

**COMMERCIAL REAL ESTATE COMMITTEE
MEETING MINUTES
April 7, 2004**

Attendees:

Commissioner Protopappas	Joe Wong	Joyce Washington	Pam Kershaw
Commissioner Scates	Omar Benjamin	Robert Jones	Jerry Serventi
Commissioner Kiang	John Glover	Barbara Szudy	Julie Braun
Tay Yoshitani	Vivian O'Neal	Dan Westerlin	

Meeting Called to Order at 12:06 p.m.

Board Letters for April 20, 2004 Board Meeting:

1. Two proposed Board letters were referred to the April 20, 2004 Board Meeting and are recommended for approval by the full Board:
 - First Reading of an Ordinance Approving an Extended Right of Entry Agreement with Waterkeepers Northern California for Intermittent Water Testing in a portion of the Center Basin Marina in Jack London Square. Waterkeepers requested that the Port participate in the initial stage of the Non Point Source Pollution Control Program. The 19-month agreement will allow for intermittent testing in the Jack London Square Marina.

Dawn Crater, Environmental Health and Safety Department, and Wendy Manley of Stoel Rives, the Port's outside Counsel, gave an overview of the pros and cons of entering into a Right of Entry Agreement with Waterkeepers Northern California. This collaborative effort will allow the Port to provide input into the interpretation of test results and to be informed of possible problems before operating regulations are established by the State.
 - First Reading of an Ordinance Authorizing the Execution of a Purchase and Sale Agreement for a Sale Price of \$1,003,365 for the Property located at Edgewater Drive and Pardee Lane. This project represents 70 new jobs in Oakland. The buyer has outgrown his San Leandro facility. He is a native of Oakland and would like to relocate his business to Oakland. RMT Landscaping is a small local business that has worked on Port projects in the past.
2. One Board letter was pulled and will be brought back to the Commercial Real Estate Committee at a later date.
 - Approval of a contract with Blue & Gold Fleet to Provide Ferry Services to San Francisco for the City of Alameda and the Port of Oakland in the amount of \$272,727.00

Open Forum

Four Forum Speakers :

1. Thomas Hogan of Pacific Marina Development, Inc. updated the committee on the status of the Marina lease transaction. It is anticipated the transaction will be finalized before the end of the month.
2. Rick De Herrera, the owner of RMT Landscaping, updated the committee on the status of the purchase of the 2.09-Acre Parcel at Edgewater and Pardee.

Closed Session: 12:28 p.m.

Items Requiring Closed Session

1. Conference with Legal Counsel-Anticipated Litigation: Significant exposure to litigation pursuant to subdivision (c) of Section 54956.9: One Item
2. Conference with Real Property Negotiator: (Eight Items)

Property: Various Parcels in Jack London Square, Oakland
Negotiating Parties: Port of Oakland and Ellis Partners
Under Negotiation: Price and Terms of Agreement

Property: Oak to Ninth Area, Oakland
Negotiating Parties: Port of Oakland and Oakland Harbor Partners, LLC
Under Negotiation: Price and Terms of Agreement

Property: 23-acres at Hegenberger Road & I-880 Freeway, Oakland
Negotiating Parties: Port of Oakland and Simeon Commercial Properties
Under Negotiation: Price and Terms of Agreement

Property: 2.09-acre parcel at the corner of Edgewater Dr. & Pardee Road, Oakland
Negotiating Parties: Port of Oakland and RMT Landscape Contractors, Inc.
Under Negotiation: Price and Terms of Agreement

Property: Arrowhead Marsh property (34 acres), Oakland
Negotiating Parties: Port of Oakland and Arrowhead Partners
Under Negotiation: Price and Terms of Agreement

Property: Recreational Marina Portfolio (in various locations), Oakland
Negotiating Parties: Port of Oakland and Oakland Marinas LP
Under Negotiation: Price and Terms

Back into open session at 1:25 p.m.

Appearances - 4

Adjournment - 1:25 p.m.