R/27L, was a subject of a memo to the Board from the Chief Engineer, in which it was recommended that plans and specifications for construction of a double asphaltic concrete taxiway at

North Field, Oakland International Airport be approved and authority be given to advertise for bids to be received on Wednesday, November 12, 1969, and Resolution No. 19435 was passed accordingly.

Avis Rent-A-Car lease, was the subject of a memo to the Board from the Assistant Executive Director, in which he reported the terms of a proposed ten-year lease which had been worked out with Avis in accordance with instructions of the Board at its meeting of September 17, 1969. Representatives of Avis as listed above appeared before the Board and advised the Board of their willingness to accept the proposed ten-year lease, but indicated their preference of the original proposal that was submitted to the Board September 17, 1969. Following considerable discussion on the matter, a motion was made by Commissioner Tripp, that the Board is willing to enter into a ten-year lease with a five-year option to renew, with rental review at the end of the first ten-year period, with improvement costs estimated at \$150,000 to be amortized over a fifteen-year period, and the cost of fill for the property to be reimbursed to Avis through reduction of 50% of the ground rental until cost is repaid. The motion was seconded and passed unanimously.

Building permit application for American Airlines at the Airport covering remodeling of the ticket counter and construction of office partitions, estimated to cost \$16,700, was recommended for approval by memo to the Board from the Chief Engineer, and Resolution No. 19440 was passed, granting American Airlines permission to perform certain work.

Extension of airline agreement containing certain inducements and concessions at Metropolitan Oakland International Airport, was the subject of an oral report to the Board from the Assistant Executive Director in which it was recommended that the agreement with Pacific Southwest Airlines, Transworld Airlines, Inc., United Airlines, Inc.,

and Western Airlines, Inc. be extended an additional six months from October 31, 1969 to April 30, 1970. It was approved by the Board, and Resolution No. 19446 was passed accordingly.

Tariff changes requested by Howard Terminal in its Terminal Tariff No. 4, having to do with minimum charges and clerks' overtime and penalty rates as reported to the Board by memo from the Traffic Manager and Manager, Marine Terminals Department, were approved on motion of Commissioner Tripp, seconded and passed unanimously.

Seventh Street Marine Terminal EDA Project general construction, was the subject of a memo to the Board from the Chief Engineer, in which the Board was informed that Kaiser Engineers has completed preparation of plans and specifications for the general construction at Seventh Street Marine Terminal, first stage south and west sides, under the Economic Development Administration Project No. 07-1-00046. It was recommended that these plans and specifications be approved and authority be given to advertise for bids to be received on Tuesday, November 25, 1969, and Resolution No. 19442 was passed accordingly. The Assistant Executive Director advised the Board that Mr. Richard Sinnott, Special Assistant to the Assistant Secretary, Economic Development Administration, in a telephone call from Washington, D.C., strongly urged that the Port of Oakland create a position of Equal Opportunity Representative or a position which holds such responsibility. It was understood that if such a position were created at the Port that the Port would then withhold its annual contribution of \$5,000 to the City of Oakland for the similar position in the City Manager's office. Following a discussion on the matter, Resolution No. 19447 was passed, being a resolution of intent to create a position of Equal Opportunity Representative.

United Bay Area Crusade, Port of Oakland Report, was the subject of a memo to the Board from the Port Purchasing Agent, who acted as Port Campaign Chairman. The Board was informed that the total contribution by Port employees was \$6,886.66, the equivalent of 123% of the assigned quota.

Port employee benefits recommended by "Meet and Confer"

Memorandum of Understanding with Oakland Municipal Civil Service Employees' Association, as recommended to the Board by letter from the Executive Director on October 8, 1969, and with the East Bay Municipal Employees Union, Local 390, AFL-CIO, as recommended to the Board by memo from the Executive Director on August 6, 1969, which had been the subject of a work session with the Board and representatives of the two organizations prior to the Board meeting on this date were called for discussion, and the following action taken:

On the matter of overtime pay it has been recommended to the Board that payment for overtime work for the first four hours beyond a regular shift be paid at time and one half, which is the present procedure; and that double time be paid for all overtime work beyond that four hour period. A motion was made by Commissioner Tripp, and seconded, that double time be paid after twelve hours of work. This motion failed to pass by a vote of three "ayes"; Commissioners Gainor, Walters and President Mortensen; and three "noes"; Commissioners Tripp, Berkley and Soda.

Shift premium pay was recommended to the Board that payment for shift differential presently paid only to Airport employees at 2.35% be amended to provide for a shift differential of 5% for all Port employees required to work on a shift basis, which is the rate presently paid other City of Oakland employees. This recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Airport Servicemen's physical qualification requirements for which two recommendations were before the Board; one that if the employee fails to qualify under the annual physical examination as a direct result of injuries sustained in a crash rescue operation, the serviceman is to be retained in the premium rate, regardless of future assignment if he is qualified for continued employment and provided he has passed his one-year probationary period under Civil Service rules prior to the injury. The second recommendation was that if an Airport Serviceman fails to qualify

under the annual physical examination for crash rescue assignment for causes other than mentioned above, after he has reached the maximum pay rate that his pay be reduced by one step in the pay rate rather than the present practice of reduction by two steps in the pay rate. Following discussion on this item, a motion was made by Commissioner Walters, seconded and passed unanimously, that if an employee becomes disabled he would drop back to the "C" rate, but if injured in line of duty, he will not be penalized.

A dental health plan for Port employees -
It was recommended that the Board refer this matter to the Executive Director with the request that he confer with the City Manager toward uniformity in dental health programs. In this connection representatives of both organizations were asked to furnish to the Port all information available as to the cost and coverage of dental health programs that might be available and the status of other such dental health plans in other jurisdictions in the Bay Area.

Saturday holiday pay - It was the recommendation of the "Meet and Confer" group that if a holiday recognized by the Board of Port Commissioners falls on a Saturday and an employee does not work and receive extra "holiday" pay, the employee will then be entitled to one additional day's vacation for each such holiday or one day off on a day mutually agreed to by management and the employee. It was the Executive Director's recommendation to the Board that the subject of Saturday holiday pay would be referred to the Executive Director for discussion with the City Manager, and that no action be taken at this time. Following a discussion on the matter, a motion was made by Commissioner Tripp, seconded and passed unanimously, concurring with the recommendation of the "Meet and Confer" group.

Uniforms or protective clothing for Port Employees - It was the recommendation of the "Meet and Confer" group that uniforms or other protective clothing such as coveralls be furnished at no cost to all field employees. It was the Executive Director's recommendation to the Board that the present practice of providing uniforms or protective clothing to Airport Servicemen and Janitors and certain other Port employees at the

Port's discretion, but there appears to be no reason for the Port to require nor to provide uniforms for other field employees. In this connection the Board asked that it be furnished with additional information as to the cost of such uniforms or protective clothing, as well as the practice on this subject of other jurisdictions in the Bay Area.

Other items as listed on the Executive Director's memos to the Board dated August 6 and October 8, 1969, which would be handled through the Executive Director by issuance of Executive Orders were approved by consensus of the Board.

Contract award based on bids received on October 21, 1969, to furnish, install and remove decorative lighting of trees and decorations, Jack London Square, Oakland, California, was the subject of a memo to the Board from the Chief Engineer in which the Board was advised that the low bid of Newell Electric Company in the amount of \$12,750, had been disapproved by the Port Attorney because the bid bond accompanying the bid did not meet legal requirements, and it was recommended that the contract be awarded to the second low bid submitted by Price Electrical Company in the amount of \$12,769, and Resolution No. 19441 was passed accordingly.

Building permit for service station improvements for Phillips Petroleum Company, was the subject of a memo to the Board from the Chief Engineer, in which it was recommended that the requested improvements to be made at the station located at Doolittle Drive and Hegenberger Road, consisting of installation of brick veneer on the exterior and canopy columns and the brick wall to screen the toilet facilities, as well as a new roof deck with composition roofing and tan rock finish at an estimated cost of \$12,000, all of which had been approved by Hilton Hotels, be approved, and Resolution No. 19436 was passed accordingly.

Parking control and traffic regulations in Outer Harbor Area, was the subject of a memo to the Board from the Assistant

Parking control and traffic regulations in Outer Harbor Area, was the subject of a memo to the Board from the Assistant Executive Director, in which the Board was advised that the City Council has acted favorably on the Port's request to vacate 14th Street between Maritime and Terminal Streets, in accordance with the plan of expansion for the Sea-Land operations. It was recommended that resolutions be passed to affect the proposed regulations of traffic, and in this connection Resolution No. 19437 was passed, designating certain streets in the Port of Oakland, Outer Harbor, terminal area as streets upon which parking is prohibited, and Resolution No. 19438 was passed designating 14th Street between Terminal Street and Ferry Streets, in the Port of Oakland, Outer Harbor, terminal area, as a one-way street.

Leases with the City for Lake Merritt Channel Park and launching facilities, was the subject of a memo to the Board from the Assistant Executive Director, in which the Board was advised that two lease agreements have been prepared covering the project area. One lease is for the 8.3 acre site for the boat launching facilities and automobile parking area to be financed primarily from State Harbor and Watercraft funds. The second lease covering 4.5 acres park and recreation area to be financed primarily from State Parks and Recreation funds, and that the leases, as prepared, are acceptable to the City Manager and are scheduled for approval by the City Council this week, and approval by the Board was recommended. In this connection a joint ordinance with the City was passed authorizing the execution of leases of real property from the Port of Oakland to the City of Oakland for the Lake Merritt Channel Estuary Park facility.

Members of the Board inquired as to whether or not the sandwich type sign in the area in front of Francesco's Restaurant on Hegenberger Road had yet been removed; and were advised that the sign is still there, but a legal notice has been given for its removal.

The Board recessed to an executive session to discuss a personnel matter; and upon reconvening, Resolution No. 19445 was passed terminating the appointment of O'Brian Bell, an Airport Janitor.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Gainor, Soda, Tripp,
Walters and President Mortensen - 6

Noes: None

Absent: Commissioner Bilotti - 1

"RESOLUTION NO. 19435

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF A DOUBLE ASPHALTIC CONCRETE CROSSOVER TAXIWAY AT NORTH FIELD, OAKLAND INTERNATIONAL AIRPORT (F.A.A.P. 9-04-037-19), AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19436

RESOLUTION GRANTING PHILLIPS PETROLEUM COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19437

RESOLUTION DESIGNATING CERTAIN STREETS IN THE PORT OF OAKLAND OUTER HARBOR TERMINAL AREA AS STREETS UPON WHICH PARKING IS PROHIBITED."

"RESOLUTION NO. 19438

RESOLUTION DESIGNATING 14TH STREET BETWEEN TERMINAL STREET AND FERRY STREET IN THE PORT OF OAKLAND OUTER HARBOR TERMINAL AREA AS A ONE-WAY STREET."

"RESOLUTION NO. 19439

RESOLUTION APPROVING BOND OF KOPPERS COMPANY, INC."

"RESOLUTION NO. 19440

RESOLUTION GRANTING AMERICAN AIRLINES, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19441

RESOLUTION AWARDING CONTRACT TO PRICE ELECTRICAL CO. FOR FURNISHING, INSTALLING AND REMOVING DECORATIVE LIGHTING OF TREES AND DECORATIONS, JACK LONDON SQUARE; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER BIDS AND DIRECTING RETURN OF CHECK AND BID BONDS TO BIDDERS."

"RESOLUTION NO. 19442

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR GENERAL CONSTRUCTION AT SEVENTH STREET MARINE TERMINAL, FIRST STAGE SOUTH AND WEST SIDES, ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT NO. 07-1-00046, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19443

RESOLUTION SELLING \$62,000 PORT OF OAKLAND 1966 AIRPORT DEVELOPMENT REVENUE BONDS SERIES "C".

"RESOLUTION NO. 19444

RESOLUTION SELLING \$147,000 PORT OF OAKLAND 1966 AIRPORT DEVELOPMENT REVENUE BONDS SERIES "D".

"RESOLUTION NO. 19445

RESOLUTION TERMINATING APPOINTMENT OF O'BRIEN BELL."

"RESOLUTION NO. 19446

RESOLUTION PROVIDING FOR EXTENSION OF AIRLINE AGREEMENTS."

"RESOLUTION NO. 19447

RESOLUTION OF INTENTION TO CREATE POSITION OF EQUAL OPPORTUNITY REPRESENTATIVE."

City Ordinance No. _____ C.M.S. and Port Ordinance

No. _____ being, "A JOINT ORDINANCE AUTHORIZING THE EXECUTION OF LEASES OR REAL PROPERTY FROM THE PORT OF OAKLAND TO THE CITY OF OAKLAND FOR THE LAKE MERRITT CHANNEL ESTUARY PARK FACILITIES", was read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Gainor, Soda, Tripp,

Walters and President Mortensen - 6

Noes: None

Absent: Commissioner Bilotti - 1

Port Ordinance No. 1609 being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 CREATING TEN ADDITIONAL POSITIONS OF AIRPORT SERVICEMAN AND CHANGING CERTAIN SALARY SCHEDULES",

and Port Ordinance No. 1610 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 1606 FORMULATING AND ESTABLISHING CONDITIONS AND PROCEDURES FOR BIDDING, CONTRACTING AND PURCHASING", and Port Ordinance No. 1611 being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH TRANS INTERNATIONAL AIRLINES", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Gainor, Soda, Tripp,
Walters and President Mortensen - 6
Noes: None
Absent: Commissioner Bilotti - 1

The meeting was adjourned at 5:45 p.m. to 2:00 p.m. on Wednesday, October 29, 1969.

The meeting was reconvened on Wednesday, October 29, 1969, at the hour of 2:00 p.m. in the office of the Board, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Berkley, Bilotti,
Gainor, Soda, Tripp, Walters and
President Mortensen - 7

Commissioners absent: None

Also present were the Executive Director; Assistant Executive Director; Deputy Port Attorney John E. Nolan; Chief Engineer; Public Relations Director; Director of Aviation; and Secretary of the Board.

Visitors attending the meeting included Mr. Carl Jerebeck representing Hilton Hotels; and Mr. Jack Ratliff and his architect.

The following bids being the only bids received prior to the hour of 1:45 p.m. on this date for CONSTRUCTION OF DIKE FOR RUNWAY 11/29 AT THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT were opened, examined and publicly declared, for which two bids were received:

<u>Bidder</u>	<u>Lump Sum Bid</u>	<u>Security</u>
Manson Construction & Engineering Co. & Gen'l Construction Co. dba Manson-Gen'l	\$1,277,00	10% Bid Bond
Healy Tibbitts Construction Co.	\$1,454,700	10% Bid Bond

The bids were referred to the Port Attorney as to form and legality, and to the Chief Engineer for recommendation.

The continued item for proposed lease for Jack Ratliff for an area containing 20,264 square feet on the northeast side of Earhart Road at the North Airport, was called for discussion, together with the continued item of a building permit for Astro-Aire Enterprises to be constructed on this same property. Mr. Ratliff and his architect appeared before the Board and displayed a rendering of the proposed building, and the architect explained to the Board the nature of the exterior finish of the building, and called the Board's attention to the fact that a large portion of the buildings in the Port of Oakland Industrial Park have the same material as external finish. A Port Ordinance was then passed to print, authorizing execution of a lease with Jack Ratliff, and Resolution No. 19448 was passed, granting Jack Ratliff, an individual doing business under the firm name and style of Astro-Aire Enterprises, permission to perform certain work and repealing Resolution No. 19277. It was explained to Mr. Ratliff and his architect that the Board took the preceding action with the understanding that landscaping plans for the property are to be presented to the Board at a later date, and that occupancy of the property would be deferred until the landscaping plans are approved by the Board.

