

Board of Port Commissioners Meeting
Secretary

Action

JAN 22 1964

*Approved as written
and filed*

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

The meeting was held on Wednesday, January 8, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board. President Vukasin stated that this being the first meeting of the year, on behalf of the Board, he wished the Port staff and employees a Happy New Year.

Commissioners present: Brown, Chaudet,
Kilpatrick and President
Vukasin -4

Commissioners absent: Tripp -1

Also present were the Executive Director and Chief Engineer; Port Attorney; Airport Superintendent; Manager, Properties Department; Manager, Marine Terminal Department; Assistant Chief Engineer; Chief Port Accountant; Airport Traffic Representative; Public Relations Director; Principal Assistant to the Executive Director for Properties Promotion and Sales; Assistant Manager, Properties Department; Assistant Port Attorney; and the Secretary of the Board.

Visitors attending the meeting included: Mr. James Stockman, Mr. Lowell H. Duggan, Mr. Russell I. Workman, Mr. J. D. Barrington, Mr. and Mrs. Don French, and Mr. Del Courtney, all representing Transwestern Hotels, Inc.

Mr. Meyer Lightner, real estate broker; Mr. Alfred E. Wheeler, Mr. Johnny Cozzette, and Mr. Manuel Cuench, all representing Teamsters Local #70; Mr. Ralph B. Hoyt, attorney for Oakland Municipal Civil Service Employees Association, Mr. T. J. Mullen, Representative for the Association, Mr. Morgan A. Parker, President, Oakland Municipal Civil Service Employees Association; Mr. Edward Landwehr; Mr. Don Anderson; Mr. Robert E. Cole; Mr. Duane R. Strand; Mr. John M. Thorpe, Attorney for Air Sierra; and Mr. Jennings W. Smith.

The minutes of the regular meeting of December 18, 1963 were approved as written and ordered filed.

Mr. James Stockman, President, Transwestern Hotels, Inc., introduced the other representatives of his company who were present at the meeting and presented to the Board preliminary plans and a colored rendering of the proposed 14-story tower addition to the Edgewater Inn Garden Hotel which he proposes to erect on Port property at the intersection of Nimitz Freeway and Hegenberger Road. The tower addition would be 140 feet in height, plus a 50-foot illuminated spire, and would have a revolving restaurant on the 13th floor with a seating capacity of 240, with three Presidential suites on the 14th floor. The tower, plus the 2-story building adjacent to it, would contain 156 new rooms, or a total of 142 suites. The cost of construction is estimated at one million dollars, plus \$500,000 for furnishings and would be financed by the California Finance Corporation. Mr. Lowell Duggan, representing the finance company, said that the finances were all cleared and ready to be released on approval of the plans. Mr. J. D. Barrington, the architect for the building, said that it would take approximately four months to complete construction drawings following approval of the

preliminary plans. Mr. Stockman asked that the plans be approved by the Board so they can be presented to the City Building Department without delay. Mr. Stockman also displayed the overall master plan which will include the 13 acres on which he has right of first refusal, upon which it is planned will be constructed athletic facilities, plus 50 rooms for visiting athletic teams in connection with activities in the Coliseum complex, and 250 additional rooms similar to the present facilities of the Edgewater Inn. The Board complimented Mr. Stockman on his imaginative design for the new structure, and his confidence in the City of Oakland and Port Area, and wished him every success. The plans were referred to the Executive Director for recommendation.

The Executive Director transmitted a letter to the Board recommending the appointment of Mr. Jennings W. Smith to the position of Director of Fiscal Affairs, Port Department, to become effective February 1, 1964, at a salary of \$15,000 per year. Resolution No. 15144 appointing Mr. Smith was passed unanimously, and an ordinance was passed to print amending Section 7.10 of Port Ordinance No. 867, fixing the compensation of the Director of Fiscal Affairs, Port Department, as recommended by the Executive Director. Mr. Smith was then introduced to members of the Board and Port staff and asked to sit with staff at the Board table for the balance of the meeting.

Mr. Alfred Wheeler, representing the Teamsters Local #70, stated that the committee was present at the meeting today to determine whether or not the Board would consider an offer of the Teamsters Local #70 to purchase 5 acres of Port land on Oakport Street next to the Elmhurst Slough, even though the committee is not actually in position to make a firm offer on the property. He

stated further that the union desires this particular piece of property in order that the building may be readily identified from the Nimitz Freeway, and that the union is not interested in leasing property. Commissioner Brown pointed out the advantages to the union of locating on Port-owned property along Hegenberger Road, which the Board has indicated it is willing to sell, and stated that the property chosen by the union on Oakport Street will eventually have access to a railroad siding and would, therefore, have a higher and better use for an industry which will require a railroad siding. The Executive Director explained, when asked, that it had not yet been determined whether or not the property on Oakport Street could legally be sold by the Port. Following further discussion a motion was made by Commissioner Chaudet, seconded and passed unanimously, that it is the concensus of this Board that it is its purpose to sell 5 acres of Port property to Teamsters Local #70 at a location to be determined.

Attorney John M. Thorpe appeared before the Board in answer to a notice served on Air Sierra to vacate property occupied in Building L-810, known as Hangar 28, at the airport. He explained that Air Sierra now operates under the name of Aeronautical Services Unlimited, and at times uses the fictitious name of Sierra Aviation Service. He explained to the Board the nature of the company's operations at the airport, and the efforts they have made during the last 30 days to clean up the area to comply with the Port's request for changes in its manner of operation. He requested that the company be given an additional 90 days for the Port to determine that its house has been put in order, and for Aeronautical Services Unlimited to determine whether or not it intends to remain in business. Mr. Thorpe

said he would personally guarantee all undisputed moneys owed to the Port, which now amount to a total of \$7,150.26, of which an estimated \$800 is in dispute. Upon motion of Commissioner Brown, seconded and passed unanimously, the Board granted an additional 90 days' occupancy of space in Building L-810 at the airport, at the rent specified and agreed to by the Port Properties Department, upon the condition that all undisputed moneys be immediately paid to the Port and authorizing the Port Attorney to negotiate settlement of the disputed items so the account of Air Sierra can be paid up in full.

Mr. T. Mullen, representing the Oakland Civil Service Employees Association, introduced Mr. Parker, Association President, and Mr. Hoyt, its attorney. He stated that he wanted to take this opportunity to become acquainted with the new Board members and Mr. Hoyt made a brief statement to the Board explaining the membership of the Association and its objectives and purposes.

The Principal Assistant to the Executive Director for Properties Promotion and Sales made an oral report to the Board on a proposal from Murphy's, Inc., agent for Michelin Tires, which company desires to occupy approximately two acres of Port property in the Industrial Park under a 50-year lease. He stated that the company is willing to pay a rental of \$220 per month, or pay \$30,000 in cash for the prepaid 50-year lease, or would be willing to purchase the property for \$44,000. He informed the Board that in his estimation the offer was 15 to 20% low in all three proposals, and recommended that the offer be rejected and he be authorized to negotiate further with the company, which recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The Assistant Port Attorney informed the Board

that contacts were being made with the occupants of property in the Port of Oakland Industrial Park in connection with the proposed changes in restrictions, but that he was not quite ready to make a full report.

The Manager, Properties Department, transmitted a letter to the Board outlining the terms of a proposed 10-year lease, with two 5-year options, for occupancy of Port property at 351 Embarcadero by the Flasher Company, consisting of 9,630 square feet of closed area at \$.045 per square foot per month, or \$415.90, and 8,654 square feet of open area at \$.011 per square foot per month, or \$73.56, for a total monthly rental of \$489.46. He stated that, in order that the company may occupy the entire building, it will be necessary to relocate the firm of Little-Andrews, which is now carrying on an operation in the building which has not been approved by the Fire Marshal. On motion of Commissioner Brown, seconded and passed unanimously, the Properties Manager was authorized to complete negotiations for the lease with Flasher Company, and to attempt to find suitable space for Little-Andrews in another building.

The Port Attorney transmitted to the Board a copy of a proposed lease for certain premises in Port of Oakland Building No. 136, being the restaurant facilities in the original terminal building at the north airport, together with notice of intention to make such a lease, and a copy of the bid form. The Manager, Properties Department, transmitted a letter to the Board outlining the terms of the proposed lease and advising the Board that R. H. Derr has forwarded a cashier's check in the amount of \$646.48, which is the actual cost of the first time or original advertising for bids for this lease, with the understanding that in the event the Board declines to award a lease in response to the new

publication and rejects all bids submitted, this check will be returned to Mr. Derr. Resolution No. 15137 was later passed determining that lease of these premises should be made, and directing advertising for bids to be received January 22.

The Executive Director informed the Board that Encinal Terminals has requested an extension of 120 days under Section 40 of its lease for Port of Oakland Marine Terminal facilities, during which time it is anticipated that an amendment to the lease can be drawn and approved by the Federal Maritime Commission, in line with discussions previously held with the Board, and the Executive Director recommended that the extension of time be granted. Resolution No. 15138 was later passed granting such extension of time to Encinal Terminals to and including May 16, 1964.

Commissioner Brown stated that he would like a report prepared by the staff giving the Board its appraisals of the possibilities of the Port of Oakland being in the marine terminal business, as compared to its leasing its marine terminal facilities, explaining that we are a "port operation, but we are landlords, we are not marine terminal operators". The Executive Director explained that it had been a determination of a former Port Board that the Port not operate its terminals, and that he was not in a position to say why each individual on the Board voted the way he did. Commissioner Chaudet asked how complete the Port records were as to how the Board reached its decision. The Secretary explained that prior minutes of the Board reflected final actions taken but did not necessarily include a complete record of discussions held. Commissioner Brown stated that he would like a report prepared, and Commissioner Chaudet requested further that the Board be

furnished with a memorandum from all members of the Port staff who were with the Port at the time the decision was made, as to their opinions and thinking in connection with the matter, along with a record of the votes cast by Board members. President Vukasin suggested that the matter might be the subject of a special work session of the Board, and Commissioner Brown suggested that the Board wait until the reports were complete and the Board members had had a chance to study them before any conclusions were reached.

The Manager, Properties Department, informed the Board by letter that the firm of Birdbath, which occupies Building L-120 at the airport, is presently in debt to the Port in the amount of \$309.75, and desires to settle its account by paying \$200 in cash and repainting the top of the nose hangar which the company occupies, which work is estimated by the Port Maintenance Department to have a value of \$110. Settlement of the account in this manner was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

A letter from the Manager, Properties Department, informed the Board that Associated Crafts, Inc., which occupies Port property on 19th Avenue, is being pushed financially due to the recent purchase of new machinery for the plant, along with personnel reorganization, and has requested that it be allowed to pay its rent, which amounts to \$400 per month, on the basis of \$100 for December, 1963, \$200 for January, 1964, \$300 for February, and \$400 from March on, and would pay commencing with its next license agreement, an additional \$50 per month until the \$600 in arrears is paid off. Such rental payment

procedure was approved on motion of Commissioner Kilpatrick, seconded and passed by the following vote:

Ayes: Commissioners Brown, Kilpatrick, and
President Vukasin -3

Noes: Commissioner Chaudet -1

The Manager, Properties Department, informed the Board that Union News Company has paid its disputed rental to the Port on the restaurant facilities on the north airport, amounting to \$6,395.97.

The Board approved the following changes in Port tenancies:

CHANGE OF NAME:

Air Commercial Enterprises: To change the name under which the tenant occupies 532 square feet in Airport Building L-510 on Earhart Road, to Chi American Air Commerce, Inc., a corporation, under a license agreement dated October 1, 1963.

NEW OCCUPANCY:

Richard Abraham: Denied occupancy of 7,000 square feet, with 100' frontage on the Airport Channel next to the Boat Mart, for use as a seaplane base, charter flights, and flight training, at a rental of \$50 per month beginning January 1, 1964, on motion of Commissioner Brown, seconded and passed by the following vote of the Board: 3 ayes - Commissioners Brown, Kilpatrick and President Vukasin (Commissioner Chaudet being temporarily absent from the meeting).

ADDITIONAL AREA:

Aero-Dyne Supply Co.: Occupancy of 2,135 square feet in Airport Building L-731 on Langley Street at \$.045 per square foot per month, or \$96.08, beginning January 1, in addition to other area in same building.

John McRae: Occupancy of 1,200 square feet in Airport Building L-810 on Earhart Road at \$.055 per square foot, or \$66.00 per month, in addition to other property.

Parker Diesel Engineering Co.: Occupancy of wharf adjacent to its licensed area presently included in Hunt Foods & Industries lease. Parker Diesel to take the wharf and hoist thereon in an "as is" condition and rebuild them for boat repair work after Port approval of plans. Costs of rehabilitation of wharf to offset its rent, \$.006 per square foot for the land and/or water area of approximately 16,000 square feet at a monthly rental of \$96.00 subject to final adjustment as to area.

REDUCTION IN AREA:

Aeronautical Services Unlimited (Air Sierra): To relinquish 7,296 square feet in Airport Building L-810 on Earhart Road at \$.055 per square foot, or \$401.28 per month, as of January 14, 1964. The monthly rental for the remaining area will be \$1,164.12.

CANCELLATION:

David S. Smith Company: As of December 31, 1963, cancel total area occupied, consisting of 6,329 square feet in Warehouse "B", Outer Harbor Terminal Area, at \$.05 per square foot, for a total monthly rental of \$316.45.

Society of St. Vincent de Paul: Termination of total area occupied, consisting of 30,000 square feet in Building H-213 at \$.045 per square foot, and 13,508 square feet of open area adjacent thereto at \$.011 per square foot, for a total monthly rental of \$1,498.58, located at the Ninth Avenue Terminal Area, effective January 15, 1964.

USE OF AREA FOR RESTAURANT:

International Atlas Services: Occupancy of space in Airport Building L-820 on Earhart Road for restaurant purposes at a minimum rental of \$100 per month against 3% of the gross receipts. The licensee will, in turn, sublease the restaurant operation to Jet Line Hof Brau Service.

Upon recommendation of the Assistant Chief Engineer, Resolution No. 15158 was passed authorizing execution of quitclaim on personal property of the Port, consisting of gas distribution facilities in the barracks area of the former Naval Air Station property on the north airport, to Pacific Gas & Electric Company.

Upon recommendation of the Port Attorney,

following an oral explanation on the matter, Resolution No. 15139 was passed ratifying intervention in certain proceedings pending before the Civil Aeronautics Board involving route application of Frontier Airlines, Inc., under Docket No. 14136.

On recommendation of the Assistant Chief Engineer, Resolution No. 15140 was passed authorizing compromise and settlement of claim against Howard Terminal, on a 50/50 basis with the Port, for damage to a railroad bumper at the Grove Street Terminal, which cost of repair amounts to \$172.30.

Resolution No. 15141 was passed approving specifications for furnishing and delivering roll paper towels to the airport during the remainder of the fiscal year ending June 30, 1964, and call for bids to be received January 22, 1964.

The Board took the following action on applications for building permits:

Approved application from Foster & Kleiser Co. for construction of office and sales facilities on Port property at Maritime and Wharf Streets, estimated to cost \$220,000, by passage of resolution No. 15159.

Approved application from C. J. Pierre to move two steel frame buildings onto Port property at 8th Avenue and Embarcadero at an estimated cost of \$5,000, by passage of resolution No. 15142.

Approved application from Robert Short to remodel a 20' x 20' frame building, adjacent to Hangar 2 at the north airport, estimated to cost \$1,000, by passage of resolution No. 15143.

The Manager, Marine Terminal Department, explained that Howard Terminal and Encinal Terminals have requested approval to make certain changes in wharf demurrage and storage charges in their respective terminal tariffs, covering imported plywood and veneers. He stated that the application of Encinal to the California Association

of Port Authorities had failed to gain unanimous approval, and Encinal is taking independent action in the matter. These changes were approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The Public Relations Director informed the Board by letter that the annual visit of the California Maid of Cotton is scheduled for February 5, 6, and 7, 1964, and asked Board approval of an estimated expenditure of \$300 in connection with the visit, which was approved on motion of Commissioner Chaudet, as amended by Commissioner Brown to designate President Vukasin as the Maid of Cotton's official escort during her visit. The motions were seconded and passed by the following vote:

Ayes: Commissioners Brown, Chaudet and
Kilpatrick -3

Abstained: President Vukasin (due to a
conflict of interest).

Certain leaves of absence as listed on the Board calendar were approved by passage of Resolution No. 15145, with the exception of the leave of George R. Stephenson, which was withdrawn from the calendar and an explanation made to the Board that this employee had voluntarily terminated his service with the Port effective December 9, 1963.

President Vukasin called for a report of the Board committee consisting of Commissioners Brown and Kilpatrick, which was asked to study and report on the future use of the Port property in the area at the foot of Fallon Street. Commissioner Brown reported for the committee and advised the Board that the Committee had met with representatives of Atchison Topeka & Santa Fe Railroad and Transamerica Development Company

(formerly Capitol Company) who are planning through a joint venture to develop the privately owned property east of Jack London Square to the Lake Merritt Channel and plan to have a feasibility study made of the area by a consulting firm to determine the highest and best use of the 43-acre parcel, including 14 acres of Port property. The committee recommended that the Port withhold any action on any part of this property until this study is made available to the Port. The recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously, that the work of the committee be accepted with thanks, and the Executive Director asked that the committee be kept intact to consider a new proposal just received by the Port for property east of the Lake Merritt Channel, stating that he would discuss the matter with the committee at the first opportunity.

The Manager, Properties Department, informed the Board that there are now three restaurant operators interested in reopening the London House restaurant facilities and he expects to be able to report to the Board in about three weeks.

The Manager, Properties Department, advised the Board that Nalley's Catering Company, which operates the in-flight food service for the airlines at the Oakland airport, has informed the Port that it is withdrawing from this business but will remain in operation until a new organization is found to take over the operation in order not to interfere with service to the airlines at Oakland. He explained that the company now pays \$416 per month minimum rental, plus another \$400 in utility charges and 4% of its gross business. He recommended that the Board waive

the minimum rental for one year on the facilities and that rental be 3% of the gross business handled by the company operating the facility. Following discussion, a motion was made by Commissioner Brown, which was seconded and passed unanimously, waiving the minimum rental, and setting rental as 3% on the first \$22,000 of gross business, plus 4% on any volume of business above \$22,000.

The following written reports were noted and ordered filed:

Status reports.

Condition of funds as of January 3, 1964.

Report of Revenue Derived from Lessees renting from the Port of Oakland on a percentage basis for the month of November, 1963.

List of claims paid on Port Revenue Fund #911 for the weeks ending December 13, 20 and 27.

A vote was then taken on resolutions which were calendared and President Vukasin declared a 5-minute recess at which time the following members of the staff were excused from the meeting:

Assistant Port Attorney; Manager, Marine Terminal Department; Assistant Chief Engineer; Chief Port Accountant and the Airport Traffic Representative.

When the meeting was reconvened a discussion was held on the proposal from Booz, Allen & Hamilton

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to conduct a study of the Port of Oakland regarding the development of realistic planning for increased utilization of the Port's marine terminals and the formulation of a practical plan for economic development of the Port's commercial and industrial properties. The study is to be made on a cost plus basis not to exceed \$30,000, which was recommended by the Executive Director in a letter to the Board. Discussion then ensued during which Commissioner Brown indicated that he was not impressed with the report prepared by Booz, Allen & Hamilton for the Port of San Diego which he had read. The Executive Director informed the Board that the report to be prepared for the Port of Oakland would be on an entirely different basis and would be of a confidential nature, similar to a second report made for the Port of San Diego, which has not and will not be made public. There was a difference of opinion among those present as to the interpretation of the proposal presented by Booz, Allen & Hamilton, and the nature of the study which would result from the proposal, but it was the concensus of opinion that there was some lack of confidence in Booz, Allen & Hamilton, and that the Executive Director and Commissioner Brown should jointly prepare a list of questions the Port desired to have answered in a study, after which the Board will determine further procedure.

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

Ayes: Commissioners Brown, Chaudet,
Kilpatrick and President Vukasin -4

Noes: None

Absent: Commissioner Tripp -1

"RESOLUTION NO. 15137

RESOLUTION DETERMINING THAT LEASE
OF CERTAIN PREMISES IN PORT OF
OAKLAND BUILDING NO. 136 ON THE
METROPOLITAN OAKLAND INTERNATIONAL
AIRPORT SHOULD BE MADE, APPROVING
FORM OF LEASE AND NOTICE INVITING
BIDS AND DIRECTING ADVERTISEMENT
FOR BIDS.

WHEREAS, public necessity and convenience
and the interest of the Port require that the City of
Oakland lease certain premises in Port of Oakland
Building No. 136 on the Metropolitan Oakland Inter-
national Airport and more particularly described in
the form of lease hereinafter mentioned, for the term
commencing on the first day of the calendar month next
succeeding sixty days after the adoption on final
passage of the ordinance awarding said lease and
continuing thereafter for a term of five (5) years,
with an option to extend said term for an additional
period of five (5) years, to the highest responsible
bidder and subject to the other terms, provisions and
conditions specified by this Board; and

WHEREAS, a form of lease and of a notice
inviting bids therefor have been prepared by the Port
Attorney under the direction of this Board, and filed
with it, and said form of lease and notice and the
provisions thereof are hereby fully approved; now,
therefore, be it

RESOLVED that the Secretary be and he hereby
is directed to publish said notice in the official
newspaper of the City of Oakland in the manner and for
the time required by law to secure bids for such lease
(each bid to be accompanied by two separate cash de-
posits, certified checks or cashier's checks of a
responsible bank in the respective amounts of \$500.00
and \$5,000.00) with bids to be received prior to the
hour of 1:45 P.M., on Wednesday, the 22nd day of
January, 1964, and to be opened by the Board while
in regular session, at the hour of 2:00 P.M. of said
day, or as soon thereafter as said Board shall convene,
and to furnish interested persons who may request them
copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the
right in its discretion to reject any and all bids
received by it if not satisfactory to it and to award

the proposed lease to one other than the highest bidder if the best interests of the City and Port will be served thereby; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15138

RESOLUTION GRANTING EXTENSION OF
TIME TO ENCINAL TERMINALS.

RESOLVED that ENCINAL TERMINALS, a corporation, Lessee of certain marine terminal facilities pursuant to that certain Lease with this Board dated August 5, 1958, be and is hereby granted an extension of time to and including May 16, 1964 within which to give written notice of cancellation and termination of said Lease in the event that the parties thereto do not agree upon the rental to be paid by the Lessee for the final five (5) years of the term of said Lease."

"RESOLUTION NO. 15139

RESOLUTION RATIFYING INTERVENTION
IN CERTAIN PROCEEDINGS PENDING
BEFORE THE CIVIL AERONAUTICS BOARD
INVOLVING A ROUTE APPLICATION OF
FRONTIER AIRLINES, INC.

RESOLVED that the action of the Port Attorney, taken for and on behalf of this Board, in filing a petition with the Civil Aeronautics Board for leave to intervene in proceedings relating to the application of FRONTIER AIRLINES, INC., for an amendment of its certificate of public convenience and necessity so as to extend its route to Oakland, California, Docket No. 14136, be and the same is hereby ratified, confirmed and approved; and be it

FURTHER RESOLVED that the Port Attorney be and he is hereby authorized to take any and all other necessary steps in connection therewith."

"RESOLUTION NO. 15140

RESOLUTION AUTHORIZING COMPROMISE
AND SETTLEMENT OF CLAIM AGAINST
HOWARD TERMINAL.

WHEREAS, a dispute has arisen between the Port and HOWARD TERMINAL as to responsibility under the Lease between this Board and HOWARD TERMINAL, dated March 14, 1958, for repairs to a railroad bumper and track at the Grove Street Pier; and

WHEREAS, the cost of making such repairs amounted to \$172.30; and

WHEREAS, HOWARD TERMINAL has offered to compromise and settle said claim by paying one-half (1/2) thereof; and

WHEREAS, it appears that the best interests of the Port would be served by accepting said offer of compromise and settlement; and

WHEREAS, the Executive Director and Chief Engineer has recommended acceptance of said offer; now, therefore, be it

RESOLVED that the claim of the Port against Howard Terminal in the amount of \$172.30 for said damage shall be and the same is hereby compromised and settled upon the payment to the Port of one-half (1/2) thereof, being the sum of \$86.15."