Building permit, Yellow Cab Air Cargo Building partitions, was the subject of a memo to the Board from the Chief Engineer, in which it was recommended that the building permit be granted to cover partitions and ceilings to create approximately 2200 square feet of office space in

the building at a cost of approximately \$5,000, and Resolution No. 19449 was passed accordingly.

Building permit application for Yellow Cab air cargo offices, was recommended for approval by memo to the Board from the Chief Engineer, in which the Board was informed that the construction costs are estimated at \$10,000. In this connection Resolution No. 19449 was passed granting Yellow Cab Company permission to perform certain work.

Approval of plans and specifications for construction of commissary building for Chef's Orchid Airline Caterers, was recommended to the Board by memo from the Chief Engineer, with the request that authority be granted to advertise for bids to be received on November 24, 1969, and Resolution No. 19450 was passed accordingly.

Approval of plans and specifications for construction of access road on Airport Drive to Airline Commissary Building, was recommended to the Board by memo from the Chief Engineer, with the request that authority be given to advertise for bids to be received on November 24, 1969, and Resolution No. 19451 was passed accordingly.

Approval of specifications for construction of temporary waiting rooms, Oakland International Airport, was recommended to the Board by memo from the Chief Engineer, with the request that the authority be given to advertise for bids to be received on November 24, 1969, and Resolution No. 19452 was passed accordingly. Each of the three foregoing bids will be advertised in the Oakland Tribune for a three day period.

Interim license agreement with Avis Rent-A-Car System, Inc. to permit commencement of site preparation and construction of the Avis facilities at the Airport, was recommended for approval by memo to the Board from the Manager, Properties Department, and Resolution No. 19464 was passed authorizing execution of license and concession agreement with Avis Rent-A-Car System, Inc.

Amendment to Humble Oil & Refining Company license agreement and interim license agreement with Standard Oil Company of California,

was the subject of a memo to the Board from the Manager, Properties Department, in which it was explained that Humble Oil & Refining Company desires to revise its interim license agreement to add permission to install its fuel line along the levee and to construct the fuel truck loading facilities at the Airport. In this connection Resolution No. 19457 was passed authorizing execution of the first supplemental agreement with Humble Oil & Refining Company. In the case with Standard Oil Company, the interim agreement for the construction of its fuel storage facilities expired prior to their request to install their fuel line along the levee and to construct its fuel truck loading facilities, and it was recommended that a new interim license agreement be entered into to permit commencement of this work, and such authority was included in Resolution No. 19463, authorizing execution of certain license and concession agreements.

Contract for Chicago representative, was the subject of a recommendation to the Board contained in a memo from the Traffic Manager and Manager, Marine Terminals Department. The recommendation included a compensation increase for Mr. George Butler, the Chicago Representative, from \$11,500 annually to \$13,200 and for the employment of a full time secretary, with the budget not to exceed \$7,000. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Commissioner Walters pointed out to the Board that advertisements appearing in local papers for Continental Airlines were pointed to service authorization for San Francisco only, whereas their Civil Aeronautics Board certification authorizes service to San Francisco/Oakland, and Mr. Walters asked that Continental Airlines be informed that the Port wants San Francisco/Oakland to appear in their ads whenever appropriate.

B & A Electric Company v. Port of Oakland - Alameda County Superior Court Action No. 370722, was the subject of a letter to the Board from the Port Attorney in which he explained the Memorandum of Decision of the Court in this matter issued on October 24, 1969, finding for the plaintiff in the amount of \$9,281.57 and costs.

Sale of Russell and Stoll Brass Receptacles, was the subject of a recommendation to the Board, contained in memo from the Port Purchasing Agent, in which the Board was advised that the Port has on hand 48 surplus receptacles which the firm of Steiny & Mitchell desires to acquire and, if sale is concluded, will pay \$79.23 each, plus tax, or a total of \$3,993.19. The sale of the receptacles was approved on motion of Commissioner Tripp, seconded and passed unanimously.

The sale of approximately ten tons of unsegregated scrap metal presently in the Corporation Yard at the Airport, was recommended to the Board by memo from the Port Purchasing Agent, which recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Personnel matter contained in a memo to the Board from the Director of Fiscal Affairs, as to appointments, was approved on passage of Resolution No. 19453.

Liability insurance coverage, was the subject of a memo to the Board from the Assistant Executive Director, advising the Board that in addition to the liability coverage now carried by the Port, totaling \$16,000,000, it is recommended that the Port acquire an additional \$10,000,000 excess umbrella liability policy, which recommendation is concurred in by the Port's insurance advisors, and that such a policy is available to be underwritten by Lloyd's of London on a three-year premium of \$18,750, payable annually at \$6,250. The recommendation to acquire such additional coverage was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Authorization for John L. Lambert, Senior Engineer, to travel to Washington, D. C. on November 19 and 20 to attend a conference on transportation demonstration projects, was recommended to the Board by memo from the Chief Engineer and was approved on passage of Resolution No. 19458.

Approval of plans and specifications for Construction of Office Improvements, East Portion, Third Floor, Port of Oakland Building, was recommended to the Board by motion from the Chief Engineer, requesting authority to advertise for bids to be received on November 25, 1969, and Resolution No. 19454 was passed accordingly.

Approval of plans and specifications for Construction of Entrance Sign, 14th and Maritime Streets, as part of the Sea-Land construction program, was recommended for approval by memo to the Board from the Chief Engineer, with request for authority to advertise for bids to be received on November 19, 1969, and Resolution No. 19455 was passed accordingly. The two foregoing bids to be advertised for three-day periods.

Payment of real estate commission to Ernest W. Hahn, Inc. in the amount of \$24,786 in connection with the sale of Industrial Park property to Levi J. Skaggs, was recommended for approval by memo to the Board from the Manager, Properties Department, and Resolution No. 19459 was passed accordingly.

Sign permit for Hilton Inn, at the corner of Doolittle Drive and Hegenberger Road, consisting of four parking lot entrance signs and one lighted tower sign, was recommended for approval by memo to the Board from the Chief Engineer. In this connection, Mr. Carl Jerebeck, representing Oakland Hilton Inn appeared before the Board to explain particularly to new members of the Board the design of the proposed signs and pointing out the fact that the tower sign has been relocated to be within the setback lines of the property. Resolution No. 19460 was then passed, granting QRS Neon Company permission to perform certain work.

The Board was informed that James Stockman, acting on behalf of United States Hotel Corporation, has requested right of first refusal to 31 acres of property in the Industrial Park,

immediately across the freeway from the Coliseum Complex, on which the corporation hopes to develop a convention center, with the right of first refusal to be granted for a period of 90 days. In this connection, Resolution No. 19465 was passed, authorizing execution of right of first refusal to United States Hotel Corporation.

Award of contract for printing the Port of Oakland Progress Report to Abbey Press, Inc., for the period commencing December 1, 1969 and ending November 30, 1970, based on bids received October 28, 1969, was recommended to the Board by memo from the Port Purchasing Agent, and Resolution No. 19461 was passed accordingly.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Berkley, Bilotti, Gainor, Soda, Tripp, Walters and President Mortensen - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 19448

RESOLUTION GRANTING ASTRO-AIRE ENTERPRISES
PERMISSION TO PERFORM CERTAIN WORK AND RE-
PEALING RESOLUTION NO. 19277."

"RESOLUTION NO. 19449

RESOLUTION GRANTING YELLOW CAB COMPANY
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19450

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF COMMISSARY BUILDING FOR
CHEF'S ORCHID AIRLINE CATERERS, OAKLAND AIRPORT
AREA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19451

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF ACCESS ROAD FROM AIRPORT
DRIVE TO AIRLINE COMMISSARY BUILDING, OAKLAND
INTERNATIONAL AIRPORT, AND CALLING FOR BIDS
THEREFOR."

"RESOLUTION NO. 19452

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF TEMPORARY WAITING ROOMS,
OAKLAND INTERNATIONAL AIRPORT, AND CALLING
FOR BIDS THEREFOR."

"RESOLUTION NO. 19453

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19454

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF OFFICE IMPROVEMENTS, EAST
PORTION, THIRD FLOOR, PORT OF OAKLAND BUILDING,
JACK LONDON SQUARE, AND CALLING FOR BIDS
THEREFOR."

RESOLUTION NO. 19455

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF ENTRANCE SIGN, FOURTEENTH
AND MARITIME STREETS, AND CALLING FOR BIDS
THEREFOR."

"RESOLUTION NO. 19456

RESOLUTION APPROVING BONDS OF PRICE
ELECTRICAL CO."

"RESOLUTION NO. 19457

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH HUMBLE OIL &
REFINING COMPANY."

"RESOLUTION NO. 19458

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 19459

RESOLUTION APPROVING AND AUTHORIZING
PAYMENT OF REAL ESTATE BROKERAGE COMMISSION
TO ERNEST W. HAHN, INC."

"RESOLUTION NO. 19460

RESOLUTION GRANTING QRS NEON CO. PERMISSION
TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19461

RESOLUTION AWARDING CONTRACT TO ABBEY PRESS,
INC., FOR PRINTING, FOLDING AND DELIVERING
THE PORT OF OAKLAND PROGRESS REPORT TO THE
GENERAL OFFICES OF THE PORT OF OAKLAND FOR
THE PERIOD COMMENCING DECEMBER 1, 1969 AND
ENDING NOVEMBER 30, 1970; FIXING THE AMOUNT
OF BOND TO BE PROVIDED IN CONNECTION
THEREWITH; REJECTING ALL OTHER BIDS; AND
DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19462

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH CHEF'S ORCHID OAKLAND, INC., AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 19463

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19464

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH AVIS RENT-A-CAR SYSTEM, INC."

"RESOLUTION NO. 19465

RESOLUTION AUTHORIZING EXECUTION OF RIGHT OF FIRST REFUSAL TO UNITED STATES HOTEL CORPORATION."

Port Ordinance No. 1612 being, "AN ORDINANCE AUTHORIZING EXECUTION OF AGREEMENT WITH FOREMOST-MCKESSON, INC., PROVIDING FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED ON THE SOUTHWEST SIDE OF EDGEWATER DRIVE APPROXIMATELY 2700 FEET NORTHWEST OF PENDLETON WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK, MAKING AN APPROPRIATION THEREFOR AND FINDING CERTAIN FACTS IN CONNECTION THEREWITH", and City Ordinance No. _____ and Port Ordinance No. 1613 being, "A JOINT ORDINANCE AUTHORIZING THE EXECUTION OF LEASES OF REAL PROPERTY FROM THE PORT OF OAKLAND TO THE CITY OF OAKLAND FOR THE LAKE MERRITT CHANNEL ESTUARY PARK FACILITIES", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Bilotti,
Gainor, Soda, Tripp, Walters
and President Mortensen - 7

Noes: None

Absent: None

Port Ordinance No. _____ being "AN ORDINANCE
AUTHORIZING THE EXECUTION OF A LEASE WITH JACK RATLIFF", was
read the first time and passed to print by the following
vote:

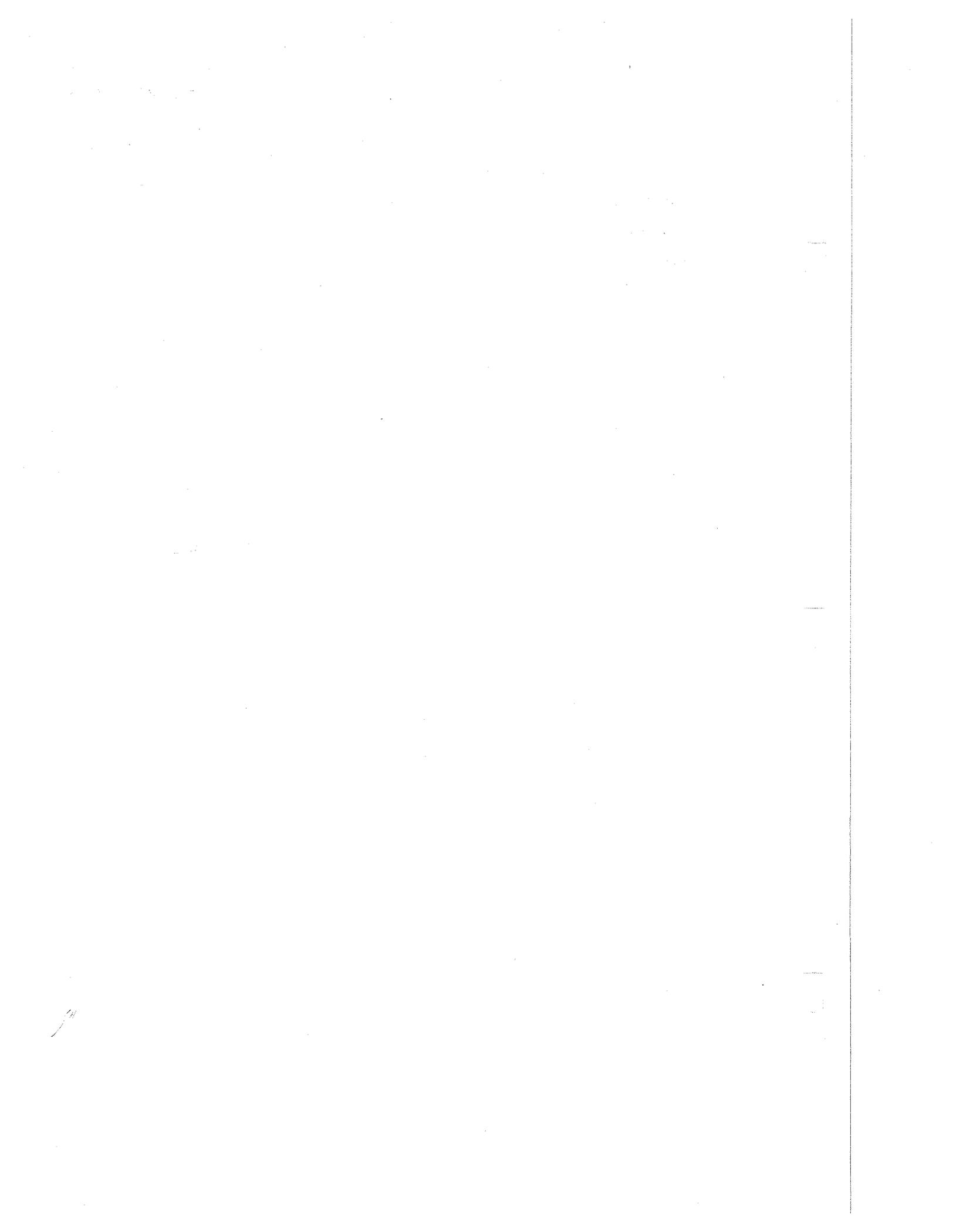
Ayes: Commissioners Berkley, Bilotti,
Gainor, Soda, Tripp, Walters
and President Mortensen - 7

Noes: None

Absent: None

There being no further business and on motion duly
made and seconded, the meeting was adjourned at 3:45 p.m.