"RESOLUTION NO. 15141

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING ROLL PAPER TOWERS TO THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT DURING THE REMAINDER OF THE FISCAL YEAR ENDING JUNE 30, 1964, AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing and delivering roll paper towels to the Metropolitan Oakland International Airport during the remainder of the fiscal year ending June 30, 1964, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15142

RESOLUTION GRANTING CHARLES J. PIERRE PERMISSION TO MOVE CERTAIN BUILDINGS.

RESOLVED that the application submitted by CHARLES J. PIERRE to move two 20' x 12' buildings onto premises at Eighth Avenue and the Embarcadero is hereby approved and permission to move said buildings to said location is hereby granted."

"RESOLUTION NO. 15143

RESOLUTION GRANTING ROBERT R. SHORT PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by ROBERT R. SHORT for alteration and repair of a one-story 20' x 20' office building on applicant's premises, Metropolitan Oakland International Airport, at a cost to said applicant of \$1,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15144

RESOLUTION APPOINTING JENNINGS W. SMITH TO THE POSITION OF DIRECTOR OF FISCAL AFFAIRS, PORT DEPARTMENT.

RESOLVED that JENNINGS W. SMITH hereby is appointed to the position of Director of Fiscal Affairs, Port Department, effective February 1, 1964."

"RESOLUTION NO. 15145

RESOLUTION CONCERNING CERTAIN
LEAVES OF ABSENCE.

RESOLVED that leaves of absence for the following employees, with or without pay, for the reasons and time respectively shown, be and the same hereby are ratified:

CHESTER C. HARDESTY, Engineering Aid, with pay, for illness, for ten working days commencing December 13, 1963;

JOSEPH G. McNEIL, Associate Engineer, with pay, for illness, for thirteen working days commencing December 12, 1963;

ROY WHEABLE, Port Maintenance Laborer, without pay, for illness, for one working day, effective December 16, 1963;

MARVIN SMITH, Airport Janitor, with pay, for illness, for twelve working days commencing December 13, 1963."

"RESOLUTION NO. 15146

RESOLUTION AUTHORIZING EXECUTION
OF FIRST SUPPLEMENTAL AGREEMENT
WITH AIRPORT PARKING COMPANY OF
CALIFORNIA AND DIRECTING
RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain First Supplemental Agreement with AIRPORT PARKING COMPANY OF CALIFORNIA, an Ohio corporation, dated the 17th day of December, 1962, amending subparagraph (b) and deleting subparagraph (c) of Paragraph 14 of and adding a new paragraph numbered '14.1' to, that certain Lease and Concession Agreement dated April 25, 1961, and recorded the 28th day of June, 1961, in Reel 355 of Official Records of Alameda County, California, Image 481, effective December 17, 1962, and that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said First Supplemental Agreement."

"RESOLUTION NO. 15147

RESOLUTION APPROVING STATEMENTS
OF CLYDE SUNDERLAND AND MAKING
APPROPRIATION IN CONNECTION THERE-
WITH.

RESOLVED that the statements of CLYDE SUNDERLAND dated December 23, 1963 in the amount of

"RESOLUTION NO. 15154

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH ASTRO-AIRE
ENTERPRISES.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with JACK RATLIFF, an individual doing business under the firm name and style of ASTRO-AIRE ENTERPRISES, providing for the occupancy by Licensee of an area of 3,285 square feet in Building No. 731, Metropolitan Oakland International Airport, for a period of one year commencing December 1, 1963, at a monthly rental of \$147.83, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15155

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
CALIFORNIA AVIATION SERVICE, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain First Supplemental Agreement with CALIFORNIA AVIATION SERVICE, INC., a corporation, dated November 1, 1963, modifying that certain License and Concession Agreement dated March 1, 1963, by deleting therefrom 691 square feet in Building L-150, Hangar Number 1, at Metropolitan Oakland International Airport, and that the total monthly rental for the remaining premises shall be the sum of \$1,448.46, effective November 1, 1963, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15156

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT PROVIDING FOR EXTENSION
OF AGREEMENT WITH GOODMAN CATERING
COMPANY.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute an agreement with R. R. GOODMAN, an individual doing business under the firm name and style of GOODMAN CATERING COMPANY, dated January 1, 1964, extending for a period of one year commencing January 1, 1964, that certain License and Concession Agreement dated December 21, 1962, providing for the occupancy of that certain convention and banquet hall building known as Port of Oakland Building E-521 at the southwest corner of First and Washington Streets in the "Port Area", together with certain adjacent open area, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15157

RESOLUTION APPROVING BONDS OF SANDERS
GLASS CO., INC.

RESOLVED that the bonds of SANDERS GLASS

CO., INC., a corporation, executed by AETNA INSURANCE COMPANY, a corporation, each in the amount of \$910.50, for the faithful performance of its contract with the City of Oakland for the construction of a glass sliding door in Terminal Finger Building M-103, Metropolitan Oakland International Airport, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15158

RESOLUTION AUTHORIZING EXECUTION OF
QUITCLAIM OF PERSONAL PROPERTY TO
PACIFIC GAS AND ELECTRIC COMPANY.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Quitclaim of Personal Property to PACIFIC GAS AND ELECTRIC COMPANY, dated January 8, 1964, quitclaiming to PACIFIC GAS AND ELECTRIC COMPANY certain gas distribution facilities installed at Metropolitan Oakland International Airport between Earhart Road and Doolittle Drive, in the area formerly occupied by the Naval Air Station, Oakland, and that such quitclaim shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15159

RESOLUTION GRANTING FOSTER & KLEISER
PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by FOSTER & KLEISER for construction of a one-story storage, office and shop building on applicant's leased premises at Wharf and Maritime Street, at a cost to said applicant of \$220,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15160

RESOLUTION CONSENTING TO ASSIGNMENT
OF LEASE OF MARDECO, INC., TO WELLS
FARGO BANK FOR SECURITY PURPOSES.

RESOLVED that this Board does hereby consent to the transfer by MARDECO, INC., a corporation, Lessee under that certain Lease with this Board as Lessor, dated the 22nd day of August, 1960 and recorded the 10th day of November, 1960 in Reel 204, Image 387, Official Records of Alameda County, California, to WELLS FARGO BANK of a security interest in the leasehold interest of said Lessee under said Lease by virtue of and pursuant to that certain Assignment of Lessee's Interest in Lease dated the 30th day of September, 1963; and be it

FURTHER RESOLVED that this Board does hereby consent to any transfer and foreclosure of said Assignment of Lessee's Interest in Lease to WELLS FARGO BANK or to anyone other than WELLS FARGO BANK, the performance of whose obligations under said Lease are guaranteed by a surety bond of a corporate surety doing business in the State of California, whose combined capital and surplus is not less than One Million Dollars (\$1,000,000.00); and be it

FURTHER RESOLVED that this Board does hereby agree with said WELLS FARGO BANK that it will not terminate said Lease until after one hundred twenty (120) days have expired following the delivery of written notice of default to WELLS FARGO BANK, in which notice there shall be specified the nature of all defaults then existing other than those which this Board is willing to waive and that if, during said one-hundred twenty-day period such specified defaults are cured and any damage caused thereby is paid in full, this Board will waive such defaults and will not terminate said Lease by reason thereof; and be it

FURTHER RESOLVED that this Board does hereby agree that said WELLS FARGO BANK shall not be obligated to perform any obligation of said Lease nor shall it be liable for any breach of any such obligation except during any period in which it is entitled to possession itself as Lessee after foreclosure of said Assignment of Lessee's Interest in Lease."

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 7.10 OF PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF DIRECTOR OF FISCAL AFFAIRS, PORT DEPARTMENT", was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick
and President Vukasin -4

Noes: None

Absent: Commissioner Tripp -1

There being no further business and on motion duly made and seconded the meeting was adjourned at 5:40 p.m.



SECRETARY

Board of Port Commissioners Meeting
Secretary

Action FEB 5 1964

*Approved as written
and filed*

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

The meeting was held on Wednesday, January 22, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet,
Kilpatrick, Tripp
and President Vukasin -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Port Attorney; Airport Superintendent; Manager, Properties Department; Manager, Marine Terminal Department; Assistant Chief Engineer; Chief Port Accountant; Public Relations Director; Principal Assistant to the Executive Director for Properties Promotion and Sales; Assistant Manager, Properties Department; and the Secretary of the Board.

The minutes of the regular meeting of January 8, 1964 were approved as written and ordered filed.

At the hour of 2:00 p.m., bids on the following items were opened and publicly declared:

For lease of certain premises in Port of Oakland Building No. 136 (the restaurant area in the International Terminal Building on the north airport).

One bid was received, that being the bid of Bier-Hof,

a corporation, bearing the signature of Mr. R.H. Derr, agreeing to pay to the Port 3% of the gross receipts on the first \$30,000 of business per month, and 5% on any business over \$30,000, against a \$500 per month minimum. The bid was accompanied by two cashier's checks: the first in the amount of \$500 as deposit on publication costs, and the second as a bond, in the amount of \$5,000. The bid was approved as to form and legality by the Port Attorney, and the Manager, Properties Department, recommended that the lease be awarded to Bier-Hof, a corporation. The Manager, Properties Department, was asked by the Executive Director whether or not the Port should request information as to the corporate structure and financial backing of Bier-Hof, Inc., and he stated that he was satisfied from discussions held with the Assistant Port Attorney and Mr. Derr, and recommended that the Board proceed with the award of the lease. An ordinance was later passed to print awarding said lease to Bier-Hof, a corporation.

Furnishing and delivering roll paper towels for the Metropolitan Oakland International Airport for the remainder of the fiscal year ending June 30, 1964:

Two bids were received as follows:

<u>Bidder</u>	<u>Unit Cost</u>	<u>800 Rolls</u>	<u>Tax</u>	<u>Total</u>	<u>Security</u>
Allied Paper Co.	\$.514	\$411.20	\$16.45	\$427.65	Cert.Chk.\$45.00
Easterday Supply Co.	.62	496.00	19.84	515.84	Cert.Chk.\$51.58

The bids were referred to the Port Attorney for approval as to form and legality, and the Port Purchasing Agent for recommendation.

The Port Attorney transmitted to the Board a form of proposed lease of certain premises located in the southeast corner of the first floor of the Port of Oakland Building F-107 on Jack London Square, together with notice of intention to grant such lease; and the Manager, Properties Department, transmitted a letter to

the Board explaining the terms of the proposed lease. Resolution No. 15161 was later passed determining that the lease should be made, and authorizing advertising for bids to be received February 5, 1964.

The Board also approved plans and specifications and authorized calling for bids to be received February 5, 1964, for finishing the interior of the southeast corner of the first floor of the Port of Oakland Building F-107; and for the installation of air conditioning equipment, by passage of Resolutions Nos. 15177 and 15162, respectively, both of which improvements are required under the terms of the lease referred to above.

The Executive Director informed the Board that drafting memo #13, dated January 17, 1964, being the first complete draft of the proposed revised Charter for the City of Oakland, as prepared by L. J. Kroeger for the Oakland Charter Revision Committee, was received on Tuesday morning, January 21, 1964, at 10:00 a.m., and is to be the subject of discussion for the Charter Revision Committee on Thursday morning, January 23. He stated that the staff had not had time to completely study the draft, but had reviewed it sufficiently to realize that it contained inconsistencies and objectionable language, which is contrary to the best interests of the Port of Oakland. He recommended that a letter be written to the Charter Revision Committee, over the signature of the President of the Board, requesting that submission of the Charter draft to the City Council be delayed until such time as the Port had had sufficient time to review the document and discuss it with the Charter Revision Committee. A draft of such proposed letter, which had been prepared by the Port Attorney, was presented to members of the Board and was approved on

motion of Commissioner Brown, seconded and passed unanimously.

The Assistant to the Executive Director for Properties Promotion and Sales informed the Board by letter that the Tuberculosis and Health Society of California desires to locate its statewide headquarters on approximately .8 acre of property in the Port of Oakland Industrial Park between Edgewater Drive and the San Leandro Channel. Occupancy would be under a 50-year lease at a monthly rental of \$152.00, based on 6% return on a valuation of \$35,000 per acre. The Board was informed that Mr. George Block was representing the Association as real estate broker. On motion of Commissioner Chaudet, seconded and passed unanimously, the Executive Director was authorized to proceed with negotiations under the terms, as outlined to the Board.

Resolution No. 15178 was passed, accepting work performed by Charles L. Campanella Company for the demolition of Building B-307 on Wharf Street near Maritime Street in the Outer Harbor Terminal to clear the property for occupancy by Foster & Kleiser.

On recommendation of the Executive Director, the Board approved the preliminary plans covering the first stage of the tower addition to the Edgewater Inn, as presented to the Board at its last meeting by Mr. James Stockman, president of Transwestern Hotels, Inc., subject to corrections required to comply with setbacks for parking and driveways, and for landscaping requirements under the existing lease, with the understanding that approval by the Port does not relieve the owner from securing approval from the Federal Aviation Agency for the tower, and from the City of Oakland as to conformity with Building Department and

Fire Department requirements, on motion of Commissioner Chaudet, seconded and passed unanimously.

Resolution No. 15179 was passed granting Harold V. Andreasen permission to perform certain work consisting of relocating a 25' x 20' building, at an estimated cost of \$3,500, onto property leased from the Port for a boat mart, adjacent to the Airport Channel.

The Board approved the following changes in Port tenancies as presented by the Manager, Properties Department:

AIRPORT LICENSE AGREEMENT RENEWALS: (Expiring 1/31/64)

B-Y's Floors: 4,015 square feet in Building L-635 on Doolittle Drive at \$.045 per square foot, or \$180.68 per month.

Break Time Catering Service: Operation of a mobile food vending service, for a monthly rental of 6% of gross sales receipts, no minimum.

Clark Aero Enterprises: 2,600 square feet in Building L-813 on 4th Avenue, former Oakland Naval Air Station, at \$.045 per square foot, and 680 square feet of roofed area adjacent at \$.02 per square foot, for a total monthly rental of \$130.60.

Craig Dunmire & Associates, Inc.: 900 square feet of office space in Building L-130 on Earhart Road at \$.12 per square foot, or \$108 per month.

Hotchkiss & Martin: Building L-861 on 5th Avenue, former Oakland Naval Air Station, at a minimum of \$50 per month, in addition to land area on a month-to-month basis.

International Aviation Development Corp.: 960 square feet in Building L-860 on "E" Street, former Oakland Naval Air Station, at a minimum monthly rental of \$50.

Neon Sign Construction & Repair Service: Building L-711 on Earhart Road at a minimum monthly rental of \$25.

Trans International Airlines: 3,911 square feet in Building L-711 on Earhart Road at \$.0475 per square foot, and 1,940 square feet in Building L-130 at \$.12 per square foot, for a total monthly rental of \$418.57.

HARBOR LICENSE AGREEMENT RENEWALS: (Expiring 2/29/64)

Bishop, Ralph A.: 2,452 square feet in Building P-308 on 19th Avenue at \$.03 per square foot, or \$73.56 per month.

Clinton Mill & Mfg. Company: 5,869 square feet of open area at the Foot of Third Street at \$.006 per square foot, or \$35.21 per month.

Cole, William R.: 17,165 square feet of open area at 7th and Maritime Streets at \$.006 per square foot, and 2,210 square feet of Shed C-121 at 7th and Maritime at \$.02 per square foot, for a total monthly rental of \$147.19.

Double Ten Mills: 8,128 square feet in Terminal Building "B" at 14th & Ferry Streets at \$.05 per square foot, 4,700 square feet of adjacent area at \$.04 per square foot, for a total monthly rental of \$594.40.

Gould Transportation Company, Inc.: 2,400 square feet in Building H-102 at the Ninth Avenue Terminal area at \$.035 per square foot, and 4,005 square feet of adjacent open area at \$.006 per square foot, for a total monthly rental of \$108.03.

Hersh, Leon: 1,435 square feet in Building H-211 on 8th Avenue and Embarcadero at a monthly minimum of \$61.

K & P Trucking: 320 square feet (2 small offices) on the Clay Street pier at \$.10 per square foot, 104 square feet, second floor office area, at \$.08 per square foot, 7,500 square feet of adjacent paved area at \$.011 per square foot, and 485 square feet on the first floor for storage at \$.035 per square foot, for a total monthly rental of \$139.80.

King, R. C.: One acre adjacent to Oakport Street in the vicinity of Giacomazzi Bros. Trucking Company at a monthly rental of \$150.

Marine Terminals Corporation: 1,913 square feet in Building E-501 at the foot of Clay Street at \$.03 per square foot; 900 square feet of adjacent lean-to at \$.015 per square foot; 500 square feet of open paved area at \$.011 per square foot; gasoline pump and tank at \$7.50; 920 square feet in Building B-303 at the Outer Harbor at \$.03 per square foot; and 2,036 square feet of an adjacent open paved area at \$.011 per square foot, for a total monthly rental of \$133.89.

MEG Engineers: 21,760 square feet of open area at the Foot of 5th Avenue at \$.006 per square foot, or \$130.56 per month.

McGuire Chemical Company: 41,701 square feet in Terminal Building "A" at 14th and Terminal Streets at \$.04 per square foot, or \$1,668.04 per month, in addition to area occupied under long-term lease.

National Steel & Tinsplate Warehouses, Inc.: 10,000 square feet in Building B-302 at the Outer Harbor Terminal at \$.05 per square foot, or \$500 per month.

Philbrick, D.: 3,867 square feet in Building H-103 at 5th Avenue and Embarcadero at \$.03 per square foot, 9,920 square feet of open area adjacent at \$.006 per square foot; and 381 square feet of open shed area at \$.01 per square foot, for a total monthly rental of \$179.34.

Rishell, Clifford E.: 1,653 square feet in Building J-316 on Frederick Street Pier at a monthly rental of \$60.

Scammell Lumber Company: 13,800 square feet of open area at the Foot of Fallon Street at \$.006 per square foot, or \$82.80 per month.

Thompson Bros., Inc.: 32,500 square feet in Terminal Building "AA" at the Outer Harbor on Pier Street at \$.04 per square foot, or \$1,300 per month.

Tompkin, E.S.: 18,800 square feet of area in slip on north side of Livingston Street Pier at \$.006 per square foot, or \$112.80 per month.

Tribune Publishing Company: 16,673 square feet in Terminal Building "C" (first floor) at the Outer Harbor on Terminal Street at \$.05 per square foot, or \$833.65 per month.

Warren Transportation Company: 4,964 square feet in Building B-302 in the Outer Harbor Terminal at \$.05 per square foot; 2,067 square feet (limited height) in Building B-302 at \$.025 per square foot; and office space at a minimum of \$20, for a total monthly rental of \$319.88.

SEPARATION OF TENANTS:

Peterson, David: To occupy 900 square feet in Building H-214 at \$.035 per square foot, and 3,363 square feet in Building H-215 at \$.04 per square foot, for a total monthly rental of \$166.02, as of 1/1/64.

Prescolite Manufacturing Company: Reduced area to 10,000 square feet in Building H-213 at \$.045 per square foot, or \$450 per month, commencing January 1, 1964.

CHANGE IN AREA:

Lakehurst Construction Company:

To relocate from open area adjacent to Building J-320 at the Foot of Diesel Street at \$55 per month, to 1,833 square feet in Building J-316 at the Foot of Frederick Street at \$.03 per square foot, or \$55 per month, effective January 1, 1964.

ADDITIONAL AREA:

International Atlas Services: To occupy various buildings and open area at the airport under a license agreement incorporating all of these areas, which will show a rental of \$8,229.57 per month, in addition to leased areas.

CANCELLATION:

K. G. Stiles: To cancel license agreement on an open area at the Foot of Fourth Avenue of 8,333 square feet at \$.006 per square foot, or \$50 per month, effective December 31, 1963.

The Manager, Properties Department, informed the Board by letter that E. B. Field Co. is entitled to commission of \$7,150.50 for its services in connection with the leasing of Port property in the Outer Harbor Terminal to Mead Packaging Company, and that if Mead expands into its option area during the original term of the lease, and/or the company exercises options contained in the lease, E. B. Field Company will be entitled to additional compensation. Resolution No. 15176 was later passed approving and authorizing payment of real estate brokerage commission to E. B. Field Company in the amount of \$7,150.50.

The Manager, Properties Department, informed the Board that the U. S. Post Office Department, has asked that the Port make certain improvements in Building L-142, which is the former passenger terminal building on the north airport, at an estimated cost of \$4,500, to be occupied by the Post Office under terms of a 5-year lease, with two 2 1/2-year options, at a rental of \$75.00 per month. This was approved

by the Board, and an ordinance was passed to print authorizing execution of rental agreement with the United States of America.

The Executive Director informed the Board by letter that the Santa Fe Railroad Company and Transamerica Development Company have requested assurance from the Board that it will hold in abeyance any further leasing and/or development of Port lands lying easterly of Jack London Square to the Lake Merritt Channel to allow time for the preparation of a study and economic analysis of the area, which includes both Port property and Santa Fe Railroad Company property, which it is anticipated will require approximately six months to complete, as discussed and approved by the Board at its meeting on January 8, 1964. He further informed the Board that the staff is presently negotiating with three applicants for developments in this area, two of which were considered by the Board in February and September of 1963, who have presented excellent proposals and spent a considerable amount of money and time on their projects. Any delay involved in making this study will be a hardship on either or both of the parties. The Executive Director recommended that due to the magnitude of the project contemplated by Santa Fe and Transamerica Development Company, the Board ratify the commencement of this study and hold in abeyance proposals now under study for development of this land until the economic study is complete. Discussion ensued and Commissioner Tripp stated that it was his opinion that it was unfair to those with whom the Port had been negotiating to delay the project for the six months' period. A motion was then made by Commissioner Chaudet that the Board approve the

recommendation of the Executive Director. The motion was seconded by Commissioner Brown. Commissioner Kilpatrick stated that he would abstain from voting on the motion because one of the parties with whom the Port had been negotiating had contacted his office in connection with the possibility of financing a project through Standard Insurance Company which his company represents, and that a vote on the motion might constitute a conflict of interest. A vote was then taken and the motion passed: Ayes: Commissioners Brown, Chaudet and President Vukasin -3; Noes: Commissioner Tripp -1; Abstained: Commissioner Kilpatrick.

Resolution No. 15180 was passed authorizing sale of personal property of the Port consisting of boilers and other heating equipment in Building #18 at the north airport to Ace Iron and Metal Company for the sum of \$789.10, the Federal Aviation Agency having given its consent to the sale.

It was recommended to the Board that residence requirements for the position of Port Electrician Foreman, which position is subject to emergency calls, be so stipulated in the specifications for the position that the employee must reside within 20 minutes' driving time from either the airport or Jack London Square. This was the joint recommendation of the Executive Director, the Assistant Chief Engineer, the Chief Port Accountant, and the Airport Superintendent. Discussion ensued during which Commissioner Chaudet expressed his opinion that this was discrimination against a particular class of employee, and other Commissioners indicated

that in their opinions this was merely a requirement of the particular position and was not discriminatory. Commissioner Chaudet made a motion that a report be prepared for the Board as to the driving time of all port employees to their place of employment. The motion failed for lack of a second. A vote was then called on the resolution, and Resolution No. 15188 was passed, establishing residence requirements for the position of Port Electrician Foreman, by a vote of 4 ayes: Commissioners Brown, Kilpatrick, Tripp and President Vukasin; Noes: Commissioner Chaudet -1.

Resolution No. 15164 was passed ratifying leave of absence to Marvin Smith, Airport Janitor, for a period of 22 working days.

On recommendation of the Chief Port Accountant, Resolution No. 15165 was passed approving the Oakland Municipal Civil Service Employees Association Income Protection Plan and authorizing the Chief Port Accountant and City Auditor-Controller to make payroll deductions therefor.

The Manager, Properties Department, informed the Board that a check in the amount of \$57,295.17 has been received by the Port from the Oakland Association of Insurance Agents, representing a refund to the Port on prepaid fire insurance premiums, as reported to the Board on December 4, 1963.

The following written reports were noted and ordered filed:

Condition of Funds as of January 17, 1964.

List of Claims paid on Port Revenue Fund #911 for the weeks ending January 3 and 10.

Condition of Port Revenue Fund as of December 31, 1963.

Report of Accounts Receivable 60 days or more in arrears as of December 31, 1963.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15161

RESOLUTION DETERMINING THAT LEASE OF
CERTAIN PREMISES IN THE SOUTHEAST
CORNER OF THE FIRST FLOOR OF PORT OF
OAKLAND BUILDING NO. F-107, LOCATED IN
THE BLOCK BOUNDED BY WATER, FRANKLIN,
FIRST AND WEBSTER STREETS, SHOULD BE
MADE, APPROVING FORM OF LEASE AND
NOTICE INVITING BIDS AND DIRECTING
ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience
and the interest of the Port require that the City
of Oakland lease certain premises in the southeast
corner of the First Floor of Port of Oakland Building
No. F-107, located in the block bounded by Water,
Franklin, First and Webster Streets, and more
particularly described in the form of lease hereinafter
mentioned, for the term commencing on the first day of
the calendar month next succeeding sixty days after
the adoption on final passage of the ordinance awarding
said lease and continuing thereafter for a term of
fifteen (15) years, with options to extend said term
for two additional periods of ten (10) years each, to
the highest responsible bidder and subject to the
other terms, provisions and conditions specified by
this Board; and

WHEREAS, a form of lease and of a notice
inviting bids therefor have been prepared by the Port
Attorney under the direction of this Board, and filed
with it, and said form of lease and notice and the
provisions thereof are hereby fully approved; now,
therefore, be it

RESOLVED that the Secretary be and he hereby
is directed to publish said notice in the official news-
paper of the City of Oakland in the manner and for the
time required by law to secure bids for such lease
(each bid to be accompanied by two separate cash de-
posits, certified checks or cashier's checks of a
responsible bank in the respective amounts of \$500.00
and \$2,685.00) with bids to be received prior to the
hour of 1:45 P.M., on Wednesday, the 5th day of
February, 1964, and to be opened by the Board while
in regular session, at the hour of 2:00 P.M., of said
day, or as soon thereafter as said Board shall convene,
and to furnish interested persons who may request them
copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the
right in its discretion to reject any and all bids re-
ceived by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15162

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR INSTALLATION OF AIR CONDITIONING EQUIPMENT, FIRST FLOOR, PORT OF OAKLAND BUILDING F-107 AND CALLING FOR BIDS THEREFOR.

RESOLVED that the plans and specifications and other provisions relative thereto filed with the Board for installation of air conditioning equipment, first floor, Port of Oakland Building F-107, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15163

RESOLUTION AUTHORIZING SALE OF PERSONAL PROPERTY.

RESOLVED that the consent of the Federal Aviation Agency having been given thereto, Buildings 837T and 838T at the former Naval Air Station, Oakland, upon Metropolitan Oakland International Airport, be and the same are hereby sold to HARVEY L. SMITH for the sum of \$1.00 each upon the condition that the buyer shall demolish said buildings to their foundations, stack the scrap material resulting therefrom as directed by the Port, that the disconnection of electrical and plumbing utilities will be performed by the Port and that the demolition work shall otherwise be done as directed by the Port."

"RESOLUTION NO. 15164

RESOLUTION RATIFYING LEAVE OF ABSENCE TO MARVIN SMITH.

RESOLVED that the leave of absence granted MARVIN SMITH, Airport Janitor, on account of illness, commencing January 3, 1964, for a period of twenty-two working days with pay, be and the same hereby is ratified."

"RESOLUTION NO. 15165

RESOLUTION APPROVING OAKLAND MUNICIPAL CIVIL SERVICE EMPLOYEES ASSOCIATION INCOME PROTECTION PLAN AND AUTHORIZING CHIEF PORT ACCOUNTANT AND CITY AUDITOR-CONTROLLER TO MAKE PAYROLL DEDUCTIONS THEREFOR.

RESOLVED that the Board does hereby approve the

Oakland Municipal Civil Service Employees Association
Income Protection Plan Underwritten by the PACIFIC
NATIONAL LIFE ASSURANCE COMPANY; and be it

FURTHER RESOLVED that subject to the conditions herein set forth, the Chief Port Accountant and the Auditor-Controller of the City of Oakland be and they are hereby authorized to make deductions from the salaries or wages of employees of the Port Department for the payment of premiums under said Income Protection Plan; and be it

FURTHER RESOLVED that each employee desiring that such deduction be made shall, in writing, authorize and direct the Chief Port Accountant and the Auditor-Controller of the City of Oakland to make such deduction from his salary or wages and may cancel such authorization at any time by written notice to the Chief Port Accountant and the Auditor-Controller of the City of Oakland; and be it

FURTHER RESOLVED that the Auditor-Controller be and he is hereby authorized and directed to make appropriate arrangements for said employees association to bear its fair share of the City's administrative cost of such services as computed by the Auditor-Controller."

"RESOLUTION NO. 15166

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH MIKE QUINN ELECTRONICS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1963, with MIKE QUINN, an individual doing business under the firm name and style of MIKE QUINN ELECTRONICS, providing for the occupancy by Licensee of an area of 5,002 square feet in Building No. L-727 and 6,080 square feet of adjacent land area, Metropolitan Oakland International Airport, for a period of one year commencing September 1, 1963, at a monthly rental of \$267.65, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15167

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH LAMM ASSOCIATES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with LAMM ASSOCIATES, INC., a corporation, providing for the occupancy by Licensee of an area of 315 square feet in Room 21, Building No. 130, Metropolitan Oakland International Airport, for a period of one year commencing December 1, 1963, at a rental of \$113.40 payable on or before the 1st day of December 1963, March 1964, June 1964 and September 1964, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15168

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH FOSTER AND FOSTER, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with FOSTER AND FOSTER, INC., a corporation, providing for the occupancy by Licensee of one acre, including office building thereon, north of Ninth Avenue Pier, for a period of one year commencing November 1, 1963, at a monthly rental of \$276.36, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15169

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH GEORGE M. ACKER
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with GEORGE M. ACKER, an individual doing business under the firm name and style of GEORGE M. ACKER COMPANY, providing for the occupancy by Licensee of an area of 4,850 square feet at the foot of Fourth Avenue, if extended, for a period of one year commencing November 1, 1963, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15170

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH PACIFIC TRENCHER &
EQUIPMENT CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with HARRY H. SMEDLEY, an individual doing business under the firm name and style of PACIFIC TRENCHER & EQUIPMENT CO., providing for the occupancy by Licensee of an area of 3,546 square feet in Building No. H-209, and an open area adjacent containing 3,038 square feet in the Ninth Avenue Terminal Area, for a period of one year commencing November 1, 1963, at a monthly rental of \$163.11, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

RESOLUTION NO. 15171

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH KAISER ALUMINUM &
CHEMICAL SALES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of October, 1963, with KAISER ALUMINUM & CHEMICAL SALES, INC., a corporation, providing for the occupancy by Licensee of an area of 5,758 square feet in Building No. L-819, Metropolitan Oakland International Airport, for a period of one year commencing October 1, 1963, at a monthly rental of \$259.11, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15172

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THE GALLEY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with AMBROSIO Q. ANGEL, an individual doing business under the firm name and style of THE GALLEY, providing for the occupancy by Licensee of that certain Restaurant Building No. H-210, Ninth Avenue Terminal Area, for a period of one year commencing December 1, 1963, at a monthly rental of \$75.00 minimum based on 5% of the gross sales, and in addition thereto, 50% of Licensee's net income from juke boxes or music machines, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15173

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT PROVIDING FOR EXTENSION
OF AGREEMENT WITH OAKLAND CIGARETTE
SERVICE, INCORPORATED.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute, for and on behalf of this Board, that certain agreement dated the 1st day of December, 1963, with OAKLAND CIGARETTE SERVICE, INCORPORATED, a corporation, extending for a period of one year commencing December 15, 1963, that certain License Agreement dated December 15, 1961, granting to Licensee the nonexclusive license and concession to maintain a coin-operated vending machine dispensing packages of cigarettes in the employees' lunchroom in the Port of Oakland Building, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15174

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH ROBERT J. SEDLACK.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with ROBERT J. SEDLACK, providing for the occupancy by Licensee of an area of 851 square feet in Building No. H-208, at the foot of Eighth Avenue, for a period of one year commencing December 1, 1963, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15175

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH BUSINESS AIR-
CRAFT DISTRIBUTORS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with BUSINESS AIRCRAFT DISTRIBUTORS, a corporation, providing for the occupancy by Licensee of an area of 9,659 square feet in Hangar 1, Building No. L-150, Metropolitan Oakland International Airport, for a period of one year commencing December 1, 1963, at a monthly rental of \$478.85, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15176

RESOLUTION APPROVING AND AUTHORIZING
PAYMENT OF REAL ESTATE BROKERAGE
COMMISSION TO E. B. FIELD CO.

RESOLVED that this Board does hereby approve the payment to E. B. FIELD CO. of the sum of \$7,150.50 as the agreed real estate brokerage commission in connection with the negotiation and consummation of that certain Lease awarded by this Board by the adoption of Port Ordinance No. 1245 to THE MEAD CORPORATION, a corporation, covering certain premises on the first floor of Terminal Building B in the Outer Harbor Terminal Area; and be it

FURTHER RESOLVED that there is hereby appropriated out of the Port Revenue Fund the sum of \$7,150.50 for the purpose of paying said commission."

"RESOLUTION NO. 15177

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR FINISHING THE INTERIOR OF THE SOUTHEAST
CORNER OF THE FIRST FLOOR OF THE PORT OF
OAKLAND BUILDING F-107 IN JACK LONDON SQUARE
AND CALLING FOR BIDS THEREFOR.

RESOLVED that the plans and specifications and other provisions relative thereto filed with the Board for finishing the interior of the southeast

corner of the first floor of the Port of Oakland Building F-107 in Jack London Square, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15178

RESOLUTION ACCEPTING WORK PERFORMED
BY CHARLES L. CAMPANELLA CO., AND
AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION.

WHEREAS, CHARLES L. CAMPANELLA, an individual doing business under the firm name and style of CHARLES L. CAMPANELLA CO., has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated November 22, 1963 (Auditor-Controller's No. 12603), for demolition of Building B-307 on Wharf Street near Maritime Street, Outer Harbor; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15179

RESOLUTION GRANTING HAROLD V. ANDREASEN
PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application submitted by HAROLD V. ANDREASEN to move a 25' x 20' one-story building onto applicant's licensed premises between Doolittle Drive and the Airport Channel, at a cost to said applicant of \$3,500.00, hereby is approved and permission to move said building to said location is hereby granted."

"RESOLUTION NO. 15180

RESOLUTION AUTHORIZING SALE
OF PERSONAL PROPERTY.

RESOLVED that, the consent of the FEDERAL AVIATION AGENCY having been given thereto, the boilers and other heating equipment located in Building No. 18 at the former Naval Air Station, Oakland, upon Metropolitan Oakland International Airport, be and the same are hereby sold to ACE IRON & METAL CO., for the sum of \$789.10, being the highest and best bid therefor after receipt of informal bids, upon

the condition that the purchase and removal thereof by said buyer shall be accomplished in accordance with the bid of the buyer therefor, dated January 20, 1964; and be it

FURTHER RESOLVED that the proceeds from such sale shall be used for public airport purposes."

"RESOLUTION NO. 15181

RESOLUTION AUTHORIZING EMPLOYMENT
OF PICKERING ADVERTISING AGENCY.

WHEREAS, Section 212 (14) of the Charter of the City of Oakland confers upon this Board the power and duty to manage the business of the Port and to promote its maritime and commercial interests by proper advertisement of its advantages, and by the solicitation of business, within or without the Port, within other states or in foreign countries, through such employees and agencies as it may deem expedient; and

WHEREAS, this Board, on August 19, 1963, authorized the employment of the services of PICKERING ADVERTISING AGENCY in connection with the promotion of Port of Oakland Industrial Park and Jack London Square; and

WHEREAS, since that time PICKERING ADVERTISING AGENCY has been engaged in promotional advertising in connection therewith; and

WHEREAS, this Board does hereby find and determine that there is no need for a formal contract for the performance of such advertising and promotional services because the same would work an incongruity, would be unavailing as affecting the final result and would not produce any advantage to the Port; now, therefore, be it

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to retain and employ the services of said PICKERING ADVERTISING AGENCY in connection with activities promoting and advertising the Port of Oakland; and be it

FURTHER RESOLVED that the promotional advertising services performed by said PICKERING ADVERTISING AGENCY on behalf of the Port since August 19, 1963 be and the same are hereby ratified, confirmed and approved and payment therefor is hereby authorized."

"RESOLUTION NO. 15182

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH THE OAKLAND
TERMINAL RAILWAY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement dated the 1st day of December, 1963, with THE OAKLAND TERMINAL RAILWAY, a corporation, providing for the occupancy by Licensee of that certain office

building at the foot of Fourteenth Street having an area of approximately 370 square feet, for a period of one year commencing December 1, 1963, at a monthly rental of \$45.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15183

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH NORRIS BUILDING
MATERIALS CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with DON VOPAT, an individual doing business under the firm name and style of NORRIS BUILDING MATERIALS CO., providing for the occupancy by Licensee of an area of 481 square feet of office space and 3,684 square feet of warehouse space in Building H-107 and 16,845 square feet of open area, all located in the Ninth Avenue Terminal area, for a period of one year commencing December 1, 1963, at a monthly rental of \$323.75, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15184

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH MODERN MARBLE
MANUFACTURING COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with F. L. ROBBINS, L. S. BESSO and J. SMITH, copartners doing business under the firm name and style of MODERN MARBLE MANUFACTURING COMPANY, providing for the occupancy by Licensee of an area of 4,500 square feet in Building No. L-802, Metropolitan Oakland International Airport, for a period of one year commencing November 1, 1963, at a monthly rental of \$235.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15185

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH OWENS-ILLINOIS
GLASS COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with OWENS-ILLINOIS GLASS COMPANY, a corporation, providing for the occupancy by Licensee of an area of 2,072 square feet of paved open area adjacent to northwest corner of Terminal Building "F", Outer Harbor Terminal Area, for a period of one year commencing January 1, 1964, at a monthly rental of \$22.79, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15186

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH BROOKS TERMINAL
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with WILLIAM A. BROOKS, an individual doing business under the firm name and style of BROOKS TERMINAL COMPANY, providing for the occupancy by Licensee of an area of 1,000 square feet in Terminal Building "C" in the Outer Harbor Terminal Area, for a period of one year commencing January 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15187

RESOLUTION AUTHORIZING EXECUTION
OF FIRST SUPPLEMENTAL AGREEMENT
WITH RADIO ELECTRONIC SERVICE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with A. P. SHUBEL, an individual doing business under the firm name and style of RADIO ELECTRONIC SERVICE, dated December 16, 1963, modifying that certain License and Concession Agreement dated March 1, 1963, by deleting therefrom an area of 2,000 square feet in the west end of Building No. 604, Metropolitan Oakland International Airport, and by reducing the rental for the remaining premises to the sum of \$180.00 per month, effective December 16, 1963, and that such agreement shall be upon a form approved by the Port Attorney."

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

Ayes: Commissioners Brown, Kilpatrick Tripp,
and President Vukasin - 4

Noes: Commissioner Chaudet -1

Absent: None

"RESOLUTION NO. 15188

RESOLUTION ESTABLISHING RESIDENCE
REQUIREMENT FOR POSITION OF PORT
ELECTRICIAN FOREMAN.

RESOLVED that persons employed in the position of Port Electrician Foreman, being subject to emergency calls, shall, as a condition of employment in such position, at all times reside within twenty (20) minutes' driving time from either Metropolitan Oakland International Airport or Jack London Square."

Port Ordinance No. 1248 being, "AN ORDINANCE AMENDING SECTION 7.10 OF PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF DIRECTOR OF FISCAL AFFAIRS, PORT DEPARTMENT", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AWARDING LEASE OF CERTAIN PREMISES IN PORT OF OAKLAND BUILDING NO. 136 ON THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT TO BIER-HOF, A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF RENTAL AGREEMENT WITH THE UNITED STATES OF AMERICA", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

There being no further business and on motion duly made and seconded, the meeting was adjourned at 3:25 p.m.


SECRETARY

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action FEB 19 1964
*approved as submitted
and filed*

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

The meeting was held on Wednesday, February 5, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp, and President Vukasin, as indicated in the body of the minutes.

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Port Attorney; Airport Superintendent; Manager, Properties Department; Manager, Marine Terminal Department; Assistant Chief Engineer; Director of Fiscal Affairs; Chief Port Accountant; Public Relations Director; Principal Assistant to the Executive Director for Properties Promotion and Sales; Assistant Manager, Properties Department; the Assistant Port Attorney for a portion of the meeting; and the Secretary of the Board.

Visitors attending the meeting included: Clyde R. Gibb, Clyde R. Gibb Company; Cy Lee and H. R. Stuber, C. J. Hendry Company.

The minutes of the regular meeting of January 22, 1964, were approved as written and ordered filed.

At the hour of 2:00 p.m., bids were opened and publicly declared on the following:

- (1) For lease of certain premises located on the southeast corner of the Port of Oakland Building F-107.

One bid was received, that being the bid of C.J. Hendry Company, agreeing to pay 5% of the total amount of lessee's gross sales at or from the demised premises against a \$895.00 per month minimum rental payable to the Port. The bid was accompanied by two certified checks: the first in the amount of \$500 as deposit on publication costs, and the second as a deposit in the amount of \$2,685.00, to be applied in payment of rental first accruing. The bid was approved as to form and legality by the Port Attorney, and the Executive Director recommended that the lease be awarded to C. J. Hendry Company. An ordinance was later passed to print awarding the lease to C.J. Hendry Co., a corporation.

- (2) For installation of air conditioning equipment, first floor, Port of Oakland Building F-107.

Seven bids were received as follows:

<u>Bidder</u>	<u>Item 1</u>	<u>Item 2</u>	<u>Total</u>	<u>Security</u>
B & G Metal Prod. DBA Boyer Sheet Metal & Htg.Co.	\$23,750	\$15,465	\$39,215	10% bid bond
N.V.Heathorn, Inc.	32,378	8,687	41,065	10% bid bond
Aladdin Htg. Corp.	31,541	9,887	41,428	10% bid bond
Vann Engineering Corp.	34,712	9,165	43,877	10% bid bond
Monterey Mechanical Company	33,825.	11,498	45,323	10% bid bond
Monteath Co.	32,240	13,182	45,422	10% bid bond
C.S. Hardeman, Inc.	37,785	11,476	49,261	10% bid bond

Item 1: includes all work & materials outside of store area.
Item 2: includes all work and materials within store area.

These bids were referred to the Port Attorney for approval as to form and legality, and to the Executive Director for recommendation.

(3) Finishing interior of the southeast corner of the Port of Oakland Building F-107.

<u>Bidder</u>	<u>Total amount bid for complete job</u>	<u>Amount included in total amount bid to install electrical fix. & wiring inside</u>	<u>Security</u>
Truitt Constr. Co.	\$32,300	\$8,750	10% bid bor
Red Feather Constr., Inc.	33,173	9,405	ditto
Karl Ronnkvist	33,497	8,896	"
Robt. L. Sage	33,853	9,000	"
Nelson T. Lewis	34,761	8,398	"
Weisker Constr.Co.	37,127	11,296	"
Russell S. Allen	46,051	16,580	Cashier Chk \$4,651.

These bids were referred to the Port Attorney for approval as to form and legality, and to the Executive Director for recommendation.

In accordance with the Board's instructions, the Port Attorney presented a draft of a letter together with appendix, addressed to the City of Oakland Charter Revision Committee, to be signed by the President of the Board, giving the Board's views on the draft of the proposed new City Charter, as prepared for the committee by L. J. Kroeger. On motion of Commissioner Chaudet, seconded and passed unanimously by the Board members present, (Commissioner Tripp having not yet arrived at the meeting), the letter and appendix were approved, with the understanding that the President of the Board would present the letter to the Charter Revision Committee in person and make a statement on behalf of the Board. Commissioner Tripp was asked later in the meeting whether he concurred in the Board's actions and he stated that he agreed with the letter as written, and with the appendix, with the exception of a paragraph on page two referring to the term of office of Port Commissioners, which he felt should be 4 years, rather than the 6 now required under the City Charter.

The Manager, Properties Department, transmitted to the Board a letter from Clyde R. Gibb, dated January 30, 1964, pointing out to the Board the value of improvements to be placed on Port property in Jack London Square, in excess of the amount required under the lease for the property, and requesting that the lease be amended to extend the time to April 30, 1964, for the required completion of the facilities and commencement of rental. The Manager, Properties Department, also transmitted his own letter to the Board confirming the value of the improvements being placed on the property, and recommending that the extension of time be granted as requested, with the understanding that rental will be deferred until April 30, 1964, or until the opening of the facility for business, whichever date is earlier. This recommendation was concurred in by the Executive Director. Resolutions Nos. 15189 and 15190 were then passed by those Board members present, granting an extension of time to Clyde R. Gibb Company and authorizing execution of first supplemental agreement.

A resolution received from the Retail Merchants, Incorporated, of Oakland, urging marketing of Port lands, dated January 17, 1964, was transmitted to the Board and the Board directed that receipt of the resolution be acknowledged.

Commissioner Tripp arrived at the meeting at 2:32 p.m.

The Executive Director transmitted a letter to the Board, suggesting that streets to be constructed in the Port of Oakland Industrial Park be named for deceased members of the Board of Port Commissioners. Following discussion, a motion was made by Commissioner Brown, seconded and passed unanimously, that the Executive Director submit, when needed, names to be used on streets

in the Port of Oakland Industrial Park for Board approval by appropriate action.

Commissioner Chaudet excused himself from the meeting at 2:40 p.m.

The Manager, Properties Department, informed the Board by letter that Messrs. Edward Landwehr and J. W. Silveira, doing business under the firm name of One Fifth Avenue Company, desire to occupy 1.48 acres of water area adjacent to their fee owned property in the vicinity of the Foot of Fifth Avenue extended; the lease to be for a period of 10 years, with a 10-year option, on the basis of a minimum rental rate of \$.007 per square foot per month, or \$451.40. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the terms of the proposed lease which would be subject to public bidding, and authorized the Manager, Properties Department, and the Port Attorney to proceed with the preparation of the long-term lease.

On recommendation of the Manager, Properties Department, Resolution No. 15217 was passed granting Hurricane Steel Industries permission to sublease a portion of its area occupied under a license agreement on 19th Avenue to the Lake Merritt Rowing Club, Inc., for construction of a shelter for storage of rowing shells.

The Board approved the following changes in Port tenancies, as presented by the Manager, Properties Department:

NEW OCCUPANCIES:

Orein Nish: 9,000 square feet paved open area at 19th Avenue and the Embarcadero at \$.011 psf, or \$99.00 per month, effective February 15, 1964.

Western Overhead Door, Inc.: 10,000 square feet in the 14th Street end of Terminal Building "A", Outer Harbor, at \$.035 psf, or \$350 per month, beginning March 15, 1964. The principal is represented by Norris, Beggs & Simpson, realtors.

ADDITIONAL AREA:

Press/Craft: To add Room 2 in Building L-130 on Earhart Road, containing 218 square feet at \$.12 psf, or \$26.16 per month, beginning February 1, 1964, in addition to other area.

CHANGE IN NAME:

Hotchkiss & Martin: That license agreement, approved by the Board at its last meeting, covering Building L-861 at the former Naval Air Station, be made with Virgil Martin individually, due to dissolution of partnership.

RENEWAL OF AIRPORT LICENSE AGREEMENTS:

Johnston, Inc.: Occupancy on Earhart Road, consisting of 1,728 square feet in Building L-710 at \$.055 psf; 676 square feet in Building L-702 at \$.055 psf; and 2,056 square feet of adjacent ramp area at \$.011 psf, for a total monthly rental of \$154.84, as of February 1, 1964.

REDUCTION IN AREA:

E. F. Felt Company: Deletion of a portion of Airport Building L-604 on Earhart Road, consisting of 2,000 square feet on the 1st floor and 1,000 square feet on the second floor, for a reduction in monthly rental of \$125.00, as of January 1, 1964, retaining other area occupied.