Secretary



Action NOV 26 1969

H. Compton
Approved as written
and filed

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Wednesday, November 5, 1969, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Soda, Tripp
and Vice President Walters - 4

Commissioners absent: Commissioners Bilotti, Gainor
and President Mortensen - 3

Also present at the meeting were the Assistant Executive Director; Port Attorney; Chief Engineer; Assistant Manager, Properties Department; Director of Fiscal Affairs; Public Relations Assistant; Deputy Port Attorney John E. Nolan for a portion of the meeting; and Secretary of the Board.

Visitors attending the meeting included Milton Anninos, Director-representative of the Oakland Civil Service Employees' Association.

Minutes of the regular meeting of the Board, held on October 15, 1969 and the adjourned regular meeting of the Board, held on October 22 and October 29, 1969 were deferred until the next meeting of the Board.

Pacific Northwest California Civil Aeronautics Board
Docket No. 18884, was the subject of both a written report and oral report made to the Board by the Port Attorney, advising the Board that, on October 31, 1969 the Examiner rendered his initial

decision. The Port Attorney explained that while the initial recommendation of the Examiner is favorable to Oakland because it stresses the use of satellite airports, the entire matter is subject to the ultimate decision of the Civil Aeronautics Board.

Approval of Specifications and Authority to Advertise for Bids for the purchase of 40,000 lineal feet of polyvinyl-chloride sheeting and 7,000 apitong pole pieces, was contained in a memo to the Board from the Port Purchasing Agent, and Resolution No. 19466 was passed approving specifications for furnishing and delivering polyvinyl-chloride sheeting and calling for bids therefor, and Resolution No. 19467 was passed approving specifications for furnishing, delivering, apitong pole pieces and calling for bids therefor.

Increase of Janitor force in the Port of Oakland Building from two to three Janitors to provide for additional help required by the expansion of the Port offices, was recommended to the Board by memo from the Port Purchasing Agent, and was approved on motion of Commissioner Soda, seconded and passed unanimously.

Appointment of Carlos Palza to the position of draftsman as recommended to the Board by memo from the Director of Fiscal Affairs, was approved on passage of Resolution No. 19468.

Increase in rates for group health insurance for Port employees, was the subject of a memo to the Board from the Director of Fiscal Affairs, in which the Board was advised that rates under the Kaiser Foundation Health Plan will be increased from \$11.69 to \$13.73 on January 1, 1970 for the employee, and rates under the Hospital Service of California (Blue Cross) will be increased from \$12.31 to \$14.65 on January 1, 1970. The necessity for rate changes was explained in letters to the Port from both organizations. It was recommended that the Board adopt an ordinance increasing the

Port's contribution for such expenses, and an ordinance was passed to print amending Section 2 of Port Ordinance No. 1166 relating to the contributions of the Port of Oakland toward the cost of employee group health insurance. In this connection Mr. Milton Anninos appeared before the Board and thanked the Board for its action on behalf of Port employees.

Required amendment to Port Ordinance No. 1072, Section 803, having to do with provisional appointments to increase the length of employment for a provisional appointment from 90 to 120 days to conform with Civil Service regulations, was recommended to the Board by memo from the Director of Fiscal Affairs, and an ordinance was passed to print amending Section 3.00 of Port Ordinance No. 867 relating to the assignment of personnel for temporary services.

Termination of Lease Agreement with Los Angeles - Seattle Motor Express, Inc., was the subject of a memo to the Board from the Assistant Executive Director, advising the Board that an agreement has been reached with Los Angeles - Seattle Motor Express, Inc. for the cancellation of its lease on a parcel of property on Ferry Street in the Outer Harbor Terminal containing 181,284 square feet, which is presently under long-term lease which expires August 31, 1997, which agreement would provide that the Port would pay to LASME for the value of the leasehold a sum to be determined on the basis of the actual original cost of the improvements less straight-line depreciation figured on a 40-year basis, which it was estimated would be less than \$150,000. It was recommended that the Board approve the cancellation of the lease on this basis, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Continued occupancy by Transport Pool of a 2.844-acre parcel at the corner of Seventh and Maritime Streets under a licensing concession agreement with a 90-day cancellation clause at a new rental rate of \$.011 per square foot or \$1,362.73 per month was recommended to the Board, by memo from the Assistant Manager, Properties Department, which recommendation was approved on motion of Commissioner Berkley, seconded and passed unanimously.

A proposed lease with the Roman Catholic Welfare Corporation of Oakland, covering 14,578 square feet, more or less, of Port property at the southeast corner of Seventh and Terminal Streets, Outer Harbor, was transmitted to the Board by the Port Attorney, together with a letter of explanation from the Assistant Manager, Properties Department. The lease, which would be for a term of 20 years with a right of termination on the part of the Port by giving six months' prior notice, at a rental rate of \$1.00 per year, would permit the construction of the Apostleship of the Sea facilities at that location. Members of the Board questioned the clause in the lease having to do with living quarters required in connection therewith, and the matter was put over to the next meeting of the Board for clarification of this item.

Request for additional area by C. J. Hendry Company, was explained to the Board by memo from the Assistant Manager, Properties Department, advising that the company desires to acquire occupancy of approximately 44,700 square feet of open area formerly occupied by Acme Pallet on the Embarcadero, which property is completely surrounded by Oakland Marina leasehold. The rental recommended under a one-year license agreement was \$.01 per square foot, or \$447 per month. The valuation of the property was discussed, and it was explained by the Assistant Manager, Properties Department, that C. J. Hendry is attempting to acquire the leasehold interest

of the Oakland Marina and that due to budgetary requirements of the company this is the maximum rental that they can pay at this time, even though they are aware of the real value of the property. It was the concensus of the Board that this is too low a rent for that property, and the matter was put over for further negotiations.

Contract completion by Duncanson-Harrelson Co. on September 18, 1969 of its contract for construction of the Elmhurst Channel Railroad Trestle, was reported to the Board by memo from the Chief Engineer. The Board was advised that this completion date is 23 days beyond the required completion date in the contract and recommended that the contract be accepted as completed on September 18 but that liquidated damages be assessed for the 23 days by which the Contractor exceeded the contract time and, in addition assess the Contractor \$1,300 for additional inspection cost. In this connection Resolution No. 19472 was passed accepting work performed by Duncanson-Harrelson Co., assessing liquidated damages and authorizing recordation of notice o completion.

The request of Lloyd and Mercedes O. Bothwell, operators of the Showboat on Jack London Square, to assign the lease for the vessel berthing to Terry Fogarty, was reported to the Board by memo from the Assistant Manager, Properties Department, advising the Board that the Properties Department has no objection to such assignment, and the Accounting Department reported to the Board that the account of the Showboat is presently current. In this connection Resolution No. 19469 was passed consenting to assignment of lease from Lloyd E. Bothwell and Mercedes O. Bothwell to Terry's Operating Company, Inc.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash, Port Revenue and Construction Accounts as of October 30, 1969.

Summary of Claims Paid from Various Funds from October 10, 1969 through October 29, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Soda, Tripp and Walters - 4

Noes: None

Absent: Commissioners Bilotti, Gainor and President Mortensen - 3

"RESOLUTION NO. 19466
RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING POLY-VINYL-CHLORIDE SHEETING AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19467
RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING APITONG POLE PIECES AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19468
RESOLUTION RATIFYING APPOINTMENT OF CARLOS PALZA TO THE POSITION OF DRAFTSMAN."

"RESOLUTION NO. 19469
RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE FROM LLOYD E. BOTHWELL AND MERCEDES O. BOTHWELL TO TERRY'S OPERATING CO., INC."

"RESOLUTION NO. 19470
RESOLUTION APPROVING BOND OF ABBEY PRESS, INC."

"RESOLUTION NO. 19471
RESOLUTION APPROVING BOND OF THE DUNCANSON-HARRELSON CO."

"RESOLUTION NO. 19472
RESOLUTION ACCEPTING WORK PERFORMED BY THE DUNCANSON-HARRELSON CO., ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19473

RESOLUTION AUTHORIZING EXECUTION OF LICENSE
AND CONCESSION AGREEMENT WITH HALLETT
MARINE SUPPLY."

Port Ordinance No. 1614 being, "AN ORDINANCE
AUTHORIZING THE EXECUTION OF A LEASE WITH JACK RATLIFF",
was read a second time and finally adopted by the following
vote:

Ayes: Commissioners Berkley, Soda, Tripp
and Walters - 4

Noes: None

Absent: Commissioners Bilotti, Gainor
and President Mortensen - 3

Port Ordinance No. _____ being, "AN ORDINANCE
AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO
THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST
OF EMPLOYEE GROUP HEALTH INSURANCE", and Port Ordinance
No. _____ being, "AN ORDINANCE AMENDING SECTION 3.00 OF
PORT ORDINANCE NO. 867 RELATING TO THE ASSIGNMENT OF
PERSONNEL FOR TEMPORARY SERVICES", were read the first
time and passed to print by the following vote:

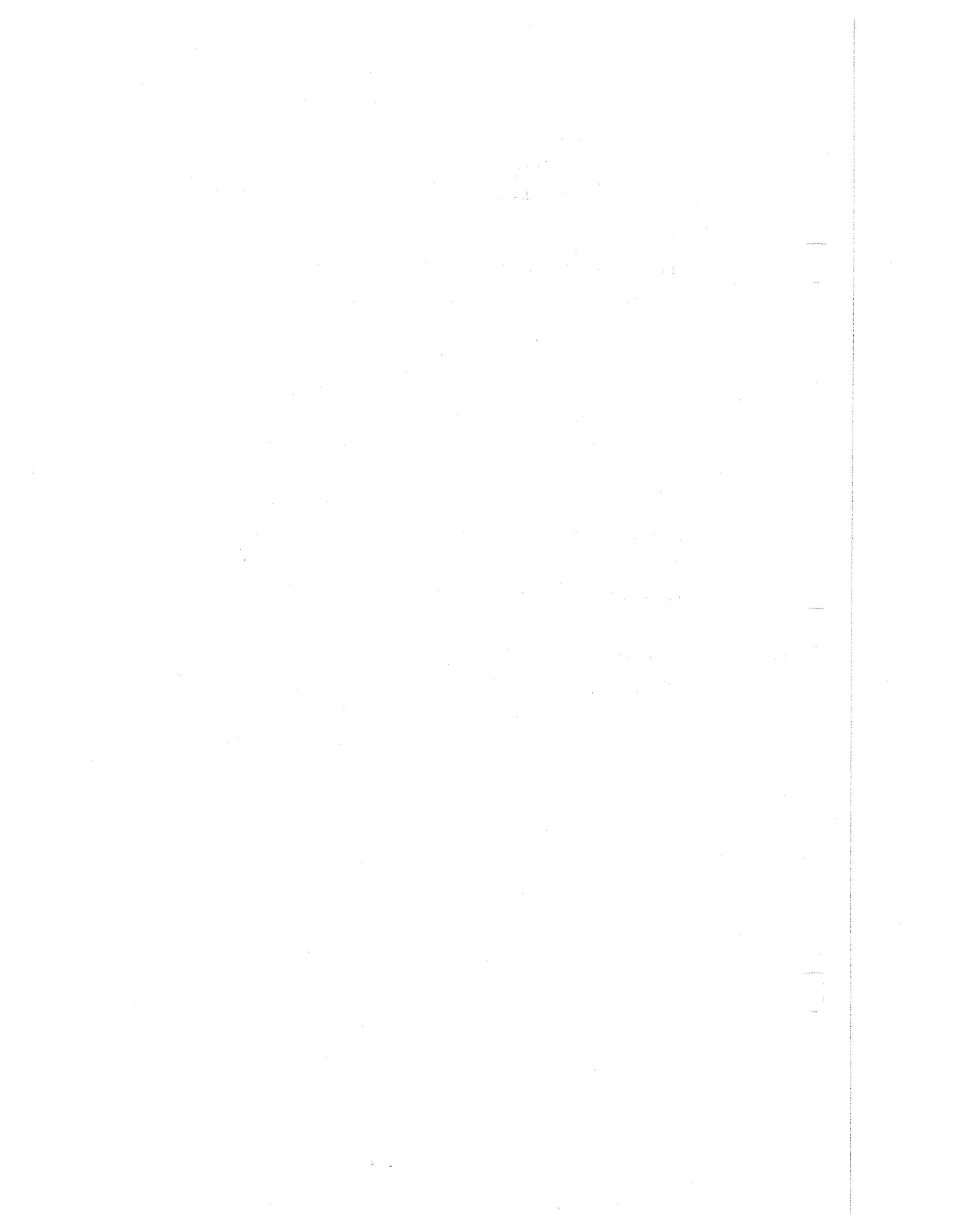
Ayes: Commissioners Berkley, Soda, Tripp
and Walters - 4

Noes: None

Absent: Commissioners Bilotti, Gainor
and President Mortensen - 3

There being no further business and on motion
duly made and seconded, the meeting was adjourned at 2:58 p.m.


Secretary



Action DEC 10 1969

*Approved as written
and filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Wednesday, November 19, 1969, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, Vice President Walters presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Bilotti, Tripp
and Vice President Walters - 4

Commissioners absent: Gainor, Soda and
President Mortensen - 3

Also present at the meeting were the Assistant Executive Director; Port Attorney; Chief Engineer; Director of Aviation; Assistant Manager, Properties Department; Public Relations Assistant; and Secretary of the Board.

The reading of the minutes of the regular meeting of October 15 and the adjourned regular meetings of October 22 and 29 and the regular meeting of November 5, 1969 was put over to the next meeting of the Board.

Application of Air California for authority to provide air transportation service between Oakland and Palm Springs, was the subject of a letter to the Board from the Port Attorney. In this connection the Director of Aviation informed the Board that Air California plans to commence service to Palm Springs from Oakland in December of this year.

Pacific-Northwest-California Investigation, Civil Aeronautics Board Docket No. 18884, was the subject of a letter to the Board from the Port Attorney, in which the Board was informed that on November 7, 1969, the Civil Aeronautics Board

determined to review the initial decision of Examiner Robert L. Park and fixed the date of November 17, 1969 as the date for filing of exceptions to the initial decision and November 27, 1969 as the date for the filing of briefs in support of such exceptions or in support of the initial decision. The Board was further informed that no exceptions will be filed because the ultimate findings and conclusions of the Examiner are favorable to Oakland; however, Oakland will take issue with the preliminary findings of the Examiner as to the allocation of air traffic, which matter will be expanded upon further in the brief to be filed by the Port.

Service to Omaha and Des Moines Case, Civil Aeronautics Board Docket No. 18401 et al., was the subject of a letter to the Board from the Port Attorney, advising that the Civil Aeronautics Board will hold oral argument in this matter in Washington, D. C. on December 2 and 3, 1969, and recommended that the Port Attorney be authorized to attend and participate in the oral argument. In this connection Resolution No. 19480 was passed, authorizing the Port Attorney to proceed to Washington, D. C. to attend oral argument before the Civil Aeronautics Board.

Approval of plans and specifications for air conditioning for temporary holding rooms at the Airport, was the subject of a memo to the Board from the Chief Engineer, recommending that the plans and specifications be approved and authority be given to advertise for bids to be received on December 2, 1969. The recommendation was approved and Resolution No. 19479 was passed accordingly.