Union News Co.: Deletion of 1,125 square feet in Airport Building L-727 on Wright Street at \$.045 per square foot, and 218 square feet in Airport Building L-130 at \$.12 psf, for a total decrease in monthly rental of \$76.79, retaining other area occupied.

CANCELLATION:

Pacific Lumber Company: 6,397 square feet in Airport Building L-810 at \$.055 psf, or \$351.84 per month, as of January 31, 1964.

The Manager, Properties Department, also recommended renewal of the license and concession agreement with Dove Vending Service on a percentage basis for vending machines in the north airport area. Commissioner Tripp inquired as to the reason for the recommendation that this operation be under a license and concession agreement, rather than being subject to public bidding, and the matter was referred to the Executive Director for further investigation and recommendation.

On recommendation of the Manager, Properties Department, Resolution No. 15191 was passed establishing procedures for the payment of commissions for sale or lease of Port property to real estate brokers which, in general, conforms to the established rules of the Oakland Real Estate Board, and that the commission to be paid by the Port will be 6% of the gross sales price on sales of properties.

On recommendation of the Executive Director, Resolutions Nos. 15218 and 15219 were passed authorizing execution of right of entry and installation of water main extensions in Edgewater Drive beginning at Hegenberger Road and extending northwesterly, and in Street "A" beginning in Edgewater Drive and extending southwesterly, to provide water in this area of the Port of Oakland Industrial Park.

The Assistant Chief Engineer transmitted a letter to the Board recommending the extension of time for completion of contract for remodeling of the exterior of Building K-101 on Hegenberger Road in the Port of Oakland Industrial Park, with Weisker Construction Company to January 17, 1964, without liquidated damages, pointing out the reasons for the delay, and supported by letters from the construction company and sub-contractors. On his recommendation, Resolution No. 15220 was passed extending time for performance of contract as recommended; and Resolution No. 15221 was passed accepting work performed.

The Port Attorney transmitted a letter to the Board advising that the Civil Aeronautics Board has called for oral arguments to be held in Washington, D.C., February 20, 1964, in the West Coast Airlines, Inc., "Use it or lose it" Investigation and Route Realignment, Docket No. 13415, et al., and recommending that the

Port Attorney be present in the oral argument to further the Port's position in the matter. The Board recommended that the Chairman of the Regional Committee for Better Service at Metropolitan Oakland International Airport be invited to accompany the Port Attorney, to make a statement on behalf of the committee, and Resolution No. 15192 was later passed authorizing the Port Attorney to attend as recommended.

The Executive Director informed the Board by letter that the California State Public Utilities Commission will hold a public hearing on February 10, 1964, in Case No. 7777, Commercial Air Carrier Accident Liability Protection, and recommended that as an operator of an air terminal the Port not participate in these hearings. His recommendation was approved, with the understanding that the Executive Director could later determine whether or not the Port should have an observer at the hearing.

The Assistant Chief Engineer informed the Board that the bulkhead retaining wall at the head of the fireboat slip in Jack London Square requires immediate repair which can be accomplished by using Port personnel, at an estimated cost of \$7,000, which cost would be charged against funds which have been reserved for deferred maintenance. The Board authorized the performance of such work, upon motion of Commissioner Kilpatrick, seconded and passed unanimously.

The Board was informed that the bid of Allied Paper Company, for furnishing and delivering roll paper towels to the airport, as received by the Board on January 22, 1964, has been determined not to be a legal bid by the Port Attorney, and that the second bid received is deemed to be excessive. On recommendation of the Executive Director,

Resolution No. 15193 was passed rejecting bids for furnishing and delivering roll paper towels to the airport for the remainder of this fiscal year, and directing the Executive Director and Chief Engineer to arrange for purchase of said roll paper towels in the open market.

On recommendation of the Executive Director, Resolution No. 15222 was passed, awarding the sum of \$25.00 to Freda Riley, under the Port of Oakland Employees Suggestion Plan, for her suggestion in connection with rental form applications, with the understanding that the award would not be paid until the suggested form is put into practice.

On recommendation of the Director of Public Relations, and on motion of Commissioner Brown, seconded and passed unanimously, the Board approved an amendment to the Port of Oakland budget authorizing expenditure of \$8,000 per month for airport service advertising for the last four months of the current fiscal year.

On recommendation of the Chief Port Accountant, Resolution No. 15194 was passed transferring the sum of \$53,935.42 from the Port Revenue Fund #911 to Project Construction Fund #503.

On recommendation of the Executive Director, Resolution No. 15223 was passed, authorizing payment of certain expenses of applicants for the position of Airport Manager.

On recommendation of the Port Attorney, Resolution No. 15224 was passed rejecting claim of General Motors Corporation in the amount of \$724.66, in connection with automobile damage occurring at the airport on November 14, 1963.

Personnel matters as listed on the Board calendar were approved by passage of the necessary resolutions.

On motion of Commissioner Tripp, seconded and passed unanimously, the subject of removal of service charges from the Port of Oakland tariff, which had been tabled by the Board at its meeting of February 5, 1962, was lifted from the table for further discussion. The Manager, Marine Terminal Department, recommended that Service and Facilities charges be removed from Port of Oakland Tariff No. 2, except for certain such charges having to do with handling of materials through pipe lines. The Port of Oakland no longer performs the services for which a Service and Facilities charge is provided in the tariff, and the complaint against the City of Oakland, F.M.C. Docket No. 942, has been settled, as reported to the Board by the Port Attorney on December 4, 1963. An ordinance was later passed to print amending and repealing items in Port Ordinance No. 964, relating to general rules and regulations and Service and Facilities Charges, as contained in Port of Oakland Tariff No. 2.

The Assistant Port Attorney made an oral report to the Board regarding occupancy of Port property at the Airport by Air Sierra, Inc., advising that payment in the amount of \$1,987.43 had been made to the Port in settlement of certain disputed items, leaving a balance of approximately \$7,500 due the Port, and the Port now has a written understanding with Mr. John Thorpe that he will be personally responsible for payment of the balance of the money owed to the Port, which amount is to be paid by March 1, 1964. The Assistant Port Attorney recommended that the Port accept the payment in the amount of \$1,987.43. He stated that Mr. Thorpe had informed him that Air Sierra, Inc., has definitely determined that it desires to

continue in business at the airport.

The Board members inquired as to the continued occupancy of Port property in the Industrial Park by AAA Boiler & Machinery Co., Inc. The Assistant Port Attorney explained that the corporation had moved substantially all its property off the premises, and that the present occupant of the property is Mr. Ed Kovell. Both Mr. Kovell and the corporation have been served with a Three-Day Notice to vacate. The Assistant Port Attorney stated further that efforts to collect back rent due the Port prior to the unapproved change in occupancy are continuing and that the corporation, which is now located at 705 66th Avenue, Oakland, indicates it will pay its portion of rent due, and that Mr. Kovell has agreed to hold an all-out clearance sale to clear the property. The Board agreed to allow Mr. Kovell an additional 60 to 90 days to hold such a sale, suggesting that proceeds of the sale be held by the Port until the property is cleared, or other security to accomplish this be furnished.

President Vukasin made the following committee appointments for 1964:

George J. Vukasin, Airport matters.
Edward G. Brown, Finance & budget matters.
Joseph W. Chaudet, Jack London Square matters.
Emmett Kilpatrick, Properties & industrial
development matters.
Peter M. Tripp, Marine terminal matters.

President Vukasin also appointed Commissioners Tripp and Kilpatrick as the Board's Auditing Committee.

The following written reports were noted and ordered filed:

Status report.

Condition of Funds as of January 31, 1964.

Report of Revenue derived from lessees renting from the Port of Oakland on a percentage basis as of December, 1963.

Statement of Operations, Six-month period ended December, 1963.

List of Claims paid on Port Revenue Fund #911 for the weeks ending January 17, 24 and 31, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick
and President Vukasin -4

Noes: None

Absent: Commissioner Tripp -1

"RESOLUTION NO. 15189

RESOLUTION GRANTING AN EXTENSION
OF TIME TO CLYDE GIBB COMPANY FOR
THE CONSTRUCTION OF IMPROVEMENTS.

RESOLVED that, for good cause, CLYDE GIBB
COMPANY, the Lessee under that certain Lease with this
Board dated December 24, 1962, be and is hereby granted
an extension of time to and including April 30, 1964
within which to complete construction of the boatel and
other improvements and facilities required to be
constructed by CLYDE GIBB COMPANY under said Lease."

"RESOLUTION NO. 15190

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH CLYDE GIBB
COMPANY AND DIRECTING RECORDATION THEREOF.

RESOLVED that the President of this Board be
and he is hereby authorized to execute and the Secretary
to attest that certain First Supplemental Agreement with
CLYDE R. GIBB, an individual doing business under the
firm name and style of CLYDE GIBB COMPANY, dated the 1st
day of January, 1964, amending Paragraph 5 of that
certain Lease dated December 24, 1962, and recorded
January 10, 1963, in Reel 769 of Official Records of
Alameda County, California, Image 1, concerning rental,
effective the 1st day of January, 1964, and that such
agreement shall be upon a form approved by the Port
Attorney; and be it

FURTHER RESOLVED that the Port Attorney is
hereby directed to record said First Supplemental
Agreement."

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

Ayes: Commissioners Brown, Kilpatrick, Tripp
and President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

"RESOLUTION NO. 15191

RESOLUTION ESTABLISHING PROCEDURES FOR
THE PAYMENT OF COMMISSIONS TO REAL
ESTATE BROKERS.

WHEREAS, the Board of Port Commissioners is charged with the duty of making provision for the needs of commerce and navigation of the Port, and consistent therewith desires to rent or lease its vacant land and facilities for such purposes; and

WHEREAS, if the Board finds that lands under its jurisdiction are unnecessary for such purposes and the other purposes of the Port of Oakland expressed in the Charter of the City of Oakland, it may, with concurrence of the Council of the City of Oakland, elect to sell such lands; and

WHEREAS, real estate brokers licensed as such by the State of California, hereinafter referred to as 'broker' or 'brokers', can be of assistance to the Board and the City of Oakland in locating tenants for Port lands and facilities and purchasers therefor in the event of sale thereof, and in the negotiation, financing and consummation of such leases and sales; and

WHEREAS, the Board desires to offer a commission to such brokers in return for services as such in connection with such leases and sales; now, therefore, be it

RESOLVED that the Board hereby offers to and will pay to brokers commissions for their services in procuring tenants or purchasers of Port property and facilities, upon the following terms and conditions:

1. Commission for the lease or other rental of Port property or facilities shall be based on seven per cent (7%) of the gross rental to the Port for the first year of the lease or agreement, plus five per cent (5%) of such rental for the second and third years, plus four per cent (4%) of such rental for the fourth and fifth years, plus three per cent (3%) of such rental for the next five (5) years, plus two per cent (2%) of such rental for the balance of the term of said lease or agreement. Commissions on leases or other rental agreements which provide for a minimum rental payment and a rental payment based on a percentage of sales shall be computed on the minimum rent only;

2. Commissions on the sale of Port property, improved or unimproved, shall be six per cent (6%) of the gross sales price;

3. The determination of when and if property of the Port should be leased or sold, and the terms thereof, are decisions to be made by the Board or by the Board and the City Council, as the case may be, and no obligation is imposed upon the Board to pay any commission by reason of the fact that a broker presents to the Board a proposal for the lease or purchase of Port property. The obligation to pay such commission arises only when the lease or sale is consummated, and is payable as hereinafter provided;

4. When a broker presents to the Board a client, hereinafter referred to as 'Party A', willing to purchase or lease Port property on terms negotiated with the Port by said broker and bids for a lease of said property are called for by the Board or for the sale thereof by the City Council and the Board, and

a. Party A is the successful bidder therefor, a commission computed in accordance with Paragraphs 1 or 2 above, as the case may be, shall be paid to the broker for Party A if otherwise entitled thereto under the terms of this resolution;

b. Another party, hereinafter referred to as 'Party B', represented by a broker, overbids Party A and the lease is awarded or the property sold to Party B, a commission equal to one half (1/2) the amount computed in accordance with Paragraphs 1 or 2 hereof, as the case may be, based on the bid to the Port of Party A, shall be payable to his broker, and a commission equal to the full commission on the offer of Party B accepted by the Board, less the commission payable to the broker for Party A, shall be payable to the broker for Party B, provided that a commission is otherwise payable under the terms of this resolution;

c. A party not represented by a broker overbids Party A, the full commission shall be payable to the broker for Party A on the amount of his bid or offer, provided that a commission is otherwise payable under the terms of this resolution;

5. If the Board calls for bids for a lease and the lease is awarded to a party represented by a broker who has not participated in negotiating with the Port the terms of such lease and no commission is payable under Paragraph 4 hereof, then a commission equal to one half (1/2) the amount of the commission computed in accordance with Paragraph 1 above shall be payable to such broker based upon the bid of his client, provided that a commission is otherwise payable under the terms of this resolution.

6. If the City Council and the Board call for bids on the sale of Port property and the property is sold to a party represented by a broker who has not participated in negotiating with the Port the terms of such sale and no commission is payable under Paragraph 4 hereof, then a full commission shall be paid to such broker; provided, that the amount of such commission shall not exceed one half (1/2) the difference between the lowest valid bid and the bid of the client of such broker. The call for bids in such case shall specify a minimum bid amount and no bid less than such amount shall be considered valid.

7. Commissions on leases shall be payable from one half (1/2) the first rents received by the Port under the lease and as such rents are received and not from any other funds of the Port. Payments to a broker or brokers shall be made not oftener than once each month from rents

received by the Port until the amount due is paid; and if more than one broker is entitled to the total commission, then such payments shall be made to each broker in proportion to the total amount due each. If the party to whom the lease is awarded fails, neglects or refuses to execute the lease, then the broker or brokers shall be paid, in total, one half (1/2) the amount of any prepaid rent or deposit in the possession of the Port intended only to secure execution of the lease, but not to exceed the total amount of the commission ordinarily due, in full payment of his or their services;

8. Commissions on sales of Port property shall be payable only from the proceeds of such sale and not from any other funds of the Port. If, in connection with any proposed sale, a bidder makes a deposit with the Port to guarantee completion of the sale and fails, neglects or refuses to pay the balance of the purchase price or otherwise complete said sale, then the broker or brokers shall be paid, in total, one half (1/2) the amount of any such deposit, but not to exceed the total amount of the commission ordinarily due in full payment of his or their services;

9. If a lease is awarded by the Board to a lessee represented by a broker, and the lease grants to the lessee

a. An option to extend its term, the commission shall be calculated only on the term prior to the time when such term may be extended; provided, that if such option to extend the term is exercised, a commission shall then be payable to the broker for the lessee, and not to the broker for any unsuccessful bidder, on the basis of the extended term from one half (1/2) the first rents received by the Port during the extended term, and as such rents are received, and not from any other funds of the Port; or

b. An absolute right to cancel or terminate the lease at some time during its term, the commission shall be calculated only on the term prior to the time when the lease may be canceled or terminated; provided, that if such right is not exercised, a commission shall then be payable to the broker for the lessee, and not to the broker for any unsuccessful bidder, on the basis of the balance of the term from one half (1/2) the first rents received by the Port after such time such right to cancel and terminate expires, and as such rents are received, and not from any other funds of the Port.

10. No commissions shall be payable for renewals or extensions of leases or other rental agreements unless an option is contained in the lease, except in the case where a short-term rental agreement having a term of one (1) year or less is followed by a lease for a term of more than one (1) year, in which event a commission will be paid based upon such lease;

11. If a conveyance grants an option to purchase other Port property to a party originally represented by a broker in connection with such conveyance and such option is exercised, such broker, and not the broker for any successful bidder, shall be paid a full commission from the proceeds of such sale and not from any other funds of the Port following the exercise of such option;

12. To entitle a broker to a commission, the bid submitted for a lease or for the purchase of Port property must indicate on its face that the bidder is represented by such broker. If the bid does not so indicate no commission shall be paid. If a party has previously contacted the Board or its staff in regard to the lease or purchase of the property in question, the right is reserved and retained in the Board to decline to pay a commission to the broker allegedly representing such party, but written notice that no such commission shall be paid shall be given to such broker.

13. The Board reserves and retains the right to withdraw or amend the offer contained in this resolution or to repeal this resolution at any time by the adoption of a subsequent resolution. A copy of any such subsequent resolution shall be given the Oakland Real Estate Board.

14. The Board reserves and retains also the right to withdraw or amend the offer contained in this resolution in connection with the call for bids for any particular lease or sale of Port property by publishing such amendment or withdrawal in the notice of intention to grant the lease or the resolution or ordinance calling for bids for the sale of Port property; provided, that such withdrawal or amendment of the offer contained in this resolution shall not affect or defeat the right of any broker to a commission which shall have been acquired under the provisions of this resolution prior to such amendment or withdrawal; and be it

FURTHER RESOLVED, that a broker's acceptance of the foregoing offer shall be complete upon his compliance with the terms and conditions herein."

"RESOLUTION NO. 15192

RESOLUTION AUTHORIZING PORT ATTORNEY TO ATTEND ORAL ARGUMENT BEFORE THE CIVIL AERONAUTICS BOARD IN THE MATTER OF WEST COAST AIRLINES, INC., 'USE IT OR LOSE IT' INVESTIGATION AND ROUTE REALIGNMENT, DOCKET 13415 ET AL.

RESOLVED that the Port Attorney be and he hereby is authorized to proceed to Washington, D.C., to attend the oral argument in the matter of WEST COAST AIRLINES, INC., 'USE IT OR LOSE IT' INVESTIGATION AND ROUTE REALIGNMENT, Docket 13415 et al., before the Civil Aeronautics Board commencing February 20, 1964, and that he be allowed his reasonable expenses in connection therewith upon presentation of claim therefor."

"RESOLUTION NO. 15193

RESOLUTION REJECTING BIDS FOR FURNISHING AND DELIVERING ROLL PAPER TOWELS TO THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT DURING THE REMAINDER OF THE FISCAL YEAR ENDING JUNE 30, 1964, AND DIRECTING THE EXECUTIVE DIRECTOR AND CHIEF ENGINEER TO ARRANGE FOR THE PURCHASE OF SAID ROLL PAPER TOWELS IN THE OPEN MARKET.

WHEREAS, on January 22, 1964, the Board of Port Commissioners received sealed bids for furnishing and delivering roll paper towels to the Metropolitan Oakland International Airport during the remainder of the fiscal year ending June 30, 1964; and

WHEREAS, the bid of ALLIED PAPER CO., a corporation, being the lowest bid received, is void by reason of an incomplete affidavit of noncollusion; and

WHEREAS, the other bid received is deemed excessive; now, therefore, be it

RESOLVED that all bids received on January 22, 1964 for furnishing and delivering roll paper towels to the Metropolitan Oakland International Airport during the remainder of the fiscal year ending June 30, 1964, be and the same hereby are rejected for the reason that said bids are deemed excessive and the Executive Director and Chief Engineer hereby is authorized and directed to purchase said roll paper towels in the open market; and be it

FURTHER RESOLVED that the checks accompanying the said bids be returned to the proper persons."

"RESOLUTION NO. 15194

RESOLUTION TRANSFERRING FUNDS.

RESOLVED that the sum of \$53,935.42 be and the same is hereby transferred from the Port Revenue Fund to the 1961 Project Construction Account Fund."

"RESOLUTION NO. 15195

RESOLUTION RATIFYING APPOINTMENT OF ROBERT W. COCHRAN TO THE POSITION OF BUILDING MAINTENANCE ENGINEER.

RESOLVED that the appointment of ROBERT W. COCHRAN to the position of Building Maintenance Engineer, effective January 27, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15196

RESOLUTION RATIFYING LEAVE OF ABSENCE TO CHESTER C. HARDESTY.

RESOLVED that the leave of absence granted CHESTER C. HARDESTY, Engineering Aid, for illness, for nine (9) working days commencing January 20, 1964, with pay, be and the same hereby is ratified."

"RESOLUTION NO. 15197

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH CHI AMERICAN
AIR COMMERCE, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of October, 1963, with CHI AMERICAN AIR COMMERCE, INC., a corporation, providing for the occupancy by Licensee of an area of 532 square feet in Building No. L-510, Metropolitan Oakland International Airport, for a period of one year commencing October 1, 1963, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15198

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH CENTRAL FISH
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with CENTRAL FISH COMPANY, a corporation, providing for the occupancy by Licensee of 5,000 square feet of open area at the northwest end of Ninth Avenue Pier, for a period of one year commencing November 1, 1963, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15199

RESOLUTION AUTHORIZING EXECUTION
OF GRANT OF EASEMENT TO UNION OIL
COMPANY OF CALIFORNIA.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Grant of Easement, dated the 5th day of February, 1964, granting to UNION OIL COMPANY OF CALIFORNIA, a corporation, an easement for access purposes over and across a certain parcel of land adjacent to Hegenberger Road, and that such Grant of Easement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15200

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH SCHIRMER STEVEDORING
CO., LTD.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with SCHIRMER STEVEDORING CO., LTD., a corporation, providing for the occupancy by Licensee of an area of 2,000 square feet in Building No. E-502 and 756 square feet in leanto attached to Building No. E-501, Clay Street Pier, for a period of one year commencing December 1, 1963, at a

monthly rental of \$92.68, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15201

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH CARPET STYLING.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with DONALD McCARTY, an individual doing business under the firm name and style of CARPET STYLING, providing for the occupancy by Licensee of an area of 1,225 square feet in Building No.633, Metropolitan Oakland International Airport, for a period of one year commencing December 1, 1963, at a monthly rental of \$55.13, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15202

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH CLARENCE YOUNG.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with CLARENCE YOUNG, providing for the occupancy by Licensee of an area of 10,000 square feet at the corner of Eden Road and Doolittle Drive, for a period of one year commencing November 1, 1963, at a monthly rental of \$60.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15203

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH AIR CARRIER SERVICE
CORPORATION, A CORPORATION, DIVISION
OF DYNALECTRON CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with AIR CARRIER SERVICE CORPORATION, a corporation, DIVISION OF DYNALECTRON CORPORATION, providing for the occupancy by Licensee of an area of 9,161 square feet on the first floor and 2,357 square feet on the second floor in Building No. 711, Metropolitan Oakland International Airport, for a period of one year commencing December 1, 1963, at a monthly rental of \$570.68, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15204

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH OUTER HARBOR LUNCH.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement,

dated the 1st day of December, 1963, with VIVIAN BOWIE and MARGARET GARY, copartners doing business under the firm name and style of OUTER HARBOR LUNCH, providing for the occupancy by Licensee of Building No. B-102 located on Terminal Street at the foot of 14th Street, for a period of one year commencing December 1, 1963, at a monthly rental of \$175.00 minimum based on 5½% of the gross sales, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15205

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH NATIONAL AUTO
DEALERS SERVICE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 11th day of November, 1963, with HARRY R. DAVIS, an individual doing business under the firm name and style of NATIONAL AUTO DEALERS SERVICE, providing for the occupancy by Licensee of an area of 824 square feet of office space in Building No. L-142, Metropolitan Oakland International Airport, for the period commencing November 11, 1963 and continuing to and including November 30, 1963, at a rental of \$65.92, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15206

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH NATIONAL AUTO DEALERS
SERVICE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with HARRY R. DAVIS, an individual doing business under the firm name and style of NATIONAL AUTO DEALERS SERVICE, providing for the occupancy by Licensee of an area of 824 square feet of office space in Building No. L-142, Metropolitan Oakland International Airport, for a period of one year commencing December 1, 1963, at a monthly rental of \$98.88, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15207

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH AAA EXPORT PACKAGING CO.,
A CORPORATION, DOING BUSINESS UNDER
THE FIRM NAME AND STYLE OF AJAX CONTAINER
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of February, 1964, with AAA EXPORT PACKAGING CO., a corporation, doing business under the firm name and style of AJAX CONTAINER COMPANY, providing for the occupancy by Licensee of an area of 7,381 square feet in Building No. H-101, at the foot of Fifth Avenue, for a period of one year commencing February 1, 1964, at a

monthly rental of \$332.15, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15208

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
YELLOWSTONE WOOD PRODUCTS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with ALAN R. ROUGH, an individual doing business under the firm name and style of YELLOWSTONE WOOD PRODUCTS, dated December 1, 1963, modifying and amending that certain License and Concession Agreement dated May 1, 1963, by deleting therefrom 3,727 square feet of area in Building No. B-103, Outer Harbor Terminal Area, and that the total monthly rental for the remaining premises shall be the sum of \$200.00, effective December 1, 1963, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15209

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH KIMAIR COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with MICHAEL A. KUCER, an individual doing business under the firm name and style of KIMAIR COMPANY, providing for the occupancy by Licensee of an area of 2,858 square feet in Building No. 725, Metropolitan Oakland International Airport, for a period of one year commencing January 1, 1964, at a monthly rental of \$128.61, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15210

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
HUNT FOODS AND INDUSTRIES, INC.,
AND AUTHORIZING RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain First Supplemental Agreement with HUNT FOODS AND INDUSTRIES, INC., a corporation, as successor and assignee of ATLAS IMPERIAL DIESEL ENGINE CO., a corporation, amending that certain Lease between the Port and ATLAS IMPERIAL DIESEL ENGINE CO., dated November 1, 1946 and recorded on December 5, 1946 in Liber 5003 Official Records of Alameda County, California, at page 481, by deleting from the description of Parcel A the wharf and access thereto as described in the second paragraph of said description as contained in Paragraph (1) of said Lease, and that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said First Supplemental Agreement."

"RESOLUTION NO. 15211

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
JOHN McRAE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with JOHN McRAE dated January 1, 1964, modifying that certain License and Concession Agreement dated May 1, 1963 by adding thereto 1,200 square feet in Building No. L-810, Metropolitan Oakland International Airport, at an additional rental therefor of \$66.00 per month, effective January 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15212

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
AERO DYNE SUPPLY CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with ED MORENO and MARVIN J. LANDRUM, copartners doing business under the firm name and style of AERO DYNE SUPPLY CO., dated January 1, 1964, modifying that certain License and Concession Agreement dated August 1, 1963, by adding thereto 191 square feet in Building No. L-731 on the Metropolitan Oakland International Airport, at an additional monthly rental therefor of \$8.60, effective January 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15213

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH PRESCOLITE
MANUFACTURING CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with PRESCOLITE MANUFACTURING CORPORATION, a corporation, dated January 1, 1964, modifying and amending that certain License and Concession Agreement dated July 1, 1963, by deleting therefrom 900 square feet in Building No. H-214 and 4,213 square feet in Building No. H-215, all in the Ninth Avenue Terminal Area, and that the total monthly rental for the remaining premises shall be the sum of \$450.00, effective January 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15214

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH DAVID G. PETERSON.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with DAVID G. PETERSON, providing for the occupancy by Licensee of an area of 900 square feet in Building No. H-214 and 3,363 square feet in Building H-215 in the Ninth Avenue Terminal Area, for a period of one

year commencing January 1, 1964, at a monthly rental of \$166.02, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15215

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH JACK LONDON GIFT &
ART GALLERY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with NORMAN N. MOBINE and NURA MOBINE, copartners doing business under the firm name and style of JACK LONDON GIFT & ART GALLERY, providing for the occupancy by Licensee of that certain Building No. F-514, at the foot of Broadway, for a period of one year commencing November 1, 1963, at a monthly rental of \$150.00 minimum based on 7% of the gross sales, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15216

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH NORDIC YACHT IMPORTS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with DON D. DURANT, VERNON A. RYAN and BERRINGTON B. BROOKS, copartners doing business under the firm name and style of NORDIC YACHT IMPORTS, providing for the occupancy by Licensee of Building No. J-201 containing 1,022 square feet, an area of 147 square feet in Building No. J-202 and an open area of 28,061 square feet adjacent thereto, all fronting on Brooklyn Basin and southerly of the Oakland Yacht Club leasehold on Nineteenth Avenue, for a period of one year commencing November 1, 1963, at a monthly rental of \$197.60, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15217

RESOLUTION GRANTING PERMISSION TO
HURRICANE STEEL INDUSTRIES TO SUBLET
PREMISES.

RESOLVED that HURRICANE STEEL INDUSTRIES, a corporation, is hereby permitted to sublet a portion of its licensed premises consisting of the westerly 30 feet thereof to the LAKE MERRITT ROWING CLUB, INC., a corporation, subject to each and all of the terms and conditions of the existing License and Concession Agreement between said HURRICANE STEEL INDUSTRIES and the Port."

"RESOLUTION NO. 15218

RESOLUTION AUTHORIZING EXECUTION OF RIGHT OF
ENTRY TO EAST BAY MUNICIPAL UTILITY DISTRICT.

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized and directed to execute for and on behalf of this Board that certain right of entry to the EAST BAY MUNICIPAL UTILITY DISTRICT, as set

forth in the letter of said District dated February 3, 1964 to this Board, for the installation of water main extensions in Edgewater Drive beginning at Hegenberger Road and extending northwesterly therefrom and in Street 'A' beginning at Edgewater Drive and extending southwesterly therefrom; and be it

FURTHER RESOLVED that said right of entry shall be nonexclusive."

"RESOLUTION NO. 15219

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

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute an agreement with the EAST BAY MUNICIPAL UTILITY DISTRICT, dated February 5, 1964, for installation of water main extensions in Edgewater Drive beginning at Hegenberger Road and extending northwesterly therefrom and in Street 'A' beginning at Edgewater Drive and extending southwesterly therefrom."

"RESOLUTION NO. 15220

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH WEISKER CONSTRUCTION CO.

RESOLVED that the time for the performance of the contract with ELLIS R. WEISKER, an individual doing business under the firm name and style of WEISKER CONSTRUCTION CO., for remodeling exterior of Building K-101, Port of Oakland Industrial Park (Auditor-Controller's No. 12455), be and it hereby is extended to and including January 17, 1964, without assessment of liquidated damages."

"RESOLUTION NO. 15221

RESOLUTION ACCEPTING WORK PERFORMED BY
WEISKER CONSTRUCTION CO. AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION.

WHEREAS, ELLIS R. WEISKER, an individual doing business under the firm name and style of WEISKER CONSTRUCTION CO., has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated July 9, 1963 (Auditor-Controller's No. 12455) for remodeling exterior of Building K-101, Port of Oakland Industrial Park; now, therefore, be it

RESOLVED that said work be and it is hereby accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15222

RESOLUTION AWARDDING THE SUM OF \$25.00
TO FRED A RILEY UNDER THE PORT OF OAKLAND
EMPLOYEES' SUGGESTION PLAN.

WHEREAS, this Board does hereby find and determine that FRED A RILEY, formerly employed as an Intermediate Typist Clerk, has, since the establishment of the Port of Oakland Employees' Suggestion Plan pursuant to the provisions of Port Ordinance No. 966, rendered special services to the Port of Oakland by suggesting to the Port a procedure or idea which, when adopted and placed into effect, will be beneficial to the Port; now, therefore, be it

RESOLVED that said FRED A RILEY be and she is hereby awarded the sum of Twenty-five Dollars (\$25.00) as compensation for the special services so rendered to the Port of Oakland payable at the time that her suggestion is adopted and placed in effect."

"RESOLUTION NO. 15223

RESOLUTION AUTHORIZING PAYMENT OF
CERTAIN EXPENSES OF APPLICANTS FOR
POSITION OF AIRPORT MANAGER.

RESOLVED that the Board does hereby approve, and authorize the Executive Director and Chief Engineer to approve for payment, the necessary and reasonable expenses, such as travel, rooms and meals, incurred by persons interviewed by him in Oakland in connection with the making of an appointment to the vacant position of Airport Manager."

"RESOLUTION NO. 15224

RESOLUTION REJECTING CLAIM OF GENERAL
MOTORS CORPORATION.

WHEREAS, GENERAL MOTORS CORPORATION, CHEVROLET MOTOR DIVISION, on the 4th day of February, 1964, presented to this Board its claim for property damages in the amount of \$724.66 alleged to have been sustained on the 14th day of November, 1963, at Metropolitan Oakland International Airport; and

WHEREAS, this Board does hereby find that said claim is not a proper charge against the Board of Port Commissioners; now, therefore, be it

RESOLVED that said claim be and it is hereby rejected."

Port Ordinance No. 1249 being, "AN ORDINANCE AWARDDING LEASE OF CERTAIN PREMISES IN PORT OF OAKLAND BUILDING NO. 136 ON THE METROPOLITAN OAKLAND INTERNATIONAL AIRPORT TO BIER-HOF, A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE THE EXECUTION THEREOF," and

Port Ordinance No. 1250 being, "AN ORDINANCE AUTHORIZING EXECUTION OF RENTAL AGREEMENT WITH THE UNITED STATES OF AMERICA", having been duly introduced, read and published, were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp and President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING ITEM NO. 90 AND REPEALING ITEMS NOS. 95 AND 100 AND 195 TO 695, INCLUSIVE, OF PORT ORDINANCE NO. 964 RELATING TO GENERAL RULES AND REGULATIONS AND SERVICE AND FACILITIES CHARGES," and

Port Ordinance No. _____ being, "AN ORDINANCE AWARDING LEASE OF CERTAIN PREMISES IN THE SOUTHEAST CORNER OF THE FIRST FLOOR OF PORT OF OAKLAND BUILDING NO. F-107, LOCATED IN THE BLOCK BOUNDED BY WATER, FRANKLIN, FIRST AND WEBSTER STREETS TO C. J. HENDRY CO., A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp and President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

At the hour of 4:15 p.m. the meeting was adjourned to 11:30 a.m., Tuesday, February 11, 1964.

* * * * *

At the hour of 11:30 a.m., on Tuesday, February 11, 1964, the Board reconvened in its office, Room 376, 66 Jack London Square, Vice President Brown presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Kilpatrick and Tripp.
President Vukasin for a
portion of the meeting -4.

Commissioners absent: Chaudet -1

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

Visitors attending the meeting included: Mr. Leland D. Adams, Jr., President, and Mr. H. R. Stuber, Controller, representing C. J. Hendry Company.

Ordinance No. 1251 was given final reading by the Board, awarding the lease of certain premises in the southeast corner of the first floor of Port of Oakland Building No. F-107, located in the block bounded by Water, Franklin, First and Webster Streets to C. J. Hendry Company, a corporation, following which the lease was signed by Messrs. Adams and Stuber for C. J. Hendry Company. The Board then proceeded with adoption of Resolution No. 15225, directing recordation of the lease with C. J. Hendry Company.

The Board adopted Resolution No. 15226, as recommended by the Executive Director, awarding contract to Truitt Construction Company for finishing the interior of the space in the Port of Oakland Building to be occupied by C. J. Hendry Company; and adopted Resolution No. 15227, awarding contract to N. V. Heathorn, Inc., for installation of air conditioning equipment in the same area, the Port Attorney having determined that the low bid of B & G Metal Products, Inc. was not a legal bid.

Resolution No. 15228 was passed, granting Portoak Corporation permission to perform certain work consisting of an addition to the existing dining area of the Sea Wolf Restaurant, at an estimated cost of \$2,000.

Resolution No. 15229 was passed ratifying authorization of Commissioners Brown and Kilpatrick and the Executive Director to proceed on February 7, 1964, to New York City, Atlanta, Georgia, and Houston, Texas, in connection with airport matters.

President Vukasin arrived at the meeting at 11:50 a.m.

Members of the Board expressed their appreciation to Messrs. Adams and Stuber for their confidence in the Port of Oakland and the City of Oakland in locating their retail business on Jack London Square, and Mr. Adams explained to the Board the reason for the two names under which the company operates, and its plans for the future.

Port Ordinance No. 1251 being, "AN ORDINANCE AWARDING LEASE OF CERTAIN PREMISES IN THE SOUTHEAST CORNER OF THE FIRST FLOOR OF PORT OF OAKLAND BUILDING NO. F-107, LOCATED IN THE BLOCK BOUNDED BY WATER, FRANKLIN, FIRST AND WEBSTER STREETS TO C. J. HENDRY COMPANY, A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick and Tripp -3

Noes: None

Absent: Commissioner Chaudet and President Vukasin -2

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

Ayes: Commissioners Brown, Kilpatrick and Tripp -3

Noes: None

Absent: Commissioner Chaudet and President Vukasin -2

"RESOLUTION NO. 15225

RESOLUTION DIRECTING RECORDATION OF LEASE WITH C. J. HENDRY COMPANY.

RESOLVED that the Port Attorney hereby is directed to record that certain Lease dated February 11, 1964, between

the City of Oakland, acting by and through this Board, and C. J. HENDRY COMPANY, a corporation."

"RESOLUTION NO. 15226

RESOLUTION AWARDDING CONTRACT TO TRUITT CONSTRUCTION CO. FOR FINISHING THE INTERIOR OF THE SOUTHEAST CORNER OF THE FIRST FLOOR OF THE PORT OF OAKLAND BUILDING F-107 IN JACK LONDON SQUARE; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF CHECK AND BID BONDS TO BIDDERS.

RESOLVED that the contract for finishing the interior of the southeast corner of the first floor of the Port of Oakland Building F-107 in Jack London Square be and the same hereby is awarded to JOHN S. TRUITT, an individual doing business under the firm name and style of TRUITT CONSTRUCTION CO., as the lowest responsible bidder, in accordance with the terms of his bid filed February 5, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$16,150.00 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the check and bid bonds accompanying said bids shall be returned to the proper persons."

"RESOLUTION NO. 15227

RESOLUTION AWARDDING CONTRACT TO N. V. HEATHORN, INC., FOR INSTALLATION OF AIR CONDITIONING EQUIPMENT, FIRST FLOOR, PORT OF OAKLAND BUILDING F-107; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS AND DIRECTING RETURN OF BID BONDS TO BIDDERS.

WHEREAS, on February 5, 1964, the Board of Port Commissioners received sealed bids for the installation of air conditioning equipment, first floor, Port of Oakland Building F-107; and

WHEREAS, the low bid submitted by B & G METAL PRODUCTS, INC., doing business as BOYER SHEET METAL & HEATING CO., a corporation, is void by reason of an incomplete affidavit of noncollusion; and

WHEREAS, the next lowest bid received is that of N. V. HEATHORN, INC., a corporation; now, therefore, be it

RESOLVED that the contract for the installation of air conditioning equipment, first floor, Port of Oakland Building F-107, be and the same is hereby awarded to N. V. HEATHORN, INC., a corporation, as the lowest responsible bidder in accordance with Items Nos. 1 and 2 of its bid filed February 5, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$20,532.50 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Un-employment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they are hereby rejected and the bid bonds accompanying said bids shall be returned to the proper persons."

"RESOLUTION NO. 15228

RESOLUTION GRANTING PORTOAK CORP.
PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by PORTOAK CORP. for construction of a 5' 8" x 22' addition to its existing dining room in the restaurant building located on its leased premises in Jack London Square, at a cost to said applicant of \$2,000.00, hereby are approved and permission to perform the work hereby is granted."

"RESOLUTION NO. 15229

RESOLUTION RATIFYING AUTHORIZATION
OF COMMISSIONERS BROWN AND KILPATRICK
AND THE EXECUTIVE DIRECTOR TO PROCEED
TO NEW YORK CITY, ATLANTA, GEORGIA
AND HOUSTON, TEXAS."

RESOLVED that the authorization of Commissioners BROWN and KILPATRICK and the Executive Director to proceed to New York City, New York, Atlanta, Georgia and Houston, Texas, commencing February 6, 1964, to attend to airport matters, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor, be and the same hereby is ratified."

There being no further business and on motion duly made and seconded the meeting was adjourned at 11:55 a.m.



SECRETARY

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action MAR 4 1964
*Approved as written
and filed*

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

The meeting was held on Wednesday, February 19, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, Vice President Brown presiding at the opening of the meeting until President Vukasin arrived at 2:22 p.m., due written notice having been given members of the Board.

Commissioners present: Brown, Kilpatrick,
Tripp and President
Vukasin -4

Commissioners absent: Chaudet -1

Also present were the Executive Director and Chief Engineer; Assistant Port Attorney; Manager, Properties Department; Principal Assistant to the Executive Director for Properties Promotion and Sales; Assistant Manager, Properties Department; Manager, Marine Terminal Department; Airport Superintendent; Director of Fiscal Affairs; Chief Port Accountant; Director of Public Relations; Assistant Chief Engineer; and the Secretary of the Board.

Visitors attending the meeting included: Messrs. Clyde R. Gibb and Grant C. Cluff, representing the Jack London Boatel interests; Mr. W. Elwyn Dunstan, Dunstan-Campbell Co.; architect Marshall W. McDonald

and attorney John Crvarich, all representing a group interested in leasing the former London House restaurant building; and Mr. Richard Tandy.

The minutes of the regular meeting of February 5, 1964, and the adjourned regular meeting of February 11, 1964, were approved as written and ordered filed.

President Vukasin advised that Judge McGinness, who was to appear before the Board representing the Cerebral Palsy Association, had called to say his appearance would be delayed until late in the afternoon.

The Executive Director transmitted a letter to the Board regarding Port of Oakland industrial lands, which included an explanation of the acreage of the Industrial Park which is actually available for development, and the area which is now ready for occupancy; the cost of developing the balance of the available acreage; and other problems pertinent to the marketing of this property by the Port. The Board members complimented the Executive Director on the letter, stating that it gave a very precise picture of the problem and contained information which should be made available to the Mayor and City Council. On motion of Commissioner Tripp, seconded and passed unanimously, the Executive Director was instructed to forward copies of the letter to the Mayor and City Council, and the President and Manager of the Oakland Real Estate Board. Copies were also furnished to those members of the press present at the meeting.

The Assistant Port Attorney made an oral report to the Board on the status of the relaxation of Industrial Park covenants and restrictions, and

the Principal Assistant to the Executive Director for Properties Promotion and Sales suggested that the restrictions include a requirement for the screening of any outside storage. The Executive Director explained that this restriction had not been included, due to the fact that it was not intended that any outside storage be allowed in the Industrial Park, but that restrictions could include a requirement to screen outside storage where permitted by the Board. Commissioner Brown also suggested the requirement for screening of railroad sidings fronting on or abutting a street. The Assistant Port Attorney, with the concurrence of the Port Attorney and the Executive Director, recommended that all of the covenants and restrictions, as revised, should be recorded so that references can be made to the recorded restrictions in future sales and leases. On motion of Commissioner Kilpatrick, seconded and passed unanimously, the Board approved the suggested changes in the covenants and restrictions, and agreed that they should be recorded.

Mr. Clyde R. Gibb appeared before the Board and displayed a rendering of the proposed sign which he desires to erect on the southwest corner of First and Water Streets to advertise the boatel. The sign would be constructed on a 100-foot tall mast, with the bottom of the sign to be 30 feet above ground, and the sign itself to be 15-feet high and 20-feet wide. It was pointed out that this location is not a part of the tenant's leased area. The Executive Director explained that he was not particularly in favor of this

sign and would prefer one more in keeping with the decor of the Square, and located on the leased property. It was agreed that the Board would view the location of the proposed sign and give the matter further consideration.

Mr. Dunstan appeared before the Board to explain that he and his associates had originally made a proposal to the Port that they be permitted to construct 4 retail shop buildings facing on Broadway between First and Water Streets, which proposal had later been altered, after discussions with Port staff, to the possibility of 10 small shops facing on Water Street. Mr. Dunstan also stated that when the former London House restaurant building became available discussion had ensued as to locating therein a pancake house with an arcade of retail shops in conjunction with it, and that the firm of Marshall W. McDonald, architects, had prepared plans and renderings for the remodeling of this building following discussions with the Port's Properties Department, and on February 10 he had received a letter saying that the Port was no longer interested in this proposal for the London House building. He stated that he was appearing before the Board to indicate that he and his associates were still very much interested in a lease of the London House building and were prepared to spend approximately \$125,000 in remodeling the structure, plus cost of equipment and fixtures for the operation of the facility, with the understanding that the subleases for the retail shops would be subject to approval by the Port Board and would probably include an import dress shop and imported gifts, and that

consideration had been given to a beauty shop on the mezzanine floor. The Executive Director explained that the Legal Department indicated that a beauty shop operation would not be a legal use of the facility. The matter was referred to the Executive Director for recommendation.

The Port Attorney transmitted to the Board a proposed lease of certain lands located on the southeast corner of Edgewater Drive and a proposed street in the Industrial Park together with notice of intention therefor; and the Assistant to the Executive Director for Properties Promotion and Sales transmitted a letter to the Board explaining the terms of the proposed lease and the proposed use of the property for operation of a forestry and mapping business. Resolution No. 15244 was later passed determining that the lease should be made and approving the form of notice inviting bids and directing advertisement for bids to be received March 4, 1964.

The Assistant Chief Engineer presented plans to the Board for landscaping along Hegenberger Road by Strick Trailer Company and by Barnes Manufacturing Co., both of which were approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Resolution No. 15240 was passed granting Oakport Par 3 Golf Course, Inc., permission to perform certain work consisting of the enclosing of a porch area on the assigned premises at a cost of \$1,220.00.

Resolution No. 15246 was passed approving plans and specifications for the construction of road improvements in the Port of Oakland Industrial Park, and calling for bids therefor to be received March 4, 1964.

The Board approved the following changes in Port tenancies:

NEW OCCUPANCY:

John S. Lewis: 1,800 square feet in Airport Building L-142 fronting on Earhart Road, at \$.12 psf per month, or \$216.00, as of March 1, 1964.

ADDITIONAL AREA:

Craig, Dunmire & Associates: Addition of Rooms 43, 45, and 47, and deletion of Room 10, in Airport Building L-130 fronting on Earhart Road, for a new total of 1,356 square feet at \$.12 psf, or \$162.72 per month, as of March 1, 1964.

Double Ten Mills: Addition of 13,200 square feet in Terminal Building "B" at Outer Harbor Terminal, at \$.04 psf, and 500 square feet of office space in the same building at \$.10 psf, effective March 1, 1964, in addition to its existing area in Warehouse "B", making a new total monthly rental of \$1,122.40.

CANCELLATION:

Prescolite Manufacturing Company: 10,000 square feet in Building H-213, Ninth Avenue Terminal Area, at \$.045 psf, or \$450.00 per month, as of February 29, 1964.

HARBOR LICENSE AGREEMENT RENEWALS: (Expiring 3/31/64)

Archer Engineering: 6,000 square feet open area on the northwest corner of 19th Avenue & Livingston Street at a minimum monthly rental of \$50.00.

Associated Crafts, Inc.: Buildings P-310 to P-316 at 19th Ave. and Embarcadero at \$400.00 per month.

Burge, Roy L.: 16,000 square feet of open area along the Embarcadero east of 10th Avenue at \$.006 psf, or \$96.00 per month.

Norwalk Yacht Harbor: 32,588 square feet open area at Ferro Street Wharf area at \$.006 psf; 16,600 square feet of paved area at \$.011 psf; 22,800 square feet of water area at \$.006 psf; and 264 square feet in Building D-701 at \$.035 psf, for a total monthly rental of \$524.17.

Peterson, Dick, Co.: 54,636 square feet of land and water area near the Foot of 14th Avenue at \$.006 psf, or \$327.82 per month.

U. C. Express & Storage: 49,545 square feet in Terminal Building "A" at the Outer Harbor Terminal at \$.04 psf, or \$1,981.80 per month.

AIRPORT LICENSE AGREEMENT RENEWALS: (Expiring 2/29/64)

Boy Scouts of America: Airport wharf area to be used as a Sea Explorer base for posts and ships of the Southern Alameda County area. (The Port makes no rental charge, but the Scouts pay utility costs and are responsible for operational control and insurance coverage.)

California Aviation Service, Inc.: 15,291 square feet in Hangar 1 on Earhart Road at \$.055 psf; 1,215 square feet in Hangar 1 at \$.025 psf; 9,513 square feet in Hangar 2 on Earhart Road at \$.055 psf; and 2,154 square feet in Hangar 2 at \$.025 psf, for a total monthly rental of \$1,448.46.

L & S Rug Layers: 4,565 square feet in Building L-647 at Doolittle Drive at \$.045 per square foot, or \$205.43 per month.