The claim of Vance H. Vollstedt, was the subject of a letter to the Board from the Port Attorney, in which the Board was advised that on November 3, 1969, Mr. Vollstedt presented a claim

against the Port in the sum of \$100,000.00 for personal injuries alleged to have been suffered at the Metropolitan Oakland International Airport on August 8, 1969. It was the recommendation of the Port Attorney that the claim be rejected, which recommendation was approved and Resolution No. 19474 passed accordingly.

Airport lease, National Airmotive, was the subject of a memo to the Board from the Manager, Properties Department, which lease had been prepared following negotiations based on authority of the Board at its meeting of May 12, 1969, the lease to be for a period of 30 years with three 5-year options subject to Port approval; rental review every 5 years during the 30-year term, with any increase not to exceed 12-1/2% more than that in effect during the preceding 5-year period; lease to contain a termination and relocation provision, and the Lessee to have right of first refusal on an adjoining 100,000 square feet of space. The lease was discussed, with Commissioner Tripp objecting to the limitation of 12-1/2% rental increase at review time. The matter was put over to the next meeting of the Board.

Report of total contract cost, Buildings and Yard Improvements, Berth "H" Facilities, under contract with M.G.C. Company, was the subject of a memo to the Board from the Chief Engineer, in which he reported that the total original cost of the contract was \$312,905.39 and that five change orders had been issued which had received the approval of the Board at its meeting of June 16, 1969 at an agreed price of \$125,278.08, making a total project cost of \$438,183.47.

Application of Seatrain Terminals of California, Inc. for fill and dredging permit, was the subject of a memo to the Board from the Assistant Executive Director, recommending that in accordance with Port Ordinance No. 1332 the Board set a date

for the required public hearing for 2:00 p.m., Wednesday, December 3, and that the Secretary of the Board be directed to notify the applicant thereof in accordance with Port Ordinance No. 1332. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

A report to the Board on the progress of negotiations with Seatrain Lines, Inc. for the acquisition of its property by the Port in the Middle Harbor Terminal area, was the subject of a memo to the Board from the Assistant Executive Director, which advised the Board that the letter of understanding had been executed by the Executive Director and the President of Seatrain Lines, Inc., copies of which were previously furnished to members of the Board. It was pointed out that documents based on the letter of understanding will be drafted for Board approval. The Board was informed that the letter of understanding is being forwarded by the Port Attorney to the Federal Maritime Commission for its information.

Personnel matters contained in a memo to the Board from the Director of Fiscal Affairs were approved on passage of Resolution No. 19475.

Salary of Eugene Daley, merit increase, was the subject of a memo to the Board from the Chief Engineer, in which it was recommended that Mr. Daley, an Engineering Aid who is performing the duties of a Port Construction Inspector, be granted a merit increase to rate E of his present pay schedule at \$808 per month. Members of the Board raised certain questions regarding appointment of Port Construction Inspectors from the existing Civil Service list and Mr. Daley's position on that list, and asked that the Chief Engineer report back to the Board with further information at its next meeting.

A revised proposed lease with the Roman Catholic Welfare Corporation of Oakland for the Apostleship of the Sea in the Outer Harbor Terminal area, was transmitted to the Board by the Port Attorney, and the Board was informed orally that the lease was revised to limit living quarters in the facilities exclusively for the use of the chaplain and custodian. The Board indicated its concern that even with this wording, overnight accommodations might be furnished for transients or seamen who had missed their ships. The Port Attorney was asked to revise the lease further to indicate that no transient facilities are to be permitted and the matter was put over to the next meeting of the Board.

The following changes in Port tenancies, recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Tripp, seconded and passed unanimously:

Additional area - Montgomery Ward. Adding 14,206 square feet in Terminal Building "A" at \$.05 psf per month, for an additional monthly rental of \$710.30 for a new total monthly rental of \$5,528, effective November 15, 1969.

Reduction in area - Eureka Marine Company. Now occupying 14,400 sf in Building E-112, Middle Harbor Terminal, at \$.05 psf, or \$720; and 20,440 sf adjacent open area at \$.009 psf, or \$183.96, for a total monthly rental of \$903.96. Their previous monthly rental was \$1,562.96, effective October 1, 1969.

Renewals:

Western States Steel - Occupying 15,300 square feet of Building G-315 at \$.06 psf, 14,145 square feet of open paved area at \$.015 psf, and 5,940 square feet of unpaved area at \$.01 psf, for a total monthly rental of \$1,189.58, effective January 1, 1970.

Mobil Oil Corporation to continue occupancy of 12,990 square feet of our Terminal Building "E" on a year to year agreement at increased rate of \$.06 psf, which will mean an increase of \$129.90 per month. No change in the mezzanine-low ceiling area is recommended at this time (which are at the \$.04 and \$.02 rate respectively). Their new total monthly rental will now be \$8,064.31, as of January 1, 1970.

The request of the Carnation Company that it be permitted to substitute self-insurance protection for the first \$100,000.00, as respects any one loss, for their fire and extended coverage insurance on facilities leased from the Port in the Outer Harbor Terminal area, which is presently insured by Carnation for \$6,900,000.00, was transmitted to the Board by letter from the Port Attorney with the recommendation that the Port consent to the self-insurance. The recommendation was approved on passage of Resolution No. 19476, authorizing Carnation Company to substitute self-insurance for a portion of its fire insurance coverage.

Extension of construction time for Builders Cabinets Inc., was the subject of a memo to the Board from the Manager, Properties Department in which the Board was advised that Builders Cabinets has encountered certain problems with regard to financing its improvements on the 3.34 acres of Port property at Hassler Way and Edgewater Drive which in accordance with the deed calls for completion by December 19, 1969, but that the company now contemplates that construction will commence before January 1, 1970 and completion should be approximately 120 days thereafter. It was recommended that Builders Cabinets Inc. be granted a 6-month extension of time for the completion of construction, which recommendation was approved by passage of Resolution No. 19477.

Commissioner Tripp indicated his concern over articles appearing in various periodicals regarding missing baggage at airports and his particular concern over security of baggage at the Oakland Airport. The Assistant Executive Director explained that it was our present position that the security of baggage is the responsibility of the airlines. The Board requested that the procedures at Oakland Airport be looked into and a full report made back to the Board at its meeting of December 3, 1969.

Commissioner Walters stated that members of the Board had been furnished a copy of the report of Touche, Ross, Bailey and Smart Company on its examination of the Port of Oakland Financial Statement for the fiscal year ending June 30, 1969, but that the report as submitted did not carry the usual Auditor's recommendations and asked that this item be calendared as a continued item until such information is furnished to the Board.

Commissioner Bilotti made an oral report to the members of the Board and others present on his participation in the Far East Trade Mission.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of November 13, 1969.

Summary of Cash and Accounts Receivable for the month of October 1969.

A. Accounts Receivable 60 days or more in Arrears as of November 13, 1969.

B. Active Accounts Receivable 60 days or more in Arrears Referred to Legal as of November 13, 1969.

C. Inactive Accounts Receivable Referred to Legal as of November 13, 1969.

Summary of Claims Paid from Various Funds from October 31, 1969 through November 13, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Tripp
and Vice President Walters - 4

Noes: None

Absent: Commissioners Gainor, Soda and President
Mortensen - 3

"RESOLUTION NO. 19474

RESOLUTION REJECTING CLAIM OF VANCE H.
VOLLSTEDT."

"RESOLUTION NO. 19475

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19476

RESOLUTION AUTHORIZING CARNATION COMPANY
TO SUBSTITUTE SELF-INSURANCE FOR A PORTION
OF ITS FIRE INSURANCE COVERAGE."

"RESOLUTION NO. 19477

RESOLUTION GRANTING EXTENSION OF TIME
TO BUILDERS CABINETS, INC."

"RESOLUTION NO. 19478

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT PROVIDING FOR EXTENSION OF
AGREEMENT WITH PACIFIC SOUTHWEST
AIRLINES."

"RESOLUTION NO. 19479

RESOLUTION APPROVING PLANS AND SPECIFI-
CATIONS FOR FURNISHING AND INSTALLING
AIR CONDITIONING SYSTEMS IN TEMPORARY
WAITING ROOMS, OAKLAND INTERNATIONAL
AIRPORT, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19480

RESOLUTION AUTHORIZING PORT ATTORNEY TO
PROCEED TO WASHINGTON, D.C., TO ATTEND
ORAL ARGUMENT BEFORE CIVIL AERONAUTICS
BOARD."

"RESOLUTION NO. 19481

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT PROVIDING FOR EXTENSION OF
AGREEMENT WITH WESTERN AIR LINES, INC."

"RESOLUTION NO. 19482

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING CANCELLATION OF LEASE WITH T.I.M.E.-DC, INC.", and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 RELATING TO PREMIUM PAY AND HOLIDAYS", were read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Bilotti, Tripp and
Vice President Walters - 4
Noes: None
Absent: Commissioners Gainor, Soda and President
Mortensen - 3

Port Ordinance No. 1615 being, "AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE", and Port Ordinance No. 1616 being, "AN ORDINANCE AMENDING SECTION 3.00 OF PORT ORDINANCE NO. 867 RELATING TO THE ASSIGNMENT OF PERSONNEL FOR TEMPORARY SERVICES", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Bilotti, Tripp and
Vice President Walters - 4
Noes: None
Absent: Commissioners Gainor, Soda and President
Mortensen - 3

The meeting adjourned at 3:22 p.m. to Wednesday, November 26, 1969 at the hour of 2:00 p.m.

The meeting was reconvened on Wednesday, November 26, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Berkley, Bilotti,
Gainor, Tripp, Walters and
President Mortensen - 6

Commissioners absent: Commissioner Soda - 1

Also present were the Executive Director; Assistant Executive Director; Port Attorney; Chief Engineer; Director of Aviation; Director, Fiscal Affairs; Public Relations Director; Manager, Properties Department; Assistant Manager, Properties Department; and Secretary of the Board.

Visitors attending the meeting included Councilman Frank Ogawa; Mr. A. E. Morjig, President, National Airmotive; Mr. Clyde K. Sherman, Chief Engineer, Manson-General; Father John Bosch, Chaplain, and Mr. Thomas Lile, Architect, representing Apostleship of the Sea; Mr. Robert Ryan, Partner, Mr. Bill Marocco, Partner, Mr. James F. Wetzel, Designer, Mr. Casey A. Kawamoto, Architect, and Mr. Dick Langenbann, Broker, Grubb & Ellis Company, all representing Ryan Marocco Company.

The reading of the minutes of the regular meeting of October 15, and the adjourned regular meetings of October 22 and 29, and the regular meeting of November 5, 1969, were approved as written and ordered filed.

A proposed lease dated November 26, 1969 with National Airmotive, Division of Republic Corporation, covering an area of 2.295 acres more or less, approximately 500 feet southwesterly of the southwestern boundry line of Doolittle Drive, approximately 2,000 feet northwesterly of its intersection with Langley Street at the Airport, was

transmitted to the Board by the Port Attorney, which was the subject of a continued item from the previous meeting of the Board on November 19, 1969, which had been explained to the Board by memo from the Manager, Properties Department. The lease would be for a period of thirty years with three five-year options, each subject to Port approval, with rent reviews each five years during the lease term, with any increase not to exceed 12-1/2% more than that in effect during the preceding five years, commencing with a basic rental rate of \$.009 psf. Lessee is to have right of first refusal on an adjoining 100,000 sf parcel. It was explained to the Board that National Airmotive plans to construct on the property a 40,000 square foot building for use as a piston and jet engine overhaul facility. Mr. A. Morjig, President of National Airmotive, appeared before the Board and explained that his company plans on investing approximately \$6,000,000.00 in facilities, that the company presently employs 75 persons, and anticipates an employment of 150 persons by June 15, 1970, with a maximum of 500 employees over the next three years. Commissioners Tripp and Berkley objected to the 12-1/2% limitation on any rental increase at the five-year renewal periods. After some discussion on this point, the ordinance was called for and an ordinance was passed to print authorizing the execution of a lease with National Airmotive, Division of Republic Corporation, by the following vote: "Ayes" - Commissioners Bilotti, Gainor, Walters and President Mortensen - 4; "Noes" - Commissioners Berkley and Tripp - 2; Absent - Commissioner Soda.

Renewal of license and concession agreement, Oakland Flight Service, Inc., was the subject of a memo to the Board from the Manager, Properties Department, recommending that a new agreement be entered into with Oakland Flight Service, Inc. beginning December 1, 1969, with payment to the Port based on 10% of their gross business. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Approval of plans and specifications for fill improvements, north of taxiway "C" at South Field, Oakland International Airport, was recommended to the Board by memo from the Chief Engineer, requesting authority to advertise for bids to be received on December 15, 1969. The Chief Engineer explained to the Board that a quantity of fill has become available on the open market, which might be suitable for this project and might possibly be used if found to be cheaper than bids received. In this connection Resolution No. 19483 was passed, approving the plans and specifications and calling for bids therefor.

Award of contract, access road to the commissary building at the Airport, was the subject of a recommendation contained in a memo to the Board from the Chief Engineer that the contract be awarded to McGuire and Hester, the low bidder on bids received on November 24, 1969, and Resolution No. 19484 was passed awarding the contract to McGuire and Hester.

Award of contract for commissary building for Chef's Orchid at the Airport, which was contained in a memo to the Board from the Chief Engineer, advising the Board that the low bid received from Empire Construction Company, Ltd., was disapproved by the Port Attorney on the grounds that the required declaration of non-collusion was not included with the submittal, and recommended that the contract be awarded to the second lowest bidder, Robert L. Wilson, Inc., and Resolution No. 19495 was passed awarding the contract to Robert L. Wilson, Inc.

Recommendations regarding bids on dike extension, South Airport, was the subject of a memo to the Board from the Chief Engineer, advising the Board that the two bids received were considerably higher than was anticipated, and explained to the Board alternatives open to it, and recommending that the present bids be rejected, and that new specifications be written and re-advertised for new bids. The recommendation was approved, and Resolution No. 19494 was passed rejecting bids for construction of dike for Runway 11/29 extension at Metropolitan Oakland International Airport.

Award of contract, temporary waiting rooms at the Airport, was the subject of a memo to the Board from the Chief Engineer in which it was recommended that the contract be awarded to William McIntosh & Son, the low bidder of those bids received on November 24, 1969, and Resolution No. 19485 was passed awarding contract to William McIntosh & Son.

A letter from the Port Attorney was transmitted to the Board in the matter of the Pacific Northwest-California Investigation, Civil Aeronautics Board Docket No. 18884, with which the Port Attorney's brief in this matter was transmitted to the Board.

Award of contract for entrance sign, Sea-Land, Outer Harbor Terminal, was the subject of a recommendation to the Board from the Chief Engineer, that the contract be awarded to Federal Sign & Signal Corporation, the low bidder among those received on November 19, 1969, and Resolution No. 19486 was passed awarding contract to Federal Sign & Signal Corporation.

By memo from the Chief Engineer, the Board was advised that bids were received on November 19, 1969, for construction and installation of one low profile container Port crane of 40-long tons capacity at Berth "H" of the Seventh Street Marine Terminal, which bids are still under review, and hopefully a recommendation will be prepared for the Board at its meeting of December 3, 1969. The Port Attorney informed the Board that he will attempt to have his review of the bids prepared for presentation to the Board on December 3, but that the review may take until the Board meeting of December 17 to complete.

The continued item of salary of Eugene Daley, merit increase, which was the subject of a memo to the Board on November 19, 1969, was called for discussion, and it was the consensus of the Board that no change should be made at this time in Mr. Daley's compensation.