Miller, M. B., Co.: 1,132 square feet in Building L-621 near Boeing Street at \$.045 psf, or \$50.94 per month.

Radio Electronic Service: 4,000 square feet in Building L-739 on Langley Street at \$.045 psf, or \$180.00 per month.

S & S Accessory Overhaul, Inc.: 5,935 sf in Building L-814 on Earhart Road at \$.045 psf,; and 2,000 square feet in Building L-604 on Earhart Road at \$.055 psf, for a total monthly rental of \$377.08.

V & N Aircraft Sheet Metal Shop: 2,375 sf in Building L-710 on Earhart Road at \$.0475 psf, or \$112.81 per month.

(Expiring 3/21/64)

General Services Administration:
1,002 square feet office space for
C.A.B. in Building L-510 on Earhart
Road at \$.085 psf, or \$85.17 per
month.

LICENSE AGREEMENT PENDING LONG-TERM LEASE:

Derr, R. H.: Effective January 28,
1964, a license agreement for Mr. R. H.
Derr, of the Bier-Hof Corporation, to
allow immediate occupancy to do the
necessary remodeling and refurbishing
in the restaurant in Airport Building
L-136, pending commencement of the
long-term lease.

On recommendation of the Manager, Properties
Department, Resolution No. 15241 was passed granting
permission to Western Asbestos Co. to sublet a
portion of the area under lease from the Port at
251 Fifth Avenue to Mr. Leo Pohndorf for vehicular
storage and washing, polishing and cleaning of
repossessed automobiles.

Resolution No. 15232 was passed authorizing
Commissioner Tripp to attend a meeting of the Board
of Directors of the Pacific Coast Association of Port
Authorities in Portland, Oregon on March 20, 1964.

Resolution No. 15242 was passed commending
Harbart E. Anderson, Port Electrician Foreman, upon
his retirement from the service of the Port of Oakland,
effective March 1, 1964, after almost 44 years of
combined service with the City of Oakland and the
Port of Oakland. The Board was informed that a
dinner is being given in Mr. Anderson's honor at
Goodman's No. 10 Jack London Square on Thursday
evening, March 5, at which time a framed copy of
the resolution will be presented to him.

The Executive Director transmitted a
letter to the Board recommending the employment of
an Assistant Executive Director, at a salary of

\$17,000 per year, and nominating Mr. Lloyd S. MacDonald, the Assistant Port Attorney, for the position effective March 1, 1964. The Board indicated its wholehearted approval of the appointment and called for the reading of an ordinance which was passed to print setting the salary of the Assistant Executive Director; and Resolution No. 15247 was passed appointing Lloyd S. MacDonald to the position of Assistant Executive Director.

Personnel matters as listed on the Board's calendar were approved by the passage of an ordinance to print changing the title of the position of Port Electrician Foreman to Utilities Foreman, and creating two additional positions of Airport Janitor. Resolution No. 15233 was passed concerning certain appointments, and Resolution No. 15234 concerning certain leaves of absence.

As requested by the Board, the Manager, Properties Department, transmitted a letter to the Board regarding the recommended renewal of agreement with Dove Vending Service for the operation of vending machines on the north airport area, and recommending that the license agreement be renewed until such time as another vendor is prepared to give the Port a letter to the effect that it will bid more than the Port is presently receiving from Dove Vending Service. The Executive Director concurred in the recommendation. Upon motion of Commissioner Brown, seconded and passed by the following vote, the Board authorized renewal of agreement with Dove Vending Service under the conditions recommended by the Manager, Properties

Department, and the Executive Director:

Ayes: Commissioners Brown, Kilpatrick
and President Vukasin -3

Noes: Commissioner Tripp -1

As requested by the Board, the Executive Director transmitted a report on the leasing of the Port of Oakland marine terminal facilities, which report was accepted for study by the Board.

On recommendation of the Assistant Port Attorney, Resolution No. 15230 was passed rejecting the claim of Richard A. Lindsey in connection with an accident alleged to have occurred at the Market Street Pier.

The following written reports were noted and ordered filed:

Condition of Funds as of February
14, 1964.

Condition of Port Revenue Fund as
of January 31, 1964.

Report of Accounts Receivable 60
days or more in arrears as of
January 31, 1964.

List of Claims paid on Port Revenue
Fund #911 for the week ending
February 7, 1964.

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

Ayes: Commissioners Brown, Kilpatrick,
Tripp and President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

"RESOLUTION NO. 15230

RESOLUTION REJECTING CLAIM OF
RICHARD A. LINDSEY.

WHEREAS, one RICHARD A. LINDSEY, on the 14th day of February, 1964, presented to this Board his claim for damages in the amount of \$50,000.00 for injuries alleged to have been sustained on the 30th day of November, 1963 at the Market Street Pier; and

WHEREAS, this Board does hereby find that said claim is not a proper charge against the Board of Port Commissioners; now, therefore, be it

RESOLVED that said claim be and it hereby is rejected."

"RESOLUTION NO. 15231

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH BIER-HOF.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement dated the 28th day of January, 1964, with BIER-HOF, a corporation, providing for the occupancy by Licensee of an area of 7,728 square feet, more or less, on the first floor of Port of Oakland Building No. 136, Metropolitan Oakland International Airport, for a term commencing January 28, 1964 and continuing to and including April 30, 1964, or until the commencement of the term of a lease, whichever event first occurs, and in the event Licensee shall open for business any restaurant or other food serving facilities or any cocktail lounge or bar upon the assigned premises during the term of said agreement, Licensee shall pay a minimum monthly rental of \$500.00 and, in addition thereto, 3% of Licensee's gross sales up to and including \$30,000.00 and 5% of Licensee's gross sales in excess of \$30,000.00, and that said agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15232

RESOLUTION AUTHORIZING COMMISSIONER
PETER M. TRIPP TO ATTEND MEETING OF
BOARD OF DIRECTORS OF PACIFIC COAST
ASSOCIATION OF PORT AUTHORITIES.

RESOLVED that Commissioner PETER M. TRIPP,
be and he hereby is authorized to proceed to Portland,
Oregon, commencing March 19, 1964, to attend a meeting
of the Board of Directors of the Pacific Coast
Association of Port Authorities, and that he be allowed
his reasonable expenses in connection therewith upon
presentation of claim therefor."

"RESOLUTION NO. 15233

RESOLUTION CONCERNING CERTAIN
APPOINTMENTS.

RESOLVED that KAZUO OKA hereby is ap-
pointed to the position of Engineering Aid, Rate 'c',
effective February 18, 1964; and be it

FURTHER RESOLVED that the appointment of
JERONE MULDREW to the position of Airport Janitor for
temporary services commencing February 11, 1964 and
terminating June 9, 1964, be and the same hereby is
ratified."

"RESOLUTION NO. 15234

RESOLUTION CONCERNING CERTAIN
LEAVES OF ABSENCE.

RESOLVED that leaves of absence for the
following employees, with or without pay, for the
reasons and time respectively shown, be and the
same hereby are ratified:

MARVIN SMITH, Airport Janitor, for illness, for
ninety-three working days commencing
February 3, 1964, with pay; and

JESSE J. GREENE, Port Maintenance Laborer, for
sixty-five working days commencing
January 30, 1964, one-half working
day with pay and the remainder thereof
without pay, for injury on duty, provided
that the sum payable as sick leave shall
be in an amount which when added to the
sum paid, if any, under the Workmen's
Compensation Law, will equal his earnable
salary for the period computed at the
rate of his regular monthly salary; and
provided further, that his accrued sick
leave shall be charged in proportion to
the sum paid in excess of the Workmen's
Compensation benefits, if any."

"RESOLUTION NO. 15235

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
AIRCRAFT WORKERS LODGE #854, I.A.M.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain First Supplemental Agreement with AIRCRAFT WORKERS LODGE #854, I.A.M., dated October 1, 1963, modifying that certain License and Concession Agreement dated July 1, 1963, by adding to Paragraph 1 thereof an area of 241 square feet, at an additional monthly rental therefor of \$10.85, effective October 1, 1963, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15236

RESOLUTION DIRECTING RECORDATION
OF LEASE WITH METROMEDIA, INC.

RESOLVED that the Port Attorney is hereby directed to record that certain Lease dated February 3, 1964, between the City of Oakland, acting by and through this Board, and METROMEDIA, INC., a corporation."

"RESOLUTION NO. 15237

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH ACME PALLET CO., INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of February, 1964, with ACME PALLET CO., INC., a corporation, providing for the occupancy by Licensee of 44,700 square feet of open area along the Embarcadero near the foot of Twelfth Avenue, together with Building No. P-105 and a gasoline pump located thereon, for a period of one year commencing February 1, 1964, at a monthly rental of \$298.08, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15238

RESOLUTION AUTHORIZING SALE OF
PERSONAL PROPERTY.

RESOLVED that the consent of the Federal Aviation Agency having been given thereto, Building No. L-875 at the former Naval Air Station, Oakland, upon Metropolitan Oakland International Airport, be and the same is hereby sold to SAN LEANDRO JUNIOR OPTIMIST CLUB for the sum of \$10.00 upon the condition that the buyer shall demolish said building to its foundation, stack the scrap material resulting therefrom as directed by the Port, that the disconnection of electrical and plumbing utilities will be performed by the Port and that the demolition work shall otherwise be done as directed by the Port."

"RESOLUTION NO. 15239

RESOLUTION APPROVING BONDS OF
TRUITT CONSTRUCTION CO.

RESOLVED that the bonds of JOHN S. TRUITT, an individual doing business under the firm name and style of TRUITT CONSTRUCTION CO., executed by UNITED PACIFIC INSURANCE COMPANY, a corporation, each in the amount of \$16,150.00, for the faithful performance of his contract with the City of Oakland, for the finishing of the interior of the southeast corner of the first floor of the Port of Oakland Building F-107 in Jack London Square, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15240

RESOLUTION GRANTING OAKPORT PAR 3
GOLF COURSE, INC., PERMISSION TO
PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by OAKPORT PAR 3 GOLF COURSE, INC., a corporation, for the enclosing of an existing porch to enlarge the pro shop on applicant's licensed premises at 9130 Doolittle Drive, at a cost to said applicant of \$1,220.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15241

RESOLUTION GRANTING PERMISSION TO
WESTERN ASBESTOS CO. TO SUBLET
PREMISES.

RESOLVED that WESTERN ASBESTOS CO., a corporation, successor by assignment with the consent of the Board of BAY CITIES ASBESTOS COMPANY, a corporation, is hereby permitted to sublet a portion of its leased and licensed premises consisting of a portion of office and warehouse building G-314, warehouse building G-315, storage shed G-316 and portions of adjacent open area to LEO POHNDORF, subject to each and all of the terms and conditions of the existing Lease dated July 1, 1946 and the License and Concession Agreement dated August 1, 1954 between this Board and said WESTERN ASBESTOS CO.; and be it

FURTHER RESOLVED that said LEO POHNDORF is hereby permitted to use a portion of the said premises for motor vehicle storage and cleaning; and be it

FURTHER RESOLVED that said WESTERN ASBESTOS CO. is hereby permitted to remove non-structural wooden racks and platforms from said storage shed G-316."

"RESOLUTION NO. 15242

RESOLUTION COMMENDING HARBART E.
ANDERSON UPON HIS RETIREMENT FROM
THE SERVICE OF THE PORT OF OAKLAND.

WHEREAS, HARBART E. ANDERSON, better known to his friends as 'ANDY' ANDERSON, Port Electrician Foreman, will retire from the service of the Port of Oakland on March 1, 1964; and

WHEREAS, HARBART E. ANDERSON has been employed in the service of the Port of Oakland longer than any other person in the history of the Port, having been initially employed under a temporary appointment as an Electrician at the Port on July 1, 1920, when it was a part of the Department of Public Works, and having been continuously employed at the Port since that time except for a brief layoff in 1924; and

WHEREAS, HARBART E. ANDERSON has served the Port with devotion, loyalty and ability for almost forty-four years, and the Board of Port Commissioners of the City of Oakland is anxious to give due recognition to such service; now, therefore, be it

RESOLVED that this Board does hereby express its sincere appreciation for the outstanding service of HARBART E. ANDERSON to the Port of Oakland and does hereby wish him many long years of health and happiness in his retirement."

"RESOLUTION NO. 15243

RESOLUTION APPROVING BONDS OF
N. V. HEATHORN, INC.

RESOLVED that the bonds of N. V. HEATHORN, INC., a corporation, executed by UNITED PACIFIC INSURANCE COMPANY, a corporation, each in the amount of \$20,532.50, for the faithful performance of its contract with the City of Oakland for the installation of air conditioning equipment, first floor, Port of Oakland Building F-107, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15244

RESOLUTION DETERMINING THAT LEASE OF CERTAIN LANDS LOCATED AT THE SOUTHEAST CORNER OF EDGEWATER DRIVE AND A SIXTY-FOOT WIDE STREET TO BE CONSTRUCTED EXTENDING SOUTHERLY FROM EDGEWATER DRIVE SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located at the southeast corner of Edgewater Drive and a sixty-foot wide street to be constructed extending southerly from Edgewater Drive, and more particularly described in the form of lease hereinafter mentioned, for the

term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of fifty (50) years, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by a cash deposit, a certified check or a cashier's check or a cashier's check of a responsible bank in the amount of \$500.00) with bids to be received prior to the hour of 1:45 P.M., on Wednesday, the 4th day of March, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P.M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15245

RESOLUTION CONSENTING TO ASSIGNMENT
OF LEASE FROM TIDEWATER OIL COMPANY
TO HUMBLE OIL & REFINING COMPANY.

WHEREAS, the Port, as Lessor, and TIDEWATER OIL COMPANY, a corporation, as Lessee, entered into a certain Lease dated the 3rd day of November, 1958, for the occupancy by Lessee of certain premises located on the northwest corner of Hegenberger Road and Doolittle Drive, for the operation of a gasoline service station for the term of 20 years commencing on the 1st day of December, 1958; and

WHEREAS, said TIDEWATER OIL COMPANY, a corporation, has agreed to sell to HUMBLE OIL & REFINING COMPANY, a corporation, certain of its properties and interests, including its interest under said Lease, and has requested the consent of the Port to an assignment of said Lease in connection therewith; now, therefore, be it

RESOLVED that consent hereby is granted said TIDEWATER OIL COMPANY to assign said Lease to said HUMBLE OIL & REFINING COMPANY, upon the express condition that said HUMBLE OIL & REFINING COMPANY will assume all the obligations and liabilities

of said TIDEWATER OIL COMPANY under said Lease and that said TIDEWATER OIL COMPANY is not hereby released from any liability or obligation under said Lease; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized and directed to execute that certain form of letter agreement dated February 7, 1964, regarding such assignment."

"RESOLUTION NO. 15246

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ROAD IMPROVEMENTS IN THE PORT OF OAKLAND INDUSTRIAL PARK AND CALLING FOR BIDS THEREFOR.

RESOLVED that the plans and specifications and other provisions relative thereto filed with the Board for construction of road improvements in the Port of Oakland Industrial Park, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15247

RESOLUTION APPOINTING LLOYD S. MacDONALD TO THE POSITION OF ASSISTANT EXECUTIVE DIRECTOR.

RESOLVED that LLOYD S. MacDONALD be and he is hereby appointed to the position of Assistant Executive Director, effective March 1, 1964."

Port Ordinance No. 1252 being, "AN ORDINANCE AMENDING ITEM NO. 90 AND REPEALING ITEMS NOS. 95 AND 100 AND 195 TO 695, INCLUSIVE, OF PORT ORDINANCE NO. 964 RELATING TO GENERAL RULES AND REGULATIONS AND SERVICE AND FACILITIES CHARGES", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp
and President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

Port Ordinance No.____being, "AN ORDINANCE AMENDING SECTIONS 9.101 AND 10.09 OF PORT ORDINANCE NO. 867 CHANGING THE TITLE OF THE POSITION OF PORT ELECTRICIAN FOREMAN TO UTILITIES FOREMAN AND CREATING TWO ADDITIONAL POSITIONS OF AIRPORT JANITOR," and

Port Ordinance No.____being, "AN ORDINANCE AMENDING SECTION 5.01 OF PORT ORDINANCE NO. 867, FIXING THE SALARY OF THE ASSISTANT EXECUTIVE DIRECTOR", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick,
Tripp and President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

At the hour of 4:05 p.m., the meeting was adjourned to 11:30 a.m., Tuesday, February 25, 1964.

* * * * *

At the hour of 11:30 a.m., Tuesday, February 25, 1964, the Board reconvened in its office, Room 376, 66 Jack London Square, President Vukasin presiding.

Commissioners present: Brown, Kilpatrick, Tripp
and President Vukasin -4

Commissioners absent: Chaudet -1

Also present were the Executive Director and Chief Engineer; Port Attorney; Assistant Port Attorney; Director of Fiscal Affairs; Chief Port Accountant; Airport Superintendent; Director of Public Relations; Assistant Chief Engineer; Manager, Properties Department; Principal Assistant to the Executive Director for Properties Promotion and Sales; and the Secretary of the Board.

Visitors attending the meeting included: Mr. Nils Eklund, President, and Mr. William Sparling, General Manager, of the Oakland Chamber of Commerce.

The Port Attorney transmitted to the Board a proposed lease of certain lands located on the easterly side of a 60-foot wide street to be constructed extending southerly from Edgewater Drive in the Port of Oakland Industrial Park, together with notice of intention to make such lease; and the Principal Assistant to the Executive Director for Properties Promotion and Sales transmitted a letter to the Board explaining terms of the proposed lease. Resolution No. 15249 was later passed determining that the lease should be made and authorizing advertising for bids to be received March 18, 1964.

The Board discussed the meeting held on Monday, February 24, 1964, with Colonel John Dregge, representing the Civil Aeronautics Board, Senator William F. Knowland, Chairman of the Regional Committee for Better Service at Oakland International Airport, airline representatives, Mr. Nils Eklund, representing the Oakland Chamber of Commerce, and Mayor John Houlihan, representing the City of Oakland, regarding the adequacy of service at the Oakland airport. During that meeting it was agreed that, based on the assurances from the airlines that the existing service furnished to the Oakland airport would be continued, and efforts made to improve it, the parties to the Complaint and Petition before the Civil Aeronautics Board, under Docket No. 12385, would request the Board to dismiss the Complaint. In this connection, Resolution No. 15248 was passed authorizing and directing dismissal of certain proceedings pending before the Civil Aeronautics Board.

The Assistant Chief Engineer displayed pictures of damage caused to Port structures, principally Building L-812 at the airport, during a recent wind storm and advised that the insurance carriers have specified that the repair work should be done by W. A. Rose Company, and that if this contractor is used the insurance company will pay the Port's cost for such repair contract. The Port Attorney stated that such an agreement with W. A. Rose has been prepared, including maximum cost of \$45,000, against a present estimated cost of \$38,000. Resolution No. 15250 was passed authorizing emergency repairs without competitive bidding.

On motion of Commissioner Tripp, seconded and passed unanimously, the Port Attorney was instructed to prepare a resolution commending Senator William F. Knowland and the Oakland Tribune on their support in the promotional activities of Oakland airport service, and Senator Knowland's announcement that the Oakland Tribune will make a contribution in the amount of \$10,000 toward the continuance of the advertising program for service at the Oakland airport; \$5,000 of which would be paid to the Port immediately, and the other \$5,000 on or about July 1, 1964. Resolution No. 15251 was later passed in accordance with the above.

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

Ayes: Commissioners Brown, Kilpatrick, Tripp
and President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

"RESOLUTION NO. 15248

RESOLUTION AUTHORIZING AND DIRECTING
DISMISSAL OF CERTAIN PROCEEDINGS
PENDING BEFORE THE CIVIL AERONAUTICS
BOARD.

RESOLVED that the Special Counsel of this Board appointed and employed pursuant to Resolution No. 12778 and the Port Attorney, be and they are hereby authorized and directed to dismiss without prejudice that certain complaint and petition of the PORT OF OAKLAND, CITY OF OAKLAND, CALIFORNIA, AND THE OAKLAND CHAMBER OF COMMERCE, for an investigation of the scheduled air transportation services provided at Metropolitan Oakland International Airport and for corrective action filed with the Civil Aeronautics Board May 2, 1961, Docket No. 12385, and to take such other steps therein as shall be advisable; and be it

FURTHER RESOLVED that the filing of such dismissal shall be conditioned upon concurrence therein by the CITY OF OAKLAND and the OAKLAND CHAMBER OF COMMERCE."

"RESOLUTION NO. 15249

RESOLUTION DETERMINING THAT LEASE
OF CERTAIN LANDS LOCATED ON THE
EASTERLY SIDE OF A SIXTY-FOOT WIDE
STREET TO BE CONSTRUCTED EXTENDING
SOUTHERLY FROM EDGEWATER DRIVE
SHOULD BE MADE, APPROVING FORM OF
LEASE AND NOTICE INVITING BIDS AND
DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located on the easterly side of a sixty-foot wide street to be constructed extending southerly from Edgewater Drive and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding ninety days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of fifty (50) years, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in an amount equal to three (3) times the rent bid for one (1) month of said lease and each to be accompanied by a cash deposit, a certified check or a cashier's

check of a responsible bank in the amount of \$500.00), with bids to be received prior to the hour of 1:45 P.M., on Wednesday, the 18th day of March, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P.M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15250

RESOLUTION AUTHORIZING EMERGENCY
REPAIRS WITHOUT COMPETITIVE BIDDING.

WHEREAS, on February 19 and 20, 1964, the roof structure of Building L-812 at Metropolitan Oakland International Airport was severely damaged by high winds; and

WHEREAS, in order to protect said building and its contents and to eliminate hazards resulting from such damage, it is necessary that immediate repairs be made to said building; now, therefore, be it

RESOLVED that the Board of Port Commissioners does hereby find and determine that said situation constitutes an extreme emergency where delay incident to the making of such repairs pursuant to the competitive bidding requirements of the City Charter would cause serious loss or injury to the City of Oakland; now, therefore, be it

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized and directed to cause the necessary repairs to be made to Building L-812, the cost of which is approximately \$30,000.00, without advertising for bids therefor."

"RESOLUTION NO. 15251

RESOLUTION EXPRESSING APPRECIATION
TO WILLIAM F. KNOWLAND AND TRIBUNE
PUBLISHING COMPANY.

WHEREAS, for the past three years WILLIAM F. KNOWLAND has provided able and dynamic leadership of the Regional Committee for Better Service at Oakland International Airport; and

WHEREAS, WILLIAM F. KNOWLAND has been instrumental in organizing civic support for improved air transportation service at Metropolitan Oakland International Airport; and

WHEREAS, by an unprecedented demonstration of generosity, WILLIAM F. KNOWLAND, who is also General Manager, Assistant Publisher and Editor of the 'Oakland Tribune', has announced that the Tribune Publishing Company is contributing the sum of \$10,000.00 toward the promotion of the use of airline service provided at Metropolitan Oakland International Airport; now, therefore, be it

RESOLVED that the Board of Port Commissioners of the City of Oakland does hereby express its very sincere appreciation to WILLIAM F. KNOWLAND and the TRIBUNE PUBLISHING COMPANY for their generosity and their outstanding contribution to this important civic cause; and be it

FURTHER RESOLVED that a copy of this resolution suitably inscribed shall be forwarded by the Secretary to WILLIAM F. KNOWLAND and the TRIBUNE PUBLISHING COMPANY."

Port Ordinance No. 1253 being, "AN ORDINANCE AMENDING SECTION 5.01 OF PORT ORDINANCE NO. 867, FIXING THE SALARY OF THE ASSISTANT EXECUTIVE DIRECTOR, having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

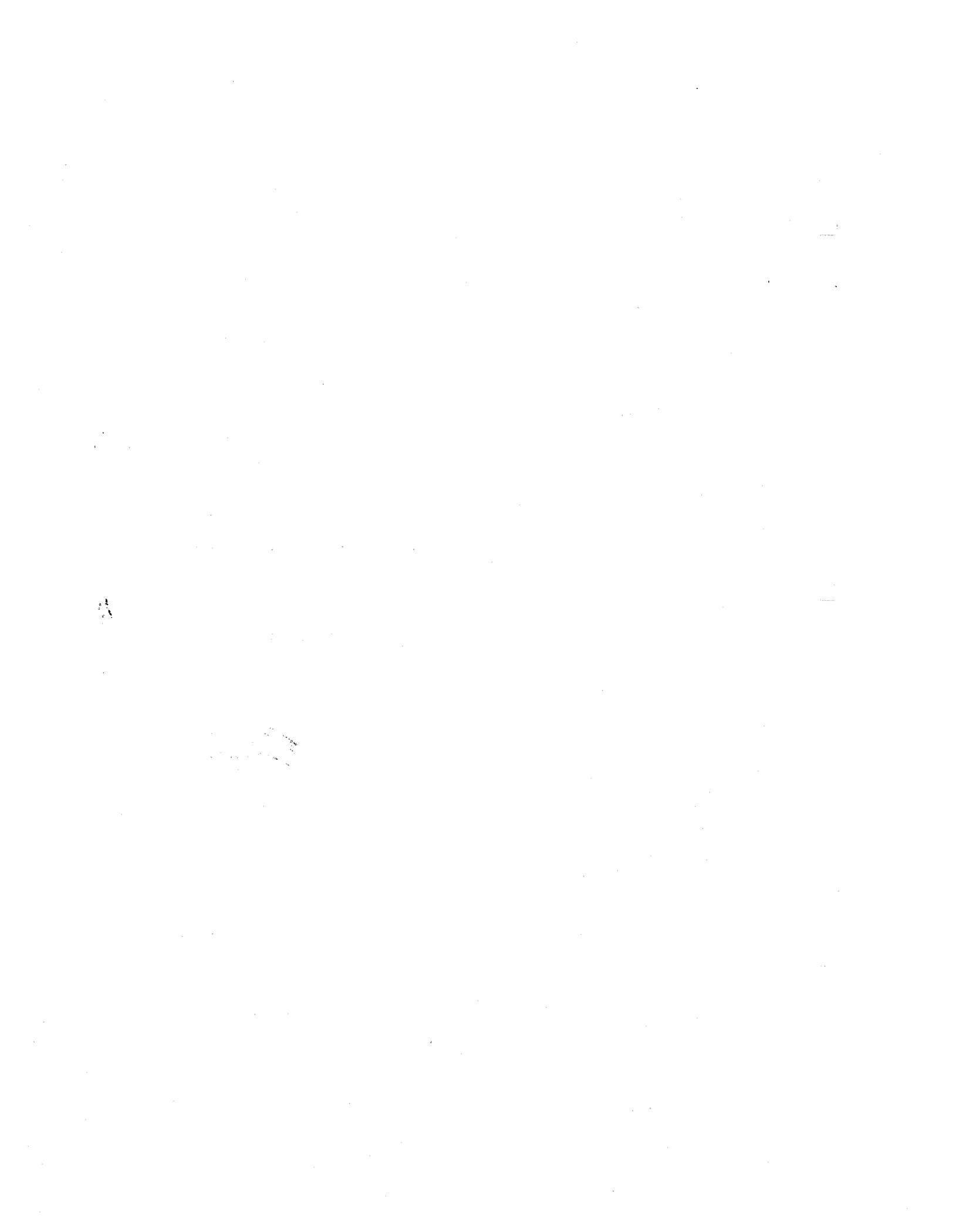
Ayes: Commissioners Brown, Kilpatrick, Tripp
and President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

There being no further business and on motion duly made and seconded the meeting was adjourned at 11:55 a.m.


SECRETARY



Board of Port Commissioners Meeting
Secretary *[Signature]*

Action MAR 4 1964

*Approved written
and filed*

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

The meeting was held on Friday, February 28, 1964, in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Kilpatrick and
President Vukasin -3

Commissioners absent: Chaudet and Tripp -2

Also present were the Executive Director and Chief Engineer; Port Attorney; and the Secretary of the Board.

The meeting was called to order by President Vukasin. The Port Attorney and the Secretary of the Board were excused, and the Board went into executive session to discuss personnel matters.

The executive session was concluded at 6:30 p.m. and the meeting was adjourned at 6:31 p.m.

[Signature]
SECRETARY

Board of Port Commissioners Meeting
Secretary *J. Hampton*
Action **MAR 18 1964**
*Approved as written
and filed*

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

The meeting was held on Wednesday, March 4, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp and President Vukasin -5, with Commissioner Tripp arriving at 2:08 p.m. following the opening of 3 bids.

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Manager, Properties Department; Principal Assistant to the Executive Director for Properties Promotion and Sales; Assistant Manager, Properties Department; Manager, Marine Terminals Department; Airport Superintendent; Director of Fiscal Affairs; Chief Port Accountant; Director of Public Relations; Assistant Chief Engineer; and the Secretary of the Board.

Visitors attending the meeting included Mr. Barry Netherwood, sales representative for Sherwin Williams Paint Co., and Mr. Clyde Gibb, representing the Clyde Gibb Co.

The minutes of the regular meeting of February 19, 1964, the adjourned regular meeting of February 25, 1964, and the special meeting of February 28, 1964 were approved as written and ordered filed.

At the hour of 2:00 p.m. bids were opened and publicly declared on the following:

BIDS FOR
CONSTRUCTION OF ROAD IMPROVEMENTS
IN THE PORT OF OAKLAND INDUSTRIAL PARK

A total of 8 bids were received, each itemized as to amount for each item, 1 through 7, according to the bid specifications, total of each as follows:

<u>Bidder</u>	<u>Total</u>	<u>Security</u>
O. C. Jones & Sons	\$124,520.00	\$15,000 Bid Bond
Ransome Company	128,990.00	10% Bid Bond
Gallagher & Burk, Inc.	130,367.00	10% Bid Bond
East Bay Excavating Co., Inc.	133,840.00	10% Bid Bond
Lee J. Immel	145,340.00	10% Bid Bond
Independent Construction Co.	150,000.00	10% Bid Bond
McGuire & Hester	151,151.00	10% Bid Bond
J. R. Armstrong Construction Co., Inc.	157,750.00	10% Bid Bond

The bids were referred to the Port Attorney for approval as to form and legality and to the Chief Engineer for recommendation. Resolution No. 15276 was later passed awarding the contract to O. C. Jones & Sons, following approval by the Port Attorney and recommendation of the Chief Engineer.

BIDS FOR
LEASE OF CERTAIN LANDS LOCATED ON THE SOUTHEAST CORNER
OF EDGEWATER DRIVE AND A SIXTY-FOOT WIDE STREET TO BE CON-
STRUCTED EXTENDING SOUTHERLY FROM EDGEWATER DRIVE

One bid was received, that being the bid of H. J. and W. Timberland, a partnership, agreeing to pay \$197.21 per month as rental. Upon approval of the bid as to form and legality by the Port Attorney, and upon recommendation of the Manager, Properties Department, an ordinance was passed to print awarding the lease to H. J. and W. Timberland, a partnership.

The Executive Director reported on a special meeting of the Oakland City Council held on March 3, 1964 at 4:00 p.m. to which the

members of the Board of Port Commissioners and the Executive Director had been invited and attended. The meeting was held to discuss with the Port the problems involved in marketing the Port of Oakland industrial properties. The Executive Director stated that there were a total of 6 problem areas, 2 of which could be improved by Council action and 4 of which would require Charter amendments. He advised that the Port Attorney had been requested to prepare resolutions requesting certain action by the Oakland City Council, and Resolution No. 15278 was passed unanimously requesting the City Council to authorize the sale of City-owned land under the jurisdiction of the Board of Port Commissioners without competitive bidding, and Resolution No. 15279 was also passed unanimously requesting the City Council to confer upon and delegate to the Board of Port Commissioners additional powers and duties with respect to leases and contracts of City-owned property. It was explained that the above 2 actions can be taken by the City Council without Charter change. Resolution No. 15277 was presented to the Board for consideration requesting the City Council to submit to the qualified electors of the City of Oakland certain proposals to amend the City Charter. This resolution contains 4 separate recommendations:

- "1. To permit the lease of City-owned land by the Board of Port Commissioners for a term of not to exceed sixty-six years rather than fifty years;
- "2. To eliminate the requirement that all leases of City-owned land made by the Board of Port Commissioners shall be made upon written competitive bids to the highest responsible bidder at the highest rent;
- "3. To broaden the authority of the Board of Port Commissioners with respect to leases so that leases may be made for purposes other than those related to the needs of commerce, shipping and navigation of the port;
- "4. To permit the Board of Port Commissioners to sell City-owned real property under its jurisdiction and control without the concurrence of the City Council;"

The Board requested that a separate vote be taken on each of the above 4 items. No. 1 was approved upon motion of Commissioner Chaudet,

seconded by Commissioner Brown, and passed unanimously. No. 2 was approved on motion of Commissioner Chaudet, seconded by Commissioner Kilpatrick, and passed by the following vote: Ayes - Commissioners Brown, Chaudet, Kilpatrick and President Vukasin -4; Noes - Commissioner Tripp -1. No. 3 was approved on motion of Commissioner Chaudet, seconded by Commissioner Brown, and passed unanimously. No. 4 was approved upon motion of Commissioner Chaudet, seconded by Commissioner Tripp, and passed unanimously. A vote was then taken on Resolution No. 15277 on motion of Commissioner Brown, seconded by Commissioner Chaudet, and the resolution was unanimously approved with 5 ayes. A motion was then made by Commissioner Chaudet, seconded by Commissioner Tripp, and passed unanimously, that if the City Council approves the text of Resolution No. 15277, the Port Attorney immediately file a request with the County Clerk that these City Charter amendments be included in the June primary election.

Mr. Clyde Gibb appeared before the Board in connection with his request to erect a sign advertising the Jack London Boatel-Motel on the southwest corner of Broadway and Water Streets. The Executive Director stated that he had been invited to attend a recent meeting of the Jack London Square Association, at which the proposed sign had been discussed and there was no objection raised from any of the tenants in Jack London Square to the erection of this sign. A motion was then made by Commissioner Brown, seconded and passed unanimously that the Board approve the erection of the sign, subject to Mr. Gibb's securing the necessary building permit through normal channels.

Mr. Lloyd S. MacDonald, the newly appointed Assistant Executive Director, transmitted a letter to the members of the Board resigning from his former position of Assistant Port Attorney, which was accepted by the Board.

The Executive Director made an oral report to the Board on the prospective financing of a hangar for World Airways at the airport, advising that a firm, which to date prefers to remain anonymous, is

attempting to put together a financing program substantially the same as that being used to finance the coliseum complex by the forming of a non-profit corporation, with the City of Oakland as signatory of a contract, with the facility being rented to the Port as administering agent, and in turn subleased to World Airways. Financing would include the construction of the hangar, necessary taxiways, aprons, and utilities. The Executive Director stated that similar financing might be available for a hangar for San Francisco-Oakland Helicopter Airlines.

The Executive Director transmitted to the Board a letter from the United Cerebral Palsy Association dated February 18, 1964 requesting permission to hold the 1964 Grand Prix Sports Car Races on the north airport September 12 and 13. The Executive Director explained that conferences have been set up with representatives of the Federal Aviation Agency to study the matter, and the matter will be reported to the Board at a later date.

The Executive Director recommended to the Board that the side street to be constructed in the Industrial Park from Edgewater Drive, for which bids were received at this meeting, be named Pendleton Avenue, and that a future street which will parallel Edgewater Drive and will bisect property being transferred to East Bay Municipal Utility District be named Pardee Street. On motion of Commissioner Brown, seconded and passed unanimously, the Board approved the name designations but asked that a designation other than street or avenue be chosen by the Executive Director for the thoroughfare designation.

The Assistant Chief Engineer displayed renderings of the proposed building to be constructed for the Tuberculosis & Health Society of California in the Port of Oakland Industrial Park, and the Board approved the design as pictured on the rendering, on motion of Commissioner Kilpatrick, seconded and passed unanimously, subject to the submission of final plans and processing of a building permit through normal channels.

On recommendation of the Assistant Chief Engineer Resolution No. 15268 was passed granting Comstock Aviation permission to perform certain work consisting of removal and addition of partitions in the former airport terminal building, L-142, on the north airport at an estimated cost of \$5,000.00.

On recommendation of the Assistant Chief Engineer and upon motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the request of Aeronautical Services Unlimited to attach 2 60-ft. x 4-ft. signs on the sides of Hangar No. 28 at the north airport and to erect a 4-ft. x 4-ft. directional sign on Earhart Road adjacent to the building, as advertising signs for their services.

On motion of Commissioner Kilpatrick, seconded and passed unanimously, the Board approved the following changes in Port tenancies:

NEW OCCUPANCIES:

Artisan Manufacturing Company: 2,000 square feet in Airport Building L-604 on Earhart Road at \$.055 psf, or \$110 per month, effective April 1, 1964.

The Empire Company: All of Airport Buildings L-835 and L-876 on Earhart Road, at \$50.00 per month, as of March 1, 1964.

Fredrickson & Watson Construction Company: 6,343 sq. Ft. in Airport Building L-810 on Earhart Road at \$.055 psf, or \$348.87 per month, as of March 1, 1964.

Multitech Engineering Corp., dba American Navion Society, Navioneers, ANS Aircraft & Supply, Multitech Aviation Service: 568 square feet in Airport Building L-142 on Earhart Road at \$.12 psf, or \$68.16 per month, as of March 1, 1964.

Park Lane Furniture Company: 3,467 square feet in Airport Building L-721 off Earhart Road at \$.045 psf, or \$156.02 per month, as of March 1, 1964.

ADDITIONAL AREA:

Bayaire Avionics: Addition of 10,929 square feet in Airport Building L-810 on Earhart Road at \$.055 psf, as of March 1, 1964, for a new total of \$829.57 per month.

Der Hafen Haus (Richard Derr, dba Bier-Hof Corporation): Addition of 216 square feet in Airport Building L-130 on Earhart Road at \$.12 psf, or \$25.92 per month, as of March 1, 1964, in addition to restaurant operation.

ADDITIONAL AREA (continued):

Golden West Popcorn Company: Addition of 565 square feet in Airport Building L-731 on Langley Street at \$.045 psf, as of March 1, 1964, for a new total of \$92.35.

McGuire Chemical Company: Addition of 14,478 square feet in Terminal Building "A", Outer Harbor, at \$.04 psf, as of March 1, 1964, for a new total of \$2,247.16 per month. This is in addition to area under long-term lease.

Modern Marble Manufacturing Co.: Addition of 2,893 square feet in Airport Building L-802 on Earhart Road at \$97.69 per month, as of February 1, 1964, for a new total of \$332.69.

Stauffer Chemical Company: Addition of 300 square feet in Airport Building L-810 at \$.055 psf, for a new total of \$348.87, as of March 1, 1964.

CANCELLATIONS:

Century Industries: Vacating 3,467 square feet in Airport Building L-721 on Langley Street at \$.045 psf, or \$156.02, effective February 29, 1964.

REDUCTION IN AREA:

Union News Company: Vacating remaining area of 2,337 square feet in Airport Building L-727 on Wright Street at \$.045 psf, and 216 square feet in Airport Building L-130 on Earhart Road at \$.12 psf, for a total reduction of \$131.09 per month, effective February 29, 1964.

CHANGE OF NAME:

John Lewis: On February 19, 1964, the Board approved the occupancy of John S. Lewis in Airport Building L-142. Mr. Lewis has incorporated under the name of Comstock Aviation, Inc., and execution of license agreement will be in that name.

Interstate Motor Lines, Inc.: Interstate Motor Lines, Inc. has changed the name of their corporation to IML Freight, Inc., effective January 31, 1964.

Marshall Larsen: Occupancy of 1,188 square feet in Airport Building L-631 under a license agreement dated August 1, 1963, with Research Components Associates, a partnership now operating as an individual under the name of Marshall Larsen, as of March 1, 1964.

AMENDED AREA:

Double Ten Mills: To occupy 9,500 square feet of warehouse space in Terminal Building "B", Outer Harbor Terminal, at \$.04 psf, and 500 square feet of office space at \$.10 psf, for a rental of \$430.00, rather than the 13,200 square feet reported to the Board on February 19, 1964. This is in addition to their existing area in Warehouse "B", for a new total of \$1,024.00, as of March 1, 1964.

The Manager, Properties Department, informed the Board that the HAC Transportation Company desires to terminate its occupancy of the open area located at 79 - 8th Avenue effective February 29, 1964, but will continue occupancy of Building H-217 for a limited time. This termination was approved on motion of Commissioner Brown, seconded and passed unanimously.

On recommendation of the Manager, Properties Department, concurred in by the Executive Director, Resolution No. 15273 was passed authorizing and approving payment of real estate brokerage commission to Duncan, Korb & Trimble, Inc. in the amount of \$8,998.08 for their services in connection with the leasing of Port property in the Outer Harbor Terminal area to Foster & Kleiser.

On recommendation of the Manager, Properties Department, Resolution No. 15270 was passed granting permission to Los Angeles-Seattle Motor Express, Inc. to sublet premises leased from the Port in the Outer Harbor Terminal area to National City Truck Rental Company of California, a subsidiary company.

The Assistant Executive Director transmitted a letter to the Board reporting on a proposed settlement of disputes with Federal Government agencies regarding Tracts 15 and 16 in the Outer Harbor Terminal area. The basis for settlement, as indicated in Paragraph 2 of the Assistant Executive Director's letter,

"The Government will relinquish its claim for the price of the improvements on Tract 15 it "sold" to the Port, and any claim it may have against the Port for the value of improvements on Tract 16, in the event this tract is returned to us. The Port will release its claim against the Government for failure to maintain and for the demolition of Port structures located on Tracts 15 and 16 at the time the Government acquired an interest in these tracts in January, 1941. The Government will have the right to purchase fee title to 10 acres of Tract 16 for \$400,000, or to lease this tract for 10 years at an annual rental of \$40,000, with an option to purchase during the first 3 years of the lease, with rental paid being applied against the purchase price of \$400,000. The Port will have the right to repurchase Tract 16 and any improvements the Government may leave thereon, when and if the Government ceases to use the tract for a Government marine terminal facility, at a price of \$400,000."

was approved on motion of Commissioner Brown, seconded and passed unanimously. The Assistant Executive Director also recommended that

settlement be effected through execution of a memorandum of understanding between the Port and the Corps of Engineers, with final settlement delayed, if necessary, until Congressional approval is secured, probably by means of amending bills now in Congress, with the Government to continue to lease Tract 16 under existing terms until June 30, 1965 or until such legislation is passed, except that the rental will be increased from $4\frac{1}{2}$ mills to 6 mills per square foot per month. This procedure for settlement was approved upon motion of Commissioner Chaudet, seconded and passed unanimously.

The Executive Director made an oral report to the Board on the suggestion of Mayor Houlihan that the Port request funds from the City Council for air service promotion, through the preparation of a proposed budget submitted to the City Council. The Executive Director asked that the Director of Fiscal Affairs investigate the effects of the acceptance of such funds on the Port's revenue bond covenants and that the Director of Public Relations prepare an air service promotion budget.

Resolution No. 15252 was passed authorizing the Executive Director and Chief Engineer to attend the following meetings outside the State of California: Federal Aviation Agency briefing on supersonic transport in Washington, D. C. March 11 and 12; American Society of Civil Engineers in Chicago on March 19; American Association of Port Authorities in Washington, D. C. on March 20; and American Society of Civil Engineers in Washington, D.C. on March 27 at the expense of the American Society of Civil Engineers.

The Executive Director and Chief Engineer recommended to the Board that Mr. Deward D. (George) Hext, who is presently Assistant Airport Manager at the Atlanta, Georgia, airport, be appointed to the position of Airport Manager at a salary of \$1,250.00 per month, effective March 23, 1964. President Vukasin and Commissioners Brown and Kilpatrick stated that they were favorably impressed by their interviews

with Mr. Hext, and concurred in the recommendation. Commissioner Chaudet stated, for the record, that he had complete confidence in the opinions of the three Board members who had interviewed Mr. Hext and in the Executive Director's, and would accept their recommendation, and the appointment was approved by the Board by passage of an ordinance to print amending Sec. No. 10.00 of Port Ordinance No. 867 fixing the salary of the Airport Manager, and by Resolution No. 15274 appointing Deward D. Hext to the position of Airport Manager. The Executive Director also recommended that a position of Assistant Airport Manager be created and that the Oakland Civil Service Board be requested to hold such a promotional examination at an early date, which recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The Board inquired as to the status of the proposed golf course east of Airport Drive and was advised that the Oakland Recreation Department, the City of San Leandro, and the Oakland Scavenger Co. have reached an agreement as to the use of the property in the area and that the proposed lease is in the hands of the Oakland Recreation Department. The Board inquired further as to whether or not an area had been reserved in the golf course location for lease by the Board as a bar and restaurant, if such facilities cannot be operated or leased out as part of the golf course area by the Oakland Recreation Department. The Manager, Properties Department, stated that such an area has not now been reserved, but will be discussed with the Recreation Department.

Commissioner Chaudet informed the Board and the Manager, Properties Department, that Messrs. William Rodgers and Meyer Lightner now have full authority to negotiate for the Teamsters Union in connection with the acquisition of property on which to construct a Teamsters' Hall, and asked that the Manager, Properties Department, set up a meeting with these individuals.

Personnel matters as listed on the Board Calendar were approved by passage of Resolutions Nos. 15253 and 15254.

A letter from William F. Knowland, editor and assistant publisher of the Oakland Tribune, dated February 28, 1964, transmitting a check from the Oakland Tribune in the amount of \$5,000.00 as the first half of a contribution to the Port of Oakland's advertising fund for the Oakland Airport, was submitted to the Board. The letter went on to say that a similar check will be sent to the Port on July 1. The Board was unanimous in expressing its gratitude to Mr. Knowland and the Oakland Tribune, and asked that appropriate ceremonies be arranged to present to Mr. Knowland a framed copy of Resolution No. 15251, which was passed at the Board meeting of February 25, 1964.

The Executive Director made an oral report to the Board recommending that the proposed long-term lease for the former London House restaurant building be amended to provide for the requirements of the two principal prospective bidders and that copies of the proposed lease be submitted to the prospective bidders as soon as possible. This procedure was approved unanimously by the Board.

The following written reports were noted and ordered filed:

Status report.

Condition of funds as of February 28, 1964.

Report of revenue derived from lessees renting from the Port of Oakland on a percentage basis for the month of January, 1964.

List of Claims paid on Port Revenue Fund #911 for the weeks ending February 14 and 21, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin - 5

Noes: None

Absent: None

"RESOLUTION No. 15252

RESOLUTION AUTHORIZING ATTENDANCE OF EXECUTIVE DIRECTOR AND CHIEF ENGINEER AT CERTAIN MEETINGS.

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to attend the following meetings:

Briefing of airport operators by Federal Aviation Agency on supersonic transport manufacturers' proposals, Washington, D. C., commencing March 11, 1964;

Mechanical Procedures Committee, American Society of Civil Engineers, Chicago, Illinois, March 19, 1964;

Board of Directors of The American Association of Port Authorities, Washington, D. C., March 20, 1964;

Executive Committee of American Society of Civil Engineers, Washington, D. C., March 27, 1964;

and be it

FURTHER RESOLVED that he shall be allowed his reasonable expenses in connection therewith, except those of the meeting on March 27, 1964, upon presentation of claim therefor."

"RESOLUTION NO. 15253

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that the appointment of JUDY R. HYATT to the position of Intermediate Typist Clerk, Rate "b", effective March 2, 1964, be and the same hereby is ratified; and be it

FURTHER RESOLVED that the temporary appointment of DETLEV J. WILKENS to the position of Junior Accountant Auditor, for temporary services, effective February 18, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15254

RESOLUTION RATIFYING LEAVE OF ABSENCE TO ALFRED J. SCATENA.

RESOLVED that the leave of absence granted ALFRED J. SCATENA, Port Maintenance Laborer, on account of illness, commencing February 27, 1964, for a period of twenty-four working days, with pay, be and the same hereby is ratified."