Recommendation of award regarding the sale of miscellaneous scrap metal, contained in a memo from the Port Purchasing Agent advising

that Lawrence Jobe was the highest bidder among bids received on November 21, and recommended that the sale be made to Lawrence Jobe, and Resolution No. 19487 was passed accordingly.

Recommendation of award on polyvinyl chloride sheeting and apitong pole pieces, contained in a memo to the Board from the Port Purchasing Agent, advising that B. F. Goodrich Company was the low bidder among bids received November 24, 1969, for polyvinyl chloride sheeting, and recommended that the contract be awarded to that company, and Resolution No. 19488 was passed accordingly; and that J. E. Higgins Lumber Company was the only bidder for apitong pole pieces at a price satisfactory to the Port, and Resolution No. 19489 was passed awarding contract to J. E. Higgins Lumber Company.

Creation of Youth Aide positions, was the subject of a memo to the Board from the Director of Fiscal Affairs, in which it was recommended that ten provisional 120-day duration positions be created at a compensation of \$2.30 per hour, which recommendation was approved on passage of Resolution No. 19490.

Offer to purchase 10.6 acres in the Industrial Park by Mr. Robert Ryan and Mr. William Marocco, was reported to the Board by memo from the Manager, Properties Department. The offer was for a cash purchase at \$90,000 per acre, which was accompanied by a deposit check in the amount of \$25,000. Messrs. Ryan and Marocco, together with several other interested parties as listed above, appeared before the Board and displayed artist's renderings of the proposed development of a two-story office complex of approximately 216,000 square feet to be erected on the site. It was explained to the Board by the Executive Director that the concept as presented to the Board calls for parking of automobiles in the front of the building which is in conflict with the standards and restrictions for the Industrial Park. Mr. Marocco explained to the Board that this was a concept only, and that the developer was willing to abide by the standards and restrictions of the Park, and assured the

Board that detailed plans for the development to be presented to the Board at a later date would be acceptable to the Board either through compliance or variances which would be subject to Board approval. Mr. Marocco explained that the concept as presented to the Board is based on negotiations being carried on with Murphy Tire Company to acquire, under sublease, a back portion of its property in order to square off the perimeter of the land for the development, but that if he is unsuccessful in acquiring this property from Murphy, either the building would be reduced in size or the parking area would be double tiered to provide sufficient parking for the facility. Following a discussion on the matter, a motion was made by Commissioner Tripp, seconded and passed unanimously, approving the sale of 10.6 acres, more or less, of Port property in the Port of Oakland Industrial Park to Mr. Robert Ryan and Mr. William Marocco at \$90,000 per acre for the development of an office complex.

The continued item of a proposed lease with the Roman Catholic Welfare Corporation of Oakland for the development of an Apostleship of the Sea facility in the Outer Harbor Terminal Area, was called for discussion. The Port Attorney explained to the Board that the proposed lease had been re-written in accordance with a directive from the Board at its meeting of November 19, 1969 to provide that no overnight transient facility should be incorporated into the building, and Father Bosch, who appeared before the Board confirmed that it was not intended that any overnight facility should be provided except for the Chaplain and custodian of the building. The Port Attorney explained that legal counsel for the Apostleship had not yet approved the revised lease, and that the matter would be presented to the Board at its next meeting for execution.

Sale of Industrial Park property to Dr. E. C. Gerow, as approved by the Board at its meeting of October 15, 1969, was a subject of a memo to the Board from the Manager, Properties Department,

explaining that the sale was now ready to be consummated, and in this connection an ordinance was passed to print, authorizing the sale of certain City owned real property located on the southwest side of Capwell Drive, approximately 450 feet northwest of Pendleton Way in the Port of Oakland Industrial Park to Elwin C. Gerow and Doris B. Gerow, and directing the execution and attestation of the deed purchaser thereof.

Expenditures by the Recreation Commission for the Galbraith Golf Course, was the subject of a memo to the Board from the Director of Fiscal Affairs explaining that on August 26, 1969, the Recreation Commission terminated the concession contract at the concessionaire's request, and arranged to purchase the concessionaire's equipment at a depreciated price, and requests Board approval for the expenditure of the funds. In this connection Resolution No. 19496 was passed approving acquisition by the Recreation Commission of improvements at Galbraith Golf Course. Commissioner Bilotti abstained from voting on this action.

Commissioner Walters requested that a meeting be held between the members of the Board and the Port staff to establish leasing procedures and policy for the guidance of the Port staff.

President Mortensen informed the Board that on the recent trade mission to the Far East, the Port of Keelung in Taiwan, suggested that it would be appropriate for the Port of Oakland to invite the Port of Keelung to be a sister Port, and that he as President of the Board had issued such an invitation to the Port of Keelung to become a sister Port to the Port of Oakland as the exclusive sister Port for Taiwan, which invitation was given on the recommendation of City Councilman Frank Ogawa, and on motion of Commissioner Tripp, seconded and passed unanimously, the Board ratified the action of President Mortensen, and directed that an appropriate resolution be drawn by the Port Attorney. President Mortensen also thanked Frank Ogawa for his participation in the trade mission, and particularly for his acting

in the capacity of an interpreter for many of the meetings held in the Orient. Councilman Ogawa thanked the Port for inviting him to participate in the trade mission and complimented the Board and the Port-staff on the activity.

A vote was then taken on the resolutions and ordinances listed below.

Commissioner Tripp excused himself from the meeting, and the balance of the Board adjourned to an executive session to discuss a personnel matter at the hour of 3:35 p.m.

At the hour of 4:00 p.m., the Board reconvened in open session, at which time Resolution No. 19497 was passed, ratifying the appointment of Jesus H. Ramos to the position of Janitor, and Resolution No. 19498 was passed terminating the appointment of Jesus H. Ramos.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Berkley, Bilotti, Gainer, Tripp, Walters and President Mortensen - 6
Noes:	None
Absent:	Commissioner Soda - 1

"RESOLUTION NO. 19483

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF FILL IMPROVEMENTS, NORTH OF TAXIWAY "C" AT SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19484

RESOLUTION AWARDED CONTRACT TO MCGUIRE AND HESTER FOR CONSTRUCTION OF ACCESS ROAD FROM AIRPORT DRIVE TO AIRLINE COMMISSARY BUILDING, OAKLAND INTERNATIONAL AIRPORT; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19485

RESOLUTION AWARDED CONTRACT TO WILLIAM MCINTOSH & SON FOR CONSTRUCTION OF TEMPORARY WAITING ROOMS, OAKLAND INTERNATIONAL AIRPORT; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19486

RESOLUTION AWARDING CONTRACT TO FEDERAL SIGN & SIGNAL CORPORATION FOR CONSTRUCTION OF ENTRANCE SIGN, FOURTEENTH AND MARITIME STREETS; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BOND AND CHECK TO BIDDERS."

"RESOLUTION NO. 19487

RESOLUTION AUTHORIZING SALE OF MISCELLANEOUS SCRAP METAL."

"RESOLUTION NO. 19488

RESOLUTION AWARDING CONTRACT TO B. F. GOODRICH COMPANY FOR FURNISHING AND DELIVERING POLYVINYL-CHLORIDE SHEETING; REJECTING OTHER BID AND DIRECTING RETURN OF CHECK TO BIDDER."

"RESOLUTION NO. 19489

RESOLUTION AWARDING CONTRACT TO J. E. HIGGINS LUMBER CO. FOR FURNISHING AND DELIVERING APITONG POLE PIECES."

"RESOLUTION NO. 19490

RESOLUTION CREATING TEN PROVISIONAL POSITIONS OF YOUTH AIDE."

"RESOLUTION NO. 19491

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH GEORGE D. BUTLER."

RESOLUTION NO. 19492

RESOLUTION CONSENTING TO ASSIGNMENT OF CONTRACT WITH UMPQUA RIVER NAVIGATION CO."

"RESOLUTION NO. 19493

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH MACMILLAN RING-FREE OIL CO., INC."

"RESOLUTION NO. 19494

RESOLUTION REJECTING BIDS FOR CONSTRUCTION OF DIKE FOR RUNWAY 11-29 EXTENSION AT THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Berkley, Bilotti, Gainor, Tripp and President Mortensen - 5
Noes:	None
Abstained:	Commissioner Walters - 1
Absent:	Commissioner Soda - 1

"RESOLUTION NO. 19495

RESOLUTION AWARDING CONTRACT TO ROBERT L. WILSON, INCORPORATED, FOR CONSTRUCTION OF COMMISSARY BUILDING FOR CHEF'S ORCHID AIRLINE CATERERS, OAKLAND AIRPORT AREA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

The following resolution was introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Gainor, Tripp,
Walters and President Mortensen - 5
Noes: None
Abstained: Commissioner Bilotti - 1
Absent: Commissioner Soda - 1

"RESOLUTION NO. 19496

RESOLUTION APPROVING ACQUISITION BY RECREATION COMMISSION OF IMPROVEMENTS FOR GALBRAITH GOLF COURSE."

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Walters and President Mortensen - 5
Noes: None
Absent: Commissioners Soda and Tripp - 2

"RESOLUTION NO. 19497

RESOLUTION RATIFYING APPOINTMENT OF JESUS H. RAMOS TO POSITION OF JANITOR."

"RESOLUTION NO. 19498

RESOLUTION TERMINATING APPOINTMENT OF JESUS H. RAMOS."

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE SOUTHWEST SIDE OF CAPWELL DRIVE APPROXIMATELY 450 FEET NORTHWEST OF PENDLETON WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK TO ELWYN C. GEROW AND DORIS B. GEROW AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF", was read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6
Noes: None
Absent: Commissioner Soda - 1

Port Ordinance No. _____ being, "AN ORDINANCE
AUTHORIZING THE EXECUTION OF A LEASE WITH NATIONAL AIRMOTIVE,
DIVISION OF REPUBLIC CORPORATION", was read the first time and
passed to print by the following vote:

Ayes: Commissioners Bilotti, Gainor, Walters
and President Mortensen - 4
Noes: Commissioners Berkley and Tripp - 2
Absent: Commissioner Soda - 1

Port Ordinance No. 1617 being, "AN ORDINANCE AUTHORIZ-
ING CANCELLATION OF LEASE WITH T.I.M.E.-DC, INC.", and Port
Ordinance No. 1618 being, "AN ORDINANCE AMENDING CERTAIN SECTIONS
OF PORT ORDINANCE NO. 867 RELATING TO PREMIUM PAY AND HOLIDAYS",
were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6
Noes: None
Absent: Commissioner Soda - 1

There being no further business and on motion duly made
and seconded, the meeting was adjourned at 4:10 p.m.



Secretary

Action DEC 17 1969

*Approved as written
and filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Wednesday, December 3, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Berkley, Bilotti, Gainor, Tripp, Walters and President Mortensen - 6

Commissioners absent: Commissioners Soda - 1

Also present were the Executive Director; Assistant Executive Director; Chief Engineer; Director of Aviation; Director, Fiscal Affairs; Public Relations Director; Assistant Manager, Properties Department; Deputy Port Attorney John E. Nolan; and Secretary of the Board.

Visitors attending the meeting included Mr. Meryl Stratton, General Sales Manager, Paceco, a division of Fruehauf Corporation.

The reading of the minutes of the regular meeting of November 19 and the adjourned regular meeting of November 26, 1969 were deferred until the next meeting.

President Mortensen called for the scheduled public hearing on the application of Seatrain of California, Inc., for permit to place fill and excavated material in the Inner Harbor area. There were no appearances either for or against the application, and the public hearing was continued until the adjourned regular meeting of the Board to be held on Wednesday, December 10, to receive the recommendation of the Executive Director.

Mr. Joaquin J. Estrella, a semi-skilled laborer was introduced to the Board by Port Maintenance and Construction Supervisor, Frederick Rennacker, and was presented with a pin denoting 20 years' service to the Port by Vice President Walters.

The proposed license and concession agreement for Sierra Academy of Aeronautics, was recommended to the Board by memo from the Assistant Manager, Properties Department, covering the occupancy of various offices within Building L-130 on Earhart Drive at the Airport. The area occupied, now totals 5,784 square feet, with a portion of the area renting at \$.15 psf and the balance at \$.18 psf, for a total monthly rental of \$893.16. The one-year agreement would carry a 30-day cancellation clause with the understanding that the Properties Department will be working closely with Sierra Academy of Aeronautics in an attempt to find a permanent location for this aviation school at the North Airport. The recommendation was approved on motion of Commissioner Gainor, seconded and passed unanimously.

Award of contract for dual taxiway at North Field Airport, was the subject of a memo to the Board from the Chief Engineer, in which the Board was advised of bids received on November 12, 1969. The Chief Engineer informed the Board that the bids were a little higher than the engineer's estimate, and that application has been made to the Federal Aviation Administration for additional grant funds, and recommended that this matter be held over until the meeting of December 10, for further action.

Completion of contract by Gallagher & Burk, Inc. on October 20, 1969 of small-plane parking improvements at the North Field, which was twelve days beyond the contract time, was reported to the Board by memo from the Chief Engineer. The Board was advised that the delay was caused by extensive sub-grade development work and three change orders, and recommended that the contract time be extended to October 23, 1969, without liquidated damages, and that the contract be accepted as completed. In this connection Resolution No. 19499 was passed extending time of contract for Gallagher & Burk, Inc., and Resolution No. 19500 was passed accepting work performed.

Building permit application for addition to Airweld building at the North Airport, was recommended for approval by memo from the Chief Engineer, providing for the addition of a 20' wide and 140' long extension

of the building at a cost of \$9,100. The recommendation was approved on passage of Resolution No. 19513.

The request of the Southern Pacific Pipe Lines, Inc. for right of entry permit for site preparation and commencement of construction in the vicinity of the fuel tank farm area pending amendment of the Right of Way Use Permit Agreement (Onshore), was recommended to the Board by memo from the Manager, Properties Department, in order that various valves, meters, filters and other equipment can be installed for service to Standard Oil Company and Humble Oil & Refining Company. The recommendation was approved on passage of Resolution No. 19501.

Claim of Emelia Bell, was the subject of a letter to the Board from the Port Attorney, advising the Board that on November 18, 1969, Emelia Bell presented a claim against the Port in the sum of \$27,000 for personal injuries allegedly suffered at the Airport on August 20, 1969, and recommending that the claim be rejected, which recommendation was approved on passage of Resolution No. 19502, rejecting the claim of Emelia Bell.

Award of contract for air conditioning systems, temporary waiting rooms at the Airport, was the subject of a memo to the Board from the Chief Engineer, in which the Board was informed of bids received on December 2, 1969, and recommending that the contract be awarded to N. V. Heathorn, Inc. on its low bid of \$23,000. The recommendation was approved on passage of Resolution No. 19503, awarding contract to N. V. Heathorn, Inc., and rejecting all other bids.

Award of contract for Berth "H" crane, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Chief Engineer, in which the Board was informed of bids received on November 19, 1969, from The Alliance Machine Company and from Paceco. The Board was informed that the Port Attorney has disapproved the bid of The Alliance Machine Company on the grounds that it was a qualified bid, and that the

declaration of noncollusion had not been notarized, and it was recommended that the contract be awarded to Paceco, a division of Fruehauf Corporation, in the amount of \$1,064,000, which recommendation was approved on passage of Resolution No. 19504, awarding contract to Paceco, division of Fruehauf Corporation, and rejecting the other bid.

Completion of contract by Gallagher & Burk, Inc. for improvements of Pier Street between Maritime and Ferry Streets, Outer Harbor, on October 8, 1969, which was 24 days beyond the contract time, was the subject of a memo to the Board from the Chief Engineer. The Board was informed that one change order had been issued for removing poor foundation soils and replacing this material with suitable import, and recommended that an extension of eleven calendar days should be granted for this work, and that \$100 per day liquidated damages be assessed for the additional thirteen calendar days beyond the contract time. In this connection Resolution No. 19505 was passed extending time for performance of contract to Gallagher & Burk, Inc., and Resolution No. 19506 was passed accepting work performed by Gallagher & Burk, Inc., assessing liquidated damages and authorizing recordation of notice of completion.

Approval of plans and specifications for mooring dolphin and connecting catwalk, easterly end of Berth "G" wharf, Seventh Street Marine Terminal, was recommended to the Board by memo from the Chief Engineer, requesting that authorization be given to advertise for bids on this project to be received on January 5, 1970. The recommendation was approved on passage of Resolution No. 19507.

The Board was informed of a joint meeting of the California Association of Port Authorities with the Northwest Marine Terminals Association in Portland, Oregon on December 3, 1969, by memo from the Traffic Manager and Manager, Marine Terminals Department, recommending that he be authorized to attend this liaison committee meeting, and Resolution No. 19517 was passed authorizing such attendance.

Right of Entry from Southern Pacific Company, re Seventh Street underpass, was the subject of a memo to the Board from the

Chief Engineer, in which the Board was advised that a letter agreement has been prepared between the Port and Southern Pacific Company to permit the Port to proceed with the contract for the general construction at Seventh Street Marine Terminal, first stage south and west sides, which includes the construction of two lanes of one-way traffic, a portion of which infringes on Southern Pacific Company property. It was recommended that the letter agreement be accepted on behalf of the Board, with the understanding that the Oakland City Council will act upon the agreement at its meeting of either December 4 or December 9, and that negotiations will continue with Southern Pacific Company, with respect to the acquisition of the required permanent easements. The recommendation was approved on passage of Resolution No. 19508, authorizing execution of letter agreement with Southern Pacific Company.

Changes in By-Laws and Administrative Rules of the Board of Port Commissioners, was the subject of a memo to the Board from the Executive Director, recommending that various changes be made to bring the By-Laws up to date to conform to the new City charter. President Mortensen recommended to the Board that an additional change be made in the By-Laws commencing June 1, 1971, at which time election of officers of the Board would be held at the first regular meeting in June, with officers to serve for the fiscal year commencing July 1, rather than the present calendar year basis. The recommended changes were approved on motion of Commissioner Gainor, seconded and passed unanimously, and the Port Attorney was instructed to prepare a resolution incorporating these changes to be presented to the Board at its next regular meeting.

Renewal of contract with John R. Wendt, the Port's legislative representative in Sacramento, for the calendar year commencing January 1, 1970, providing payment in the amount of \$1,250 per month for his full services, including office and routine expenses, was recommended to the Board by memo from the Assistant Executive Director, and was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Personnel matters concerning appointments contained in a memo to the Board from the Director, Fiscal Affairs, was approved on passage of Resolution No. 19509.

Complaint of Charles Greer, filed with the Fair Employment Practice Commission of the State of California, was the subject of a letter to the Board from the Port Attorney, advising that Mr. Greer, on April 8, 1969, filed said complaint, and that on November 25, 1969, the Port received notice from the Commission that the adjudication of the matter was complete, and that the case was being closed on the basis of "no adjustment effected."

Fire detection service for the Port of Oakland building, was the subject of a memo to the Board from the Chief Engineer, recommending that the contract with Pacific Fire Extinguisher Company be continued for a three-year period at a cost of \$120 per month, a portion of which cost is rebilled to certain tenants of the building. The recommendation was approved on passage of Resolution No. 19510, authorizing execution of fire detection service lease with Pacific Fire Extinguisher Company.

Award of contract, office improvements, east portion, third floor, Port of Oakland building, was recommended to the Board by memo from the Chief Engineer, in which the Board was informed of bids received on November 25 for the work, recommending that the contract be awarded to William McIntosh & Son, on the basis of its low bid of \$54,248, which recommendation was approved on passage of Resolution No. 19511.

Certificate of Compliance for Erwin L. Ferer, et al, in connection with the completion of improvements and the number of employees on the premises on its one-acre parcel of property in the Port of Oakland Industrial Park, was recommended for approval by memo to the Board from the Manager, Properties Department, and Resolution No. 19512 was passed accordingly.

Commissioner Tripp inquired as to the status of the Chart Room Restaurant for which the Board granted a building permit at its regular meeting of August 6, 1969. The Board was advised that the principals have

apparently had some difficulty in financing the project, and that the lease amendment requires completion of the facility by February 19, 1970.

Copies of a letter dated November 28, 1969, from David L. Lee, Secretary-Treasurer, Airport Center, Inc., were distributed requesting a contribution in the amount of \$750 from the Port towards the expense of the groups' first annual Christmas decoration and Airport Center Santa Lane, along Hegenberger Road from the Hegenberger off ramp of the Nimitz Freeway, to and including the entrance to the Oakland International Airport at 98th and Doolittle Drive. The matter was discussed at length, after which a motion was made by Commissioner Tripp, seconded and passed unanimously that the request be denied.

The Christmas tree lighting program for Jack London Square was discussed, along with ways and means of getting more public participation for the tree lighting ceremonies. It was suggested that small gifts and/or candy be provided for Santa Claus to give to all children attending the affair. In this connection Resolution No. 19518 was passed commending Mr. J. O. Kirby for his acting as Santa Claus for the 1969 tree lighting ceremonies on November 28, 1969.

The Board held an election of officers for term commencing January 1, 1970, and elected as its President, William Walters; Peter M. Tripp, First Vice President; Y. Charles Soda, Second Vice President; Richard N. Compton, Secretary; and Walter A. Abernathy and Dorothy Hart, Assistant Secretaries. The election of officers was confirmed on passage of Resolution No. 19519.

The following written reports were noted and ordered filed:

Status Reports

Summary of Cash - Port Revenue and Construction Accounts as of November 26, 1969.

Summary of Claims paid from Various Funds from November 14, 1969 through November 25, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6

Noes: None

Absent: Commissioner Soda - 1

"RESOLUTION NO. 19499

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH GALLAGHER & BURK, INC."

"RESOLUTION NO. 19500

RESOLUTION ACCEPTING WORK PERFORMED BY
GALLAGHER & BURK, INC., AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19501

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT FOR RIGHT OF ENTRY WITH
SOUTHERN PACIFIC PIPE LINES, INC."

"RESOLUTION NO. 19502

RESOLUTION REJECTING CLAIM OF EMELIA BELL."

"RESOLUTION NO. 19503

RESOLUTION AWARDING CONTRACT TO N. V.
HEATHORN, INC., FOR FURNISHING AND
INSTALLING AIR CONDITIONING SYSTEMS
IN TEMPORARY WAITING ROOMS, OAKLAND
INTERNATIONAL AIRPORT; FIXING THE
AMOUNT OF BONDS TO BE PROVIDED IN
CONNECTION THEREWITH; REJECTING ALL
OTHER BIDS; AND DIRECTING RETURN OF
BID BONDS AND CHECK TO BIDDERS."

"RESOLUTION NO. 19504

RESOLUTION AWARDING CONTRACT TO PACECO,
A DIVISION OF FRUEHAUF CORPORATION, FOR
CONSTRUCTION AND INSTALLATION OF ONE LOW
PROFILE CONTAINER PORT CRANE OF 40 LONG
TONS CAPACITY AT BERTH "H" OF THE SEVENTH
STREET MARINE TERMINAL; FIXING THE AMOUNT
OF BONDS TO BE PROVIDED IN CONNECTION
THEREWITH; REJECTING OTHER BID; AND
DIRECTING RETURN OF BID BOND TO BIDDER."

"RESOLUTION NO. 19505

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH GALLAGHER & BURK, INC."

"RESOLUTION NO. 19506

RESOLUTION ACCEPTING WORK PERFORMED BY GALLAGHER & BURK, INC., ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19507

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF MOORING DOLPHIN AND CONNECTING CATWALK OFF EASTERLY END BERTH G WHARF, SEVENTH STREET MARINE TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 19508

RESOLUTION AUTHORIZING EXECUTION OF LETTER AGREEMENT WITH SOUTHERN PACIFIC COMPANY."

"RESOLUTION NO. 19509

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19510

RESOLUTION AUTHORIZING EXECUTION OF FIRE DETECTION SERVICE (REICHEL SYSTEM) LEASE WITH PACIFIC FIRE EXTINGUISHER COMPANY."

"RESOLUTION NO. 19511

RESOLUTION AWARDING CONTRACT TO WILLIAM MCINTOSH & SON FOR CONSTRUCTION OF OFFICE IMPROVEMENTS, EAST PORTION, THIRD FLOOR, PORT OF OAKLAND BUILDING, JACK LONDON SQUARE; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19512

RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF CERTIFICATE OF COMPLIANCE TO ERWIN L. FERER AND ALFRED GROSS AND MARY LOUISE GROSS."

"RESOLUTION NO. 19513

RESOLUTION GRANTING AIRWELD, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19514

RESOLUTION APPROVING BONDS OF FEDERAL SIGN & SIGNAL CORPORATION."

"RESOLUTION NO. 19515

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT PROVIDING FOR EXTENSION OF AGREEMENT WITH OAKLAND CIGARETTE SERVICE, INCORPORATED."

"RESOLUTION NO. 19516

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 19517

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19518

RESOLUTION COMMENDING J. O. KIRBY FOR HIS PARTICIPATION IN THE ANNUAL JACK LONDON SQUARE CHRISTMAS TREE LIGHTING CEREMONY."

"RESOLUTION NO. 19519

RESOLUTION DECLARING ELECTION OF OFFICERS OF THE BOARD OF PORT COMMISSIONERS."

Port Ordinance No. _____ being, "AN ORDINANCE

AUTHORIZING THE EXECUTION OF A LEASE WITH THE ROMAN CATHOLIC WELFARE CORPORATION OF OAKLAND", was read the first time and passed to print by the following vote:

- Ayes: Commissioners Berkley, Bilotti, Gainor, Tripp, Walters and President Mortensen - 6
- Noes: None
- Absent: Commissioner Soda - 1

The meeting was adjourned at 3:10 p.m. to Wednesday, December 10, 1969.

The meeting was reconvened on Wednesday, December 10, 1969 at the hour of 1:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Berkley, Bilotti,
Soda, Tripp, Walters and
President Mortensen - 6

Commissioners absent: Commissioner Gainor - 1

Also attending the meeting were the Executive Director;
Assistant Executive Director; Port Attorney; Chief Engineer; Public
Relations Director; Assistant Manager, Properties Department; and
Secretary of the Board.

Visitors attending the meeting included Alvin H.
Bacharach and Architect Jens Hansen.

The minutes of the regular meeting of the Board held on
November 19, and the adjourned regular meeting of the Board held
November 26, 1969, were approved as written and ordered filed.

President Mortensen called for the continued public
hearing on the application of Seatrain Terminals of California,
Inc. for permit to place fill and excavated material, Inner Harbor
area. There were no appearances at the Board meeting either for
or against the project. The written report of the Executive
Director was presented to the Board, in which it was recommended
that the applicant be granted a permit on the condition that prior
to undertaking any construction, filling or dredging within 150
feet of the easterly boundary of the Port's Middle Harbor Terminal
property, the applicant will co-ordinate with and secure the
approval of the Port Chief Engineer for the amount and method of
dredging and filling. The Executive Director also recommended
that Seatrain be granted a right of entry for the dredging of
certain property owned by the Port. In this connection Resolution
No. 19520 was passed, granting permit to Seatrain Terminals of
California, Inc. to perform certain dredging and filling in the
Inner Harbor, and Resolution No. 19521 was passed, approving right
of entry and indemnity agreement with Seatrain Terminals of
California, Inc.

Federal Aviation Administration Grant Offer 1970

Airport Project for dual taxiways at North Field, was the subject of a memo to the Board from the Chief Engineer, in which the Board was informed that a revised grant offer has been received from the Federal Aviation Administration in the amount of \$67,460 as Federal participation in the costs of the construction of a double asphaltic concrete crossover taxiway at the Airport under Project No. FAAP 9-04-037-7019, which represents 53.62% of the potential total project cost, and it was recommended that this grant offer be accepted by the Board, and Resolution No. 19533 was passed accordingly.

Award of contract for dual taxiways at North Field to East Bay Excavating Company, Inc. on its low bid of \$104,918.95, which was received and publicly opened on November 12, 1969, was recommended to the Board by memo from the Chief Engineer, which project would be partially financed by the above-mentioned grant offer from the Federal Aviation Administration. In this connection Resolution No. 19534 was passed, awarding contract to East Bay Excavating Company.

Increase in expenditure limit - contract with Kaiser Engineers and Peat, Marwick, Mitchell & Co. for planning airport passenger terminal expansion, was the subject of a memo to the Board from the Chief Engineer, in which it was recommended that the expenditure permitted under the interim agreement with Kaiser Engineers be increased from the present \$45,000 to \$72,000. This matter was discussed at length by members of the Board, and a resolution authorizing increase in maximum compensation payable under contract with Kaiser Engineers failed of passage by the following vote: Ayes, Commissioners Berkley, Bilotti and Tripp - 3; Noes, Commissioners Walters and President Mortensen - 2; Abstained, Commissioner Soda - 1; Absent, Commissioner Gainor - 1. Members of

the Board then asked for a more complete report on the progress made by Kaiser Engineers to date, and the matter was to be re-calendared for the next meeting of the Board.

Supplemental Agreement with Marine Barriers, Inc., was the subject of a memo to the Board from Supervising Engineer Roy Clark, in which it was recommended that the maximum fee currently fixed in the agreement with Marine Barriers, Inc. for its consulting service and the use of its patented methods for the Port's pile repair program be increased from \$20,000 to \$35,000. The Board was informed that it is expected that this increase will provide for continuing the wrapping program for approximately another year and a half, at which time a re-evaluation will be made of the program. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Travel authorization for the Port's Traffic Representative and Traffic Analyst to proceed to Chicago, Illinois to represent the Port of Oakland at a public hearing on the subject of TOFC - 67, covering import/export tariffs on containers and piggyback movements on December 16, 1969, was recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department, and Resolution No. 19522 was passed accordingly.

Equal Opportunity Representative, was the subject of a memo to the Board from the Assistant Executive Director in which it was recommended that the Board adopt an ordinance adding Section 5.16 to Port Ordinance No. 867, creating the position of Port Employment Manager. This matter was discussed by the Board and exception was taken to the proposed title. Members of the Board indicated that they would prefer a title such as Equal Opportunity Personnel Officer or Equal Opportunity Representative, and the Assistant Executive Director was asked to review the matter further with the Civil Service Board to establish a more appropriate title. This matter was put over to the next meeting of the Board.

Travel authority for the Assistant Executive Director and Port Supervising Engineer Clay Boisvert to travel to Washington, D. C. on December 10 to meet with the Economic Development Administration in connection with the Seventh Street Marine Terminal project, was recommended to the Board by memo from the Assistant Executive Director, and Resolution No. 19522 was passed accordingly.

Building permit application by Alvin H. Bacharach for the construction of the Marina Apartments at First and Alice Streets, was the subject of a memo to the Board from the Chief Engineer. The project, for which preliminary plans had previously been approved by the Board, is for a 62 ft. high structure containing 172 apartment units at an estimated cost of \$3,030,000, including a separate game room and party building of 33 ft. by 37 ft. by 22 ft. high at an estimated cost of \$30,000. An explanation was made to the Board as to the number of automobile parking spaces provided in the plans submitted for approval; 30 of which stalls are for compact cars only. Mr. Bacharach informed the Board that to date he had no written agreement with the Santa Fe Railroad for use of its property for supplemental parking area but that he did have a verbal understanding with Santa Fe on the matter. When Mr. Bacharach was asked when Phase II of the project would be completed, which would include a tower structure with additional parking area, Mr. Bacharach said he could not give a definite date and this part of the project would depend on the acceptance of the Marina apartment concept in this area. Architect Jens Hansen explained to the Board that the owners of the property, by employment of one or two parking attendants, could increase the on-site parking by approximately 70 automobiles. It was explained that this building permit did not cover the construction of the marina portion of the project, and that this would be covered by a separate building permit application. Following discussion on the matter, Resolution No. 19523 was passed, granting Alvin H. Bacharach, Bruce Goldman, Sidney

Borsuk, Clyde R. Gibb, Robert C. Rehfeld, and Leo B. Helzel, jointly and severally, permission to perform certain work, subject to conditions set forth in second supplemental agreement dated December 3, 1969.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Soda,
Tripp, Walters and President Mortensen - 6
Noes: None
Absent: Commissioner Gainor - 1

"RESOLUTION NO. 19520

RESOLUTION GRANTING PERMIT TO SEATRAN TERMINALS OF CALIFORNIA, INC., TO PERFORM CERTAIN DREDGING AND FILLING IN THE INNER HARBOR."

"RESOLUTION NO. 19521

RESOLUTION APPROVING RIGHT OF ENTRY AND INDEMNITY AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA, INC."

"RESOLUTION NO. 19522

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19523

RESOLUTION GRANTING ALVIN H. BACHARACH, BRUCE GOLDMAN, SIDNEY BORSUK, CLYDE R. GIBB, ROBERT C. REHFELD AND LEO B. HELZEL, JOINTLY AND SEVERALLY, PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 19524

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT PROVIDING FOR EXTENSION OF AGREEMENT WITH UNITED AIR LINES, INC."

"RESOLUTION NO. 19525

RESOLUTION APPROVING BONDS OF MCGUIRE AND HESTER."

"RESOLUTION NO. 19526

RESOLUTION APPROVING BONDS OF ROBERT L. WILSON, INCORPORATED."

"RESOLUTION NO. 19527

RESOLUTION APPROVING BONDS OF WILLIAM McINTOSH & SON."

"RESOLUTION NO. 19528

RESOLUTION APPROVING BONDS OF N. V. HEATHORN,
INC."

"RESOLUTION NO. 19529

RESOLUTION APPROVING BONDS OF PACECO, A
DIVISION OF FRUEHAUF CORPORATION."

"RESOLUTION NO. 19530

RESOLUTION APPROVING BONDS OF WILLIAM McINTOSH
& SON."

"RESOLUTION NO. 19531

RESOLUTION DESIGNATING KEELUNG, TAIWAN, AS A
SISTER PORT."

"RESOLUTION NO. 19532

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH KSAY BROADCASTING COMPANY."

"RESOLUTION NO. 19533

RESOLUTION ACCEPTING GRANT OFFER OF THE UNITED
STATES OF AMERICA AND AUTHORIZING EXECUTION
OF GRANT AGREEMENT WITH THE FEDERAL AVIATION
AGENCY UNDER PROJECT NO. 9-04-037-7019,
CONTRACT NO. DOT-FA70WE-0612."

"RESOLUTION NO. 19534

RESOLUTION AWARDED CONTRACT TO EAST BAY
EXCAVATING CO., INC., FOR CONSTRUCTION OF A
DOUBLE ASPHALTIC CONCRETE CROSSOVER TAXIWAY
AT NORTH FIELD, OAKLAND INTERNATIONAL AIRPORT
(F.A.A.P. 9-04-037-19); FIXING THE AMOUNT OF
BONDS TO BE PROVIDED IN CONNECTION THEREWITH;
REJECTING ALL OTHER BIDS; AND DIRECTING
RETURN TO BID BONDS TO BIDDERS."

"RESOLUTION NO. 19535

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH JOHN R. WENDT."

Port Ordinance No. 1619 being, "AN ORDINANCE
AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY
LOCATED ON THE SOUTHWEST SIDE OF CAPWELL DRIVE APPROXIMATELY
450 FEET NORTHWEST OF PENDLETON WAY IN THE PORT OF OAKLAND
INDUSTRIAL PARK TO ELWYN C. GEROW AND DORIS B. GEROW AND
DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE

PURCHASER THEREOF", and Port Ordinance No. 1920 being,
"AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH
NATIONAL AIRMOTIVE, DIVISION OF REPUBLIC CORPORATION",
were read a second time and finally adopted by the follow-
ing vote:

Ayes: Commissioners Berkley, Bilotti, Soda,
Tripp, Walters and President Mortensen - 6

Noes: None

Absent: Commissioner Gainor - 1

There being no further business and upon motion duly made
and seconded, the meeting was adjourned at 3:55 p.m.


Secretary

Action JAN 7 1970

*approved as written
and filed*

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS
OF THE
CITY OF OAKLAND

The meeting was held on Wednesday, December 17, 1969 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Mortensen presiding, due written notice having been given members of the Board.

Commissioners present: Commissioners Berkley, Bilotti, Gainor, Soda, Tripp, Walters and President Mortensen - 7

Commissioners absent: None

Also present were the Executive Director; Assistant Executive Director; Port Attorney; Manager, Properties Department; Assistant Manager, Properties Department; Traffic Manager and Manager, Marine Terminals Department; Chief Engineer; Director of Aviation; Secretary of the Board; and for a portion of the meeting, Deputy Port Attorneys John E. Nolan and Wilson F. Wendt.

Visitors attending the meeting included Messrs. Samuel Ruvkun, Vice President, H. F. Wohlsen, Manager of Port and Terminals, representing Kaiser Engineers; Messrs. Gene Lewis, Principal, Wayne M. Gray, Airport-Consultant, J. C. Orman, Manager, all representing Peat, Marwick, Mitchell & Company; Mr. Robert McKeen, Realtor; Mr. James W. Graves, Salesman, Coldwell Banker & Company; Mr. Peter Bedford, Bedford Realty Company; Mr. Allen F. Rosenberg, Vice President, Wurster, Bernardi & Emmons; Mr. Clyde Gibb, Vice President, Mr. Harry A. Bruno, President, Mardeco, Inc.; Mr. Perry A. Haviland, Architect, Jens Hansen Associates; and Mr. S. W. Hawkins, representing the East Oakland Fruitvale Planning Center.

The minutes of the regular meeting of the Board held on December 3, and the adjourned regular meeting of December 10, 1969, were approved as written and ordered filed.

Contract completion on December 16, 1969 by Gallagher & Burk, Inc., for construction of roadway for air cargo area at the Airport, was reported to the Board by memo from the Chief Engineer, which completion was within the contract time period, and it was recommended that the contract be accepted as completed. In this connection Resolution No. 19537 was passed accepting work performed by Gallagher & Burk, Inc.

Request of Yellow Cab Company for approval of subleases, was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending the following subleases be approved for occupancy in the Air Cargo building (Building M-112) at the Airport: United Air Lines - 6,500 feet; Western Airlines - 4,400 feet; Railway Express Agency - 4,400 feet; and Air California - 561 feet, with all space to be subleased at \$.292 psf per month. The subtenancies were approved on passage of Resolution No. 19555.

The continued item of increase of expenditure limit under contract with Kaiser Engineers and Peat, Marwick, Mitchell & Company for planning the Airport passenger terminal expansion, was called for discussion. President Mortensen reported that members of the Board had been furnished with a progress report for the Airport expansion dated December 13, 1969 from the Chief Engineer, to which were attached additional reports from Kaiser Engineers and Peat, Marwick, Mitchell & Company. It was pointed out in the Chief Engineer's report that of the \$27,000 additional expense, \$15,000 is for the continuation of the conceptual planning, and \$12,000 is for the continuation of the additionally authorized detail design services, primarily for the international arrival and customs area, which work has been ordered by the Chief Engineer in order to keep up with the proposed time schedule for construction. It was explained orally that with the authorization for the additional expenditures, the conceptual plans will be ready to present to the Board early in January, 1970. Commissioner Walters suggested that at that time the Board be given an outline of the proposed

long-term agreement for engineering at the Airport, and suggested further that the proposed contract might be broken down into two parts; one for the extension of the present facilities; and a second for design of the new expanded facilities. Following further discussion, Resolution No. 19536 was passed authorizing increase in maximum compensation, payable under contract with Kaiser Engineers, which raised the maximum amount payable from \$45,000 to \$72,000, and it was the consensus of the Board that no additional work will precede beyond the expenditure of the \$72,000 until a new agreement or agreements are executed.

Travel authorization for the Traffic Manager and Manager, Marine Terminals Department, to proceed to New York City on January 25, 1970, on Port business and to attend the meeting of the Transportation Association of America on January 28, 1970, was recommended to the Board by memo from the Executive Director, which recommendation was approved on passage of Resolution No. 19538.

Authority to execute a lease with the Port of New York Authority for Port of Oakland office space in the new World Trade Center, was recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminals Department, which lease would cover the occupancy of 272 square feet on the 15th floor of the north tower building for a five-year period, commencing December 1, 1970, at a basic annual rental of \$2,412. The recommendation was approved on passage of Resolution No. 19539.

Plans and specifications to construct and install a water system at Berths 8 and 9, Outer Harbor Terminal, were recommended for approval by memo from the Chief Engineer, with a request for authorization to advertise for bids to be received on January 5, 1970, which recommendation was approved on passage of Resolution No. 19540.

Amendment to Howard Terminal leases, was the subject of a memo to the Board from the Assistant Executive Director, in which it was recommended that the leases be amended to permit the cost of capital improvements to the lease premises and premises in the immediate vicinity of the lease area to be

borne 65% by the Port and 35% by Howard Terminal, with the understanding that both parties must agree prior to undertaking any specific capital improvement projects, which is subject to this cost-sharing arrangement. The amendment to the leases was approved on passage of Resolution No. 19541.

Contract completion for Marshalling Yard Expansion, Phase I, by Able Builders Company, was the subject of a memo to the Board from the Chief Engineer. The Chief Engineer informed the Board that just prior to today's Board meeting, a letter from Able Builders Company had been delivered to the Port disputing the recommended liquidated damages. Members of the Board were furnished with copies of the letter, and the Chief Engineer asked that this item be put over to the next meeting of the Board in order that he would have time to confer further with the contractor.

Contract completion on December 9, 1969 for installing fender piles at Port of Oakland facilities by Manson-General, was reported to the Board by memo from the Chief Engineer, with the recommendation that the original contract time be extended to December 14, 1969, to conform with Change Order No. 1, and that the contract be accepted as completed, which recommendation was approved on passage of Resolution No. 19542, granting the extension of time, and 19543 accepting the work as completed.

Changes in Port of Oakland Tariff No. 2, having to do with wharfage rates and space assignments rates, as recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminals Department, were approved on passage of an ordinance to print.

Personnel matters having to do with appointments as recommended to the Board by memo from the Director of Fiscal Affairs, were approved on passage of Resolution No. 19544, and on motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the employment of an additional Engineering Aide to be assigned to the Electrical and Mechanical section.

Port maintenance facility relocation, was the subject of a memo to the Board from the Assistant Executive Director, in which the Board was advised that negotiations with Flecto Corporation for the purchase of its property located between First, Third, Brush and Market Streets have resulted in establishing a purchase price of \$330,000. It was explained that the property is presently not in the Port Area, and prior to its acquisition by the Port, it will be necessary to amend the Port Area to include the site, and because the site is located in the Acorn Redevelopment Area, it was recommended that the Board authorize the making of an offer to purchase Flecto Corporation for the amount of \$330,000, subject to the property being included within the Port Area, and the resolving to the Port's satisfaction any jurisdictional conflict resulting from the property being located in the redevelopment area, and the approval by the Board of a capital improvement program which would allocate funds for the acquisition. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Amendment of Port ordinance, establishing contracting and purchasing procedures as to purchasing on the open market where bids are deemed to be excessive, and eliminating the requirement of advertising for one day in the official newspaper of the City, in connection with the sale of surplus supplies and equipment, was recommended to the Board by memo from the Executive Director. It was explained to the Board that each item of sale of surplus supplies and/or equipment will be presented to the Board prior to sale, at which time the Board may determine whether or not advertising in the official newspaper is necessary. The recommendation was approved on passage of an ordinance to print.

The continued item of employment of an Equal Opportunity Representative, was called for a discussion, and the Assistant Executive Director informed the Board that further discussions with the Oakland Civil Service Board staff had resulted in the recommendation that the

title for this position be Port Equal Opportunity Employment Advisor, which title was approved by the Board, and an ordinance was passed to print, adding Section 5.16 to Port Ordinance No. 867, creating the position of Port Equal Opportunity Employment Advisor.

Claim of Pacific Telephone and Telegraph Company, was the subject of a letter to the Board from the Port Attorney in which it was recommended that the claim in the amount of \$3,000 for Telephone Company property allegedly damaged by O. C. Jones & Son, a contractor for the Port for the marshalling yard facilities at Outer Harbor on November 24, 1969, be rejected, which recommendation was approved on passage of Resolution No. 19545.

The following changes in Port tenancies, recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Walters, seconded and passed unanimously:

RENEWAL - Walters Engineering, Inc.

To continue occupancy of 55,962 square feet of land and water area on the Embarcadero at the increase rate of \$.009 psf per month, for a total of \$447.69.

RENEWAL AND EXPANSION - Terminal Transfer

To continue occupancy of certain open area and buildings in the vicinity of the Ninth Avenue Terminal, and to add other buildings and areas being vacated by Western States Steel, as listed on the memo to the Board, resulting in a new monthly rental of \$1,536.05.

TERMINATION - Western Metals

Terminating occupancy of Building J-215 on the Embarcadero as of January 15, 1970.

EXERCISE OF OPTION - United Structures

To extend lease for an additional five-year period, covering Buildings E-117, E-119 and E-120 in the Middle Harbor Terminal area at a new monthly rental rate of \$776.25.

Time extension for construction, SCM Corporation, was the subject of a memo to the Board from the Manager, Properties Department, in which the Board was informed that Alan R. McKay and C. J. Woodruff

have conveyed title to one acre of property on Roland Way in the Industrial Park to Paul D. Barron, President of American Construction Corporation, who intends to construct on the property a 12,000 square foot building to house the Oakland district sales and services operation of the Smith-Corona Marchant Corporation, which will employ 60 persons on the premises. The Board was informed that Mr. Barron has requested an extension of six months for completion of the structure, which request was approved on passage of Resolution No. 19546.

The request of Thompson Bros. to extend the term of its lease for occupancy of Terminal Building "C", Outer Harbor Terminal, was the subject of a memo to the Board from the Assistant Manager, Properties Department, in which it was explained that the three-year lease entered into on July 1, 1967 contains two three-year mutual options, the exercise of which must be approved by the Port, and that the Port must be notified at least six months in advance of Thompson's desire to exercise the mutual option. The Board was informed that the Marine Terminals Department has a client available who desires to use the property for the handling of goods which move across the Port of Oakland docks, and it was recommended that the request of Thompson Bros. be denied and that they be required to vacate the property by June 30, 1970, the date on which the lease terminates, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Extension of time for construction of Chart Room Restaurant, was the subject of a memo to the Board from the Manager, Properties Department, in which the Board was informed that the agreement with Mardeco calls for completion of the restaurant prior to February 17, 1970 and that Harry Bruno, President of Mardeco, Inc., has requested extension of that time to August 17, 1970 on behalf of Gibb/Rehfeld, the lessees for the Chart Room Restaurant. Mr. Harry Bruno and Clyde Gibb appeared before the Board in support of their request. In this connection Resolution No. 19547 was passed granting extension of time to Mardeco, Inc. for construction of restaurant and cocktail lounge.

Building permit application for Goldman's in the Industrial Park, was the subject of a letter to the Board from the Chief Engineer, in which it was recommended that the application for a building permit by Bur-Dor Associates and Bradmor Associates, for construction of a building 100' x 180' in size, to be constructed on the south side of Edgewater Drive, east of Roland Way, at an estimated cost of \$80,000 be approved. An artist's rendering of the proposed building was displayed before the Board, and architect Perry A. Haviland appeared before the Board and answered questions as to its planned construction. It was explained by the Chief Engineer that the parapet around the roof of the building would be raised to hide the air conditioning equipment to be located on the roof, and that additional landscaping will be provided. Following a discussion on the matter, Resolution No. 19548 was passed granting the requested permission to perform certain work.

Offer to purchase Industrial Park site by Bedford Realty, Incorporated, was the subject of a letter to the Board from the Manager, Properties Department, in which the Board was informed that Realtor Robert McKeen is acting as broker for Bedford Realty, Incorporated, for the proposed purchase of Lot C-3 in the Industrial Park consisting of 3.63 acres on Oakport Street, on which it plans to construct a 60,000 square foot two-level structure, half of which will be leased to the Clorox Company for its national headquarters. The company has offered to pay the Port's price of \$125,000 per acre or a total of \$453,750, the offer being accompanied by a deposit check in the amount of \$45,375. An artist's rendering of the proposed structure to be placed on the property was displayed to the Board. Mr. Peter Bedford and other interested parties as listed in the minutes appeared before the Board in support of the project. Following a discussion, a motion was made by Commissioner Tripp, seconded and passed unanimously, authorizing the Properties Manager to finalize the sale with Bedford Realty, Incorporated.

The Executive Director was asked to instruct the Properties Department to draw up an agenda for a work session with the Board for a discussion of all of the aspects of leasing and selling Port properties, including an outline of questions that require answers by the Board before a license agreement, lease or sale can be consummated, including but not restricted to the setting of standards for property evaluations, the establishment of a policy on rental increases, multiple tenancy buildings in the Industrial Park and the reconveyance of property in the Industrial Park for speculative profits.

In discussing the written reports listed below, the Board inquired as to the bankruptcy proceedings involving the Standard Oil gasoline station on Edgewater Drive, and Deputy Port Attorney John E. Nolan made an oral report to the Board on the matter. The Board asked that an investigation be made as to the feasibility of the Port acquiring the lease on the station through the bankruptcy proceedings.

Following the review of the written reports, the Board recessed to an executive session at 4:20 p.m., and upon reconvening an ordinance was passed to print amending Section 6.03 of Port Ordinance No. 867 relating to the position of Secretary to the Port Attorney and Supervising Legal Secretary, setting a new rate of pay for this position effective January 19, 1970 at \$775 per month.

Reports:

Summary of Cash - Port Revenue and Construction Accounts as of December 11, 1969.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of November 1969.

A. Accounts Receivable 60 Days or More in Arrears as of December 11, 1969.

B. Active Accounts Receivable 60 Days or More in Arrears referred to Legal as of December 11, 1969.

C. Inactive Accounts Receivable Referred to Legal as of December 11, 1969.

Summary of Claims Paid from Various Funds from November 28, 1969 through December 10, 1969.

The following resolution was introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Tripp, Walters and President Mortensen - 6
Noes: Commissioner Soda - 1
Absent: None

"RESOLUTION NO. 19536

RESOLUTION AUTHORIZING INCREASE IN MAXIMUM
COMPENSATION PAYABLE UNDER CONTRACT WITH KAISER
ENGINEERS."

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor,
Soda, Tripp, Walters and President
Mortensen - 7
Noes: None
Absent: None

"RESOLUTION NO. 19537

RESOLUTION ACCEPTING WORK PERFORMED BY GALLAGHER
& BURK, INC., AND AUTHORIZING RECORDATION OF
NOTICE OF COMPLETION."

"RESOLUTION NO. 19538

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 19539

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT OF
LEASE WITH THE PORT OF NEW YORK AUTHORITY."

"RESOLUTION NO. 19540

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION AND INSTALLATION OF UNDER-
GROUND WATER SUPPLY SYSTEM AT BERTHS 8 AND 9,
OUTER HARBOR TERMINAL, AND CALLING FOR BIDS
THEREFOR."

"RESOLUTION NO. 19541

RESOLUTION AUTHORIZING EXECUTION OF SUPPLE-
MENTAL AGREEMENTS WITH HOWARD TERMINAL."

"RESOLUTION NO. 19542

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF
CONTRACT WITH MANSON-GENERAL."

"RESOLUTION NO. 19543

RESOLUTION ACCEPTING WORK PERFORMED BY
MANSON-GENERAL AND AUTHORIZING RECORDATION
OF NOTICE OF COMPLETION."

"RESOLUTION NO. 19544

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 19545

RESOLUTION REJECTING CLAIM OF PACIFIC
TELEPHONE AND TELEGRAPH COMPANY."

"RESOLUTION NO. 19546

RESOLUTION GRANTING EXTENSION OF TIME TO
PAUL DAVID BARRON."

"RESOLUTION NO. 19547

RESOLUTION GRANTING EXTENSION OF TIME TO
MARDECO, INC., FOR CONSTRUCTION OF
RESTAURANT AND COCKTAIL LOUNGE."

"RESOLUTION NO. 19548

RESOLUTION GRANTING BUR-DOR ASSOCIATES AND
BRADMOR ASSOCIATES PERMISSION TO PERFORM
CERTAIN WORK."

"RESOLUTION NO. 19549

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE
AND LICENSE AND CONCESSION AGREEMENT TO GENERAL
AMERICAN TRANSPORTATION CORPORATION."

"RESOLUTION NO. 19550

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE
AND LICENSE AND CONCESSION AGREEMENT TO PRESTON
N. ERICKSEN, DONALD H. KINCAID AND RAYMOND W.
WEAVER, JR., A PARTNERSHIP."

"RESOLUTION NO. 19551

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT PROVIDING FOR EXTENSION OF AGREEMENT
WITH TRANS WORLD AIRLINES, INC."

"RESOLUTION NO. 19552

RESOLUTION AMENDING THE BY-LAWS AND
ADMINISTRATIVE RULES OF THE BOARD OF PORT
COMMISSIONERS."

"RESOLUTION NO. 19553

RESOLUTION APPROVING BONDS OF EAST BAY
EXCAVATING CO., INC."

"RESOLUTION NO. 19554

RESOLUTION AUTHORIZING EXECUTION OF LICENSE
AND CONCESSION AGREEMENT WITH SAILBOATS, INC."

"RESOLUTION NO. 19555

RESOLUTION GRANTING PERMISSION TO YELLOW CAB
COMPANY TO SUBLET PREMISES."

Port Ordinance No. _____ being, "AN ORDINANCE
AMENDING PORT ORDINANCE NO. 1606 FORMULATING AND ESTABLISHING
CONDITIONS AND PROCEDURES FOR BIDDING, CONTRACTING AND PURCHASING",
and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING
SECTION 5.15 OF PORT ORDINANCE NO. 867, CREATING ONE ADDITIONAL
POSITION OF JANITOR", and Port Ordinance No. _____ being, "AN
ORDINANCE AMENDING ITEMS NOS. 760 AND 2655 OF PORT ORDINANCE No.
964 RELATING TO WHARFAGE RATES AND SPACE ASSIGNMENTS", and Port
Ordinance No. _____ being, "AN ORDINANCE ADDING SECTION 5.16
TO PORT ORDINANCE No. 867 CREATING POSITION OF EQUAL OPPORTUNITY
EMPLOYMENT ADVISOR", and Port Ordinance No. _____ being, "AN
ORDINANCE AMENDING SECTION 6.03 OF PORT ORDINANCE No. 867 RELATING
TO THE POSITION OF SECRETARY TO THE PORT ATTORNEY AND SUPERVISING
LEGAL SECRETARY, were read the first time and passed to print by
the following vote:

Ayes:	Commissioners Berkley, Bilotti, Gainor, Soda, Tripp, Walters and President Mortensen - 7
Noes:	None
Absent:	None

Port Ordinance No. 1621 being, "AN ORDINANCE AUTHORIZING
THE EXECUTION OF A LEASE WITH THE ROMAN CATHOLIC WELFARE CORPORATION
OF OAKLAND", was read a second time and finally adopted by the fol-
lowing vote:

Ayes: Commissioners Berkley, Bilotti, Gainor, Soda,
Tripp, Walters and President Mortensen - 7
Noes: None
Absent: None

The meeting was adjourned at 4:40 p.m. until 11:30 a.m. on
Monday, December 22, 1969.

The meeting was reconvened on Monday, December 22, 1969
at the hour of 11:30 a.m. in the office of the Board, Room 376, 66
Jack London Square, President Mortensen presiding.

Commissioners present: Commissioners Berkley, Bilotti,
Gainor, Tripp and President
Mortensen - 5

Commissioners absent: Commissioners Soda and Walters - 2

Also present were the Executive Director; Assistant Executive
Director; Port Attorney; Chief Engineer; Public Relations Director;
and Secretary of the Board.

Visitors attending the meeting included Mr. Hugh Taylor, re-
presenting the Economic Development Administration and Mr. Joseph
Barnett.

Award of contract for general construction, Seventh Street
Marine Terminal, First Stage, South and West Sides, was recommended to
the Board by memo from the Chief Engineer based on bids which were re-
ceived on November 25, 1969 as follows:

Contract "A" to Ben C. Gerwick Company, on the basis
of items 1A through 6A, less ductible alternates 7A and
8A on the low bid received in the amount of \$2,152,543.

Contract "B" to be awarded to Rothschild & Raffin, Inc.,
on the basis of items 1B and 2B, less deductible alternates
3B through 9B on the low bid received in the amount of
\$4,776,600.

The Board was furnished with a copy of a letter from the U. S. Department
of Commerce, Economic Development Administration, signed by Hugh Taylor,

Deputy Program Manager, dated December 19, 1969, addressed to the Assistant Executive Director of the Port of Oakland stating, "This office has reviewed the Affirmative Action Programs of Ben C. Gerwick Company and Rothschild & Raffin, Inc. and their sub-contractors for EDA Project No. 07-1-0046, Phase II.

"We find these Affirmative Action Programs to be acceptable. The Port of Oakland is hereby authorized with respect to the Affirmative Action Programs to proceed with awarding the contracts for Phase II of EDA Project No. 07-1-0046." A copy of a telegram sent to the Port of Oakland, Attention of Ben E. Nutter, Executive Director, from Richard L. Sinnott, Special Assistant to the Assistant Secretary for Economic Development Administration, dated December 16, 1969 was also attached, which stated, "Funds budgeted for Phase III are authorized and made available for Phase II construction in the amount of \$600,000, plus 5% construction contingency of \$30,000. You may award contract for Phase II at your own risk, subject to EDA reviza and approval of award documents and project line items. Authority to award contract does not indicate approval of overrun request, which is now being considered." Mr. Hugh Taylor appeared at the meeting of the Board and stated that in his opinion the Board was free to proceed with the awarding of the contract. The Assistant Executive Director explained to the Board that the \$600,000 referred to as Phase III was for the construction of the restaurant project, which amount of money is being transferred for the construction of Phase II, and that construction of the restaurant will have to be considered separately by the Board at a later date. The Board was informed that the public fishing pier is included in the recommended contract awards but that the expense for this item will be paid by the Port, as EDA will not participate in the public facilities portion. Following a discussion on the matter, Resolution No. 19557 was passed awarding the two contracts as recommended.

Request for project revisions, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Executive Director advising that a total of \$751,050 in additional funds will be required to complete the project, including the proposed restaurant, and that on December 11, 1969 the Economic Development Administration advised the Port of its decision not to participate in the financing of the proposed restaurant and the public facilities, which include a public viewing platform, a fishing pier, and public restroom facilities, and as advised above, the \$600,000, plus construction contingency of \$30,000 for the restaurant and public facilities has been reallocated for the construction of Phase II, which leaves a project deficit in the amount of \$121,050. The Board was informed that a request has been made to the Economic Development Administration for a 50% grant and a 50% loan to cover this estimated deficiency. The Board was asked to ratify this request, which was done on passage of Resolution No. 19558, ratifying filing of request for project revision and application for additional assistance, loan and grant, under Public Law No. 89-136 with the Economic Development Administration, U. S. Department of Commerce.

Construction - Maintenance Agreement from Southern Pacific Company, was the subject of a memo to the Board from the Chief Engineer, recommending that the Board authorize execution of an agreement with the Southern Pacific Transportation Company to provide that the Port agrees to reimburse the railroad for the actual cost incurred by the railroad for work the railroad must do with its own forces working under railroad labor agreements, such as removal and replacing railroad tracks, signal work, communications work, flagging, inspection, etc., in connection with the Seventh Street Terminal project, which is estimated to cost \$70,000. Such agreement would also require the approval of the Oakland City Council, which is anticipated at its meeting of December 23, 1969. In this connection Resolution No. 19556 was passed authorizing agreement with Southern Pacific Transportation Company.

As requested by President Mortensen, Resolution No. 19559 was passed, designating Auckland, New Zealand as a sister port to the Port of Oakland.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Berkley, Bilotti, Gainor, Tripp
and President Mortensen - 5

Noes: None

Absent: Commissioners Soda and Walters - 2

"RESOLUTION NO. 19556

RESOLUTION AUTHORIZING AGREEMENT WITH SOUTHERN PACIFIC TRANSPORTATION COMPANY."

"RESOLUTION NO. 19557

RESOLUTION AWARDING CONTRACTS FOR GENERAL CONSTRUCTION AT SEVENTH STREET MARINE TERMINAL, FIRST STAGE, SOUTH AND WEST SIDES (ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT NO. 07-1-0046); FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 19558

RESOLUTION RATIFYING FILING OF REQUEST FOR PROJECT REVISION AND APPLICATION FOR ADDITIONAL ASSISTANCE LOAN AND GRANT UNDER PUBLIC LAW 89-136 WITH ECONOMIC DEVELOPMENT ADMINISTRATION, UNITED STATES DEPARTMENT OF COMMERCE."

"RESOLUTION NO. 19559

RESOLUTION DESIGNATING AUCKLAND, NEW ZEALAND AS A SISTER PORT."

There being no further business and upon motion duly made and seconded, the meeting was adjourned at 12:06 p.m.



Secretary