"RESOLUTION NO. 15255

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH GREEN, SCOTT & CO., INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for an on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with GREEN, SCOTT & CO., INC., a corporation, providing for the occupancy by Licensee of an area of 1,100 square feet in the ticketing building portion of the new terminal building complex, for a period of one year commencing January 1, 1964, at a rental of \$1.00 for the term of this agreement, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15256

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH MARSHALL LARSEN.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1963, with MARSHALL LARSEN, providing for the occupancy by Licensee of an area of 1,188 square feet in Building No. 631, Metropolitan Oakland International Airport, for a period of one year commencing August 1, 1963, at a monthly rental of \$53.46, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15257

RESOLUTION AUTHORIZING EXECUTION OF FOURTH
SUPPLEMENTAL AGREEMENT WITH ENCINAL TERMINALS
AND AUTHORIZING RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Fourth Supplemental Agreement with ENCINAL TERMINALS, a corporation, dated March 1, 1964, amending that certain Lease between the Port and ENCINAL TERMINALS, dated the 5th day of August, 1958, and recorded on the 6th day of August, 1958, in Book 8747 Official Records of Alameda County, California, at page 41, concerning rental review, termination and guaranteed rental in event of partial termination, and that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said Fourth Supplemental Agreement."

"RESOLUTION NO. 15258

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
PROVIDING FOR EXTENSION OF AGREEMENT WITH AIR-
PORT BARBER SHOP.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement with JOHN GUERRA, an individual doing business under the firm name and style of AIRPORT BARBER SHOP, dated January 1, 1964, extending for a period of one year commencing January 1, 1964, that certain License and Concession Agreement dated January 15, 1962, providing for the rental of those certain barber shop premises situate in the new Airport terminal building complex, Metropolitan Oakland International Airport, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15259

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH OAKLAND HARBOR SPORTSMAN'S CLUB.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of February, 1964, with OAKLAND HARBOR SPORTSMAN'S CLUB, an unincorporated association, providing for the occupancy by Licensee of a small wharf west of Albers Milling Company (Wharf C-101), for a period of one year commencing February 1, 1964, at a monthly rental of \$200.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15260

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH RALPH A. BISHOP.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with RALPH A. BISHOP, providing for the occupancy by Licensee of an area of 2,452 square feet in Building No. P-308 near Nineteenth Avenue and the Embarcadero, for a period of one year commencing March 1, 1964, at a monthly rental of \$73.56, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15261

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH WARREN TRANSPORTATION COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with E. GUY WARREN, an individual doing business under the firm name and style of WARREN TRANSPORTATION COMPANY, providing for the occupancy by Licensee of an area of 7,031 square feet on the first floor and certain assigned office space, all in Terminal Building "C" (B-302) in the Outer Harbor Terminal Area, for a period of one year commencing March 1, 1964, at a monthly rental of \$319.88, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15262

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH THE TRIBUNE PUBLISHING CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with THE TRIBUNE PUBLISHING CO., a corporation, providing for the occupancy by Licensee of an area of 16,673 square feet on the first floor of Terminal Building "C", Outer Harbor Terminal Area, for a period of one year commencing March 1, 1964, at a monthly rental of \$833.65, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15263

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH CLIFFORD E. RISHELL.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and

Concession Agreement, dated the 1st day of March, 1964, with CLIFFORD E. RISHELL, providing for the occupancy by Licensee of an area of 1,653 square feet in Building J-316, Frederick Street Pier, for a period of one year commencing March 1, 1964, at a monthly rental of \$60.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15264

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH B-Y'S FLOORS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of February, 1964, with WALTON H. YAGER, an individual doing business under the firm name and style of B-Y'S FLOORS, providing for the occupancy by Licensee of an area of 4,015 square feet in Building No. L-635, Metropolitan Oakland International Airport, for a period of one year commencing February 1, 1964, at a monthly rental of \$180.68, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15265

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH SCAMMELL LUMBER CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with J. W. SCAMMELL, an individual doing business under the firm name and style of SCAMMELL LUMBER CO., providing for the occupancy by Licensee of an area of 13,800 square feet of open area near the foot of Fallon Street, adjacent to the north arm of the Estuary, for a period of one year commencing March 1, 1964, at a monthly rental of \$82.80, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15266

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
PROVIDING FOR EXTENSION OF AGREEMENT WITH BREAK-
TIME CATERING SERVICE.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement with JESSE A. BOWER and THELMA BOWER, copartners doing business under the firm name and style of BREAK-TIME CATERING SERVICE, dated February 1, 1964, extending for a period of one year commencing February 1, 1964, that certain License and Concession Agreement dated February 16, 1963, granting to Licensee a certain concession to engage in the business of vending food products from mobile vending equipment on portions of the Metropolitan Oakland International Airport, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15267

RESOLUTION APPROVING BONDS OF W. A. ROSE CO.

RESOLVED that the bonds of W. A. ROSE CO., a corporation, executed by HARTFORD ACCIDENT AND INDEMNITY COMPANY, a corporation, each in the amount of \$22,500.00, for the faithful performance of its contract with the City of Oakland for making repairs to roof structure of Building L-812, Metropolitan Oakland International Airport, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15268

RESOLUTION GRANTING COMSTOCK AVIATION PERMISSION
TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by JOHN S. LEWIS, an individual doing business under the firm name and style of COMSTOCK AVIATION, for construction of certain alterations to its premises at Metropolitan Oakland International Airport, at a cost to said applicant of \$5,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15270

RESOLUTION GRANTING PERMISSION TO LOS ANGELES-
SEATTLE MOTOR EXPRESS, INC., TO SUBLET PREMISES.

RESOLVED that LOS ANGELES-SEATTLE MOTOR EXPRESS, INC. a corporation, hereby is permitted to sublet a portion of its leased premises on the west side of Ferry Street, east of Seventh Street, consisting of an area of 2,352 square feet upon which is located a maintenance shop building 32 feet wide by 56 feet long, subject to each and all of the terms and conditions of the existing Lease between said LOS ANGELES-SEATTLE MOTOR EXPRESS, INC., and the Port, dated April 23, 1957."

"RESOLUTION NO. 15271

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLE-
MENTAL AGREEMENT WITH TIDEWATER OIL COMPANY AND
AUTHORIZING RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain First Supplemental Agreement with TIDEWATER OIL COMPANY, a corporation, amending the description of the demised premises set forth in Paragraph 1 of that certain Lease between the Port and TIDEWATER OIL COMPANY dated the 3rd day of November, 1958 and recorded the 23rd day of January, 1959 in Book 8911 Official Records of Alameda County, California, at Page 123, and that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said First Supplemental Agreement."

"RESOLUTION NO. 15272

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
AMENDING COVENANTS AND RESTRICTIONS WITH UNION
OIL COMPANY OF CALIFORNIA AND AUTHORIZING RECORDA-
TION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement Amending Covenants and Restrictions, dated the 30th day of January, 1964, with UNION OIL COMPANY OF CALIFORNIA, a corporation, amending certain covenants and restrictions as set forth in that certain Deed from the City of Oakland to Pacific Gas and Electric Company, dated the 21st day of October, 1963, and recorded the 22nd day of October, 1963, in Reel 1024, Image 474, Official Records of Alameda County, California, the property covered by said Deed having been conveyed to UNION OIL COMPANY OF CALIFORNIA; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said Agreement Amending Covenants and Restrictions."

"RESOLUTION NO. 15273

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE BROKERAGE COMMISSION TO DUNCAN, KORB & TRIMBLE, INC.

RESOLVED that this Board does hereby approve the payment to DUNCAN, KORB & TRIMBLE, INC., of the sum of \$8,998.08 as the agreed real estate brokerage commission in connection with the negotiation and consummation of that certain Lease awarded by this Board by the adoption of Port Ordinance No. 1246 to METROMEDIA, INC., a corporation, covering certain lands located on the northerly and the southerly side of Wharf Street, westerly of Maritime Street, in the Outer Harbor Terminal Area; and be it

FURTHER RESOLVED that there is hereby appropriated out of the Port Revenue Fund the sum of \$8,998.08 for the purpose of paying said commission; and be it

FURTHER RESOLVED that said commission shall be paid in one lump sum, said Lease having been consummated prior to the adoption of Resolution No. 15191 establishing procedures for the payment of real estate commissions."

"RESOLUTION NO. 15274

RESOLUTION APPOINTING DEWARD D. HEXT TO THE POSITION OF AIRPORT MANAGER.

RESOLVED that DEWARD D. HEXT be and he is hereby appointed to the position of Airport Manager, effective March 23, 1964."

"RESOLUTION NO. 15275

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SOCONY MOBIL OIL COMPANY, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with SOCONY MOBIL OIL COMPANY, INC., a corporation, providing for the occupancy by Licensee of certain areas on the main floor and on the mezzanine floor in Terminal Building "E", foot of Fourteenth Street, Outer Harbor Terminal Area, for a period of one year commencing January 1, 1964, at a monthly rental of \$950.10, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15276

RESOLUTION AWARING CONTRACT TO O. C. JONES AND SONS FOR CONSTRUCTION OF ROAD IMPROVEMENTS IN THE 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.

RESOLVED that the contract for construction of road improvements in the Port of Oakland Industrial Park be and the same hereby is awarded to HAROLD R. JONES and ROBERT C. JONES, copartners doing business under the firm name and style of O. C. JONES AND SONS, as the lowest responsible bidders, in accordance with the terms of their bid filed March 4, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$62,260.00 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the bid bonds accompanying said bids shall be returned to the proper persons."

"RESOLUTION No. 15277

RESOLUTION REQUESTING THE CITY COUNCIL TO SUBMIT TO THE QUALIFIED ELECTORS OF THE CITY OF OAKLAND CERTAIN PROPOSALS TO AMEND THE CITY CHARTER.

RESOLVED that, notwithstanding the fact that the Charter Revision Committee is currently considering the matters hereinafter referred to, the Council of the City of Oakland be and it is hereby requested to submit to the qualified electors of the City of Oakland, at the earliest possible opportunity, the hereinafter mentioned proposals to amend the provisions of the Charter of the City of Oakland relating to the Port of Oakland:

1. To permit the lease of City-owned land by the Board of Port Commissioners for a term of not to exceed sixty-six years rather than fifty years;
2. To eliminate the requirement that all leases of City-owned land made by the Board of Port Commissioners shall be made upon written competitive bids to the highest responsible bidder at the highest rent;
3. To broaden the authority of the Board of Port Commissioners with respect to leases so that leases may be made for purposes other than those related to the needs of commerce, shipping and navigation of the port;
4. To permit the Board of Port Commissioners to sell City-owned real property under its jurisdiction and control without the concurrence of the City Council;

and be it

FURTHER RESOLVED that, if the Council shall approve the foregoing request, the City Council be and it is hereby requested to authorize and direct the City Attorney to work with the Port Attorney in the preparation of the Charter amendments necessary to accomplish the foregoing."

"RESOLUTION NO. 15278

RESOLUTION REQUESTING THE CITY COUNCIL TO AUTHORIZE THE SALE OF CITY-OWNED LAND UNDER THE JURISDICTION OF THE BOARD OF PORT COMMISSIONERS WITHOUT COMPETITIVE BIDS.

RESOLVED that the City Council be and it is hereby requested to change its policy requiring that City-owned land under the jurisdiction

of the Board of Port Commissioners be sold pursuant to competitive bids and that the policy be established authorizing a negotiated sale of such land by the Board of Port Commissioners upon ratification thereof by an ordinance adopted by the Board of Port Commissioners and the City Council."

"RESOLUTION NO. 15279

RESOLUTION REQUESTING THE CITY COUNCIL TO CONFER UPON AND DELEGATE TO THE BOARD OF PORT COMMISSIONERS ADDITIONAL POWERS AND DUTIES WITH RESPECT TO LEASES AND CONTRACTS OF CITY-OWNED PROPERTY.

WHEREAS, Section 227 of the Charter of the City of Oakland provides that the City Council, subject to the approval of the Board of Port Commissioners, may, by ordinance, confer upon and delegate to said Board, from time to time, such additional powers and duties which may be vested in it, and which it may deem necessary or convenient to carry out the general purposes of the Board; now, therefore, be it

RESOLVED that the Board of Port Commissioners does hereby request and approve of the City Council conferring upon and delegating to the said Board the power and duty to enter into any lease or other contract which, in the judgment of the Board, is necessary or convenient to promote the comprehensive and adequate development of the Port of Oakland."

Port Ordinance No. 1254 being, "AN ORDINANCE AMENDING SECTIONS 9.101 AND 10.09 OF PORT ORDINANCE NO. 867 CHANGING THE TITLE OF THE POSITION OF PORT ELECTRICIAN FOREMAN TO UTILITIES FOREMAN AND CREATING TWO ADDITIONAL POSITIONS OF AIRPORT JANITOR", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 10.00 OF PORT ORDINANCE NO. 867, FIXING THE SALARY OF THE AIRPORT MANAGER", and

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF RENTAL AGREEMENT WITH THE UNITED STATES OF AMERICA",
and

Port Ordinance No. _____ being, "AN ORDINANCE AWARING LEASE OF CERTAIN LANDS LOCATED AT THE SOUTHEAST CORNER OF EDGEWATER

DRIVE AND A SIXTY-FOOT WIDE STREET TO BE CONSTRUCTED EXTENDING SOUTH-
ERLY FROM EDGEWATER DRIVE TO _____,
DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING
THE EXECUTION THEREOF", were read the first time and passed to print
by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5

Noes: None

Absent: None

There being no further business and on motion duly made
and seconded the meeting was adjourned at 4:16 p.m.


SECRETARY

Board of Port Commissioners Meeting
Secretary

Action APR 1 1964

*Approved as written
and filed*

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

The meeting was held on Wednesday, March 18, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp,
and President Vukasin -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Assistant Manager, Properties Department; Principal Assistant to the Executive Director for Properties Promotion and Sales; Manager, Marine Terminals Department; Airport Superintendent; Director of Fiscal Affairs; Chief Port Accountant; Director of Public Relations; Assistant Chief Engineer; and the Secretary of the Board.

Visitors attending the meeting included Messrs. William Rodgers and Meyer Lightner, both representing Teamsters Union Local 70; Judge Wm. J. McGuinness, Elwin W. Wood, Ray Altman, Sid Colberg, Glendon A. Wardhaugh and Mary Valle, all in connection with the United Cerebral Palsy Association's request for an Oakland Grand Prix Sports Car Race; Mr. William D. White of Marquis Associates; Mr. Barry Netherwood of Sherwin Williams Paint Co.; and Mr. A. A. de Almeida of Central Valley National Bank.

The minutes of the regular meeting of March 4, 1964, were approved as written and ordered filed.

At the hour of 2:00 p.m. bids were opened and publicly declared for the proposed lease of certain lands located at the southeast corner of Edgewater Drive and a sixty-foot wide street to be constructed extending southerly from Edgewater Drive in the Port of Oakland Industrial Park, for which one bid was received, that being the bid of the Tuberculosis and Health Association of California, offering to pay as monthly rental \$152.25. The bid was accompanied by two certified checks, one in the amount of \$500.00, and the other for a total of three months' rent in the amount of \$456.75. Upon approval of the bid as to form and legality by the Port Attorney and upon recommendation of the Executive Director, an ordinance was later passed to print awarding the lease to the Tuberculosis and Health Association of California.

Mr. A. A. de Almeida of the Central Valley National Bank appeared before the Board to inform them of his forthcoming trip to Europe commencing March 30, 1964 in the interest of trade promotion, during which he will visit some 15 European countries contacting prospective buyers and obtaining information on the European Common Market. Mr. de Almeida also informed the Board that the Central Valley National Bank was interested in investigating the feasibility of establishing a bonded warehouse in Oakland. On motion of Commissioner Tripp, seconded and passed unanimously, the President of the Board was authorized to appoint, at his discretion, a committee of the Board to work with Mr. de Almeida and the Executive Director if preliminary discussions between Mr. de Almeida and the Executive Director indicated the desirability of such a committee.

Judge McGuinness and other interested parties listed above appeared before the Board in connection with the request of the Cerebral Palsy Association to hold an Oakland Grand Prix Sports Car Race on the North Airport on September 12 and 13, 1964. The Assistant Executive

Director reported to the Board on meetings which had been held with representatives of the Federal Aviation Agency and International Atlas Services to the effect that apparently neither of these organizations will oppose the holding of the race as presently planned on the North Airport, and that the Cerebral Palsy Association has agreed to underwrite the cost of a short section of new road which would permit the race to be run without interfering with air traffic on either Runway 27/R or 27/L. The Assistant Executive Director was instructed to communicate with the Regional Committee for Better Service at Oakland International Airport and the tenants of the T-hangars to determine their views. A motion was then made by Commissioner Chaudet, seconded by Commissioner Brown, and passed by the following vote that the staff continue negotiations and that if all objections are met the Board would approve the race again being held at the Oakland Airport: 4 ayes - Commissioners Brown, Chaudet, Kilpatrick, and President Vukasin; 1 no - Commissioner Tripp.

The Manager, Properties Department, transmitted a letter to the Board from Meyer Lightner & Co. dated March 13, 1964, making an offer to purchase one of two sites in the Port of Oakland Industrial Park on behalf of the Brotherhood of Teamsters and Auto Truck Drivers Local #70. The first parcel consisted of 5 acres of land on Oakport Street with a 500-foot frontage and approximately 500 feet in depth, at a price of \$40,000 per acre; the second choice of 5 acres on the corner of San Leandro Channel and Hegenberger Road, for which they would also pay \$40,000 per acre. The letter also listed certain conditions in connection with the property purchase. The Manager, Properties Department, with the concurrence of the Executive Director, recommended that the Board approve selling to the Union in an "as is" condition the second parcel of land mentioned at the corner of San Leandro Channel and Hegenberger Road. The Executive Director displayed three proposed layouts for the location of the 5 acres, and it was agreed that the plot would be located with 500 ft. frontage on Hegenberger

Road and approximately 100 ft. frontage on the side road at the back of the plot. Messrs. Meyer Lightner and William Rodgers appeared before the Board in this connection, and Mr. Lightner explained that the Union would make an investment of between \$600,000 and \$700,000 in a facility which would contain offices for union headquarters and a 2,000-seat auditorium for union meetings, that there would be approximately 21 permanent employees, having a daily in-and-out foot traffic of approximately 150 persons. Upon motion of Commissioner Tripp, seconded by Commissioner Kilpatrick, and passed by the following vote, the Executive Director was instructed to proceed along the lines as recommended. The Port Attorney, during discussion on the motion, called the Board's attention to the recommendation of bond counsel that a study should be made prior to the additional sale of Port lands. A vote was then taken on the motion and it passed by a vote of 4 ayes - Commissioners Brown, Chaudet, Kilpatrick and Tripp; 1 no - President Vukasin.

Mr. Antonio Alcalde, the new Consul for Chile, in Oakland, was unable to appear before the Board as scheduled because of illness.

The Port Attorney made an oral report on the action of the City Council on Charter Amendments, sale of Port property, and additional powers requested by the Board, advising that at the Council meeting on Tuesday evening, March 10, the Council adopted a motion which would permit sale of Port lands without public bidding and directed the City Attorney to work with the Port Attorney in preparing an ordinance granting additional powers to the Board, and also to prepare the requested Charter Amendments which would be put to the voters at the earliest possible date, but that there was little chance that these could be placed on the June ballot. Commissioner Chaudet stated that the Oakland Labor Council had passed a resolution in support of the Board's request to the City Council on these matters.

The Principal Assistant to the Executive Director for Properties Promotion and Sales transmitted a letter to the Board outlining

the terms of a proposed 50-year lease of 2.7 acres in the Port of Oakland Industrial Park fronting on Oakport Street with Murphy's, Inc., for which it would be willing to pay a monthly rental of \$378.00. He explained that this rental is based on a valuation of the property at \$28,000 per acre and that there was a real estate broker involved in the transaction. The Executive Director recommended to the Board that the staff be authorized to conclude the lease as outlined, and on motion of Commissioner Tripp, seconded and passed unanimously, the Executive Director was authorized to proceed along the lines recommended.

The Assistant Chief Engineer displayed to the Board a rendering of the proposed service station to be constructed by the Union Oil Company on the southeast corner of Edgewater Drive and Hegenberger Road, which was approved by the Board on motion of Commissioner Chaudet, seconded and passed unanimously.

President Vukasin excused himself from the meeting at 3:37 p.m. and Vice President Brown conducted the balance of the meeting.

On recommendation of the Manager, Properties Department, an ordinance was passed to print relinquishing to the City Council control of a portion of the Port area consisting of a 26-foot wide strip of land on the westerly boundary of Hegenberger Road between the Nimitz Freeway and Doolittle Drive which was used by the City for the widening of Hegenberger Road.

On recommendation of the Manager, Properties Department, Resolution No. 15288 was passed consenting to installation of property and equipment upon premises occupied by Freschi Box, Inc., consisting of gasoline storage tank and pump, by the Union Oil Company.

The Board approved the following changes in Port tenancies:

HARBOR LICENSE AGREEMENT RENEWALS: (Expiring April 30, 1964)

McBroom & Cecchini: 1,159 sq. ft. in Bldg. H-301 @ \$.10 psf, and 776 sq. ft. in Bldg. H-302 @ \$.03 psf, for a total monthly rental of \$139.18. Located at the Foot of 10th Avenue.

Nelson, Max W.: 2,232 sq. ft. in Building J-316 at Foot of Diesel Street at \$.03 psf, or \$66.96 per month.

HARBOR LICENSE AGREEMENT RENEWALS: (continued)

Walters Engineering, Inc.: 35,600 sq. ft. of shipyard area at 19th Avenue and Embarcadero including Bldgs. P-318, P-319, and P-320 @ \$.006 psf; 1,262 sq. ft. in Bldg. P-309 @ \$.03 psf; 4,900 sq. ft. water area @ \$.006 psf; and 1,450 sq. ft. wharf area @ \$.01 psf, for a total monthly rental of \$295.36.

AIRPORT LICENSE AGREEMENT RENEWALS: (Expiring March 31, 1964)

Airport Supply: 3,485 sq. ft. in Bldg. L-723 on Boeing Street @ \$.055 psf, or \$191.68 per month.

Golden Gate Aviation, Inc.: 28,061 sq. ft. in Hangar 3 on Earhart Road at \$.055 psf; 2,232 sq. ft. office area @ \$.085 psf; 856 sq. ft. on second floor @ \$.035 psf; 1,782 sq. ft. on mezzanine @ \$.025 psf; and 9,424 sq. ft. in Bldg. L-230 on Earhart Road @ \$.055 psf; for a total monthly rental of \$2,270.91.

Grove, R. L. Co.: 3,968 sq. ft. in Bldg. L-723 on Wright Street @ \$.055 psf, and 4,905 sq. ft. @ \$.045 psf, for a total monthly rental of \$438.97.

Oakland Sandblasting Co.: 2,400 sq. ft. in Bldg. L-401 adjacent to Airport Channel @ \$.045 psf, and 2,615 sq. ft. of adjacent land area @ \$.006 psf, for a total monthly rental of \$123.69.

Space Air Supply Co.: 1,614 sq. ft. office area in Bldg. L-721 on Wright Street @ \$.085 psf, and 3,238 sq. ft. of warehouse space @ \$.045 psf, for a total monthly rental of \$282.90.

NEW OCCUPANCY:

Bay Aviation: Rooms 14, 15 and 16 in Airport Building L-130 on Earhart Road, containing 818 sq. ft. @ \$.12 psf, or \$98.16 per month, as of April 1.

CANCELLATION:

Whirlybird Clubs of America, Inc.: Had been renting office area now being taken over by Bay Aviation, as of April 1.

ADDITIONAL AREA:

World Airways, Inc.: Addition, since January 1, of 996 sq. ft. office space in Bldg. L-130 on Earhart Road @ \$.12 psf, or \$119.52 per month. As of April 1, 1964, they desire agreement on total area occupied: 2,618 sq. ft. in Bldg. L-130 @ \$.12 psf; 5,674 sq. ft. in Bldg. L-230 off Earhart Road @ \$.055 psf; 2,400 sq. ft. in Bldg. L-236 off Earhart Road @ \$.055 psf; 6,427 sq. ft. in Bldg. L-510 on Earhart Road @ \$.085 psf; 1,507 sq. ft. in Bldg. L-621 between Earhart Road and Doolittle Drive @ \$.045 psf; 611 sq. ft. in Bldg. L-635 between Earhart Road and Doolittle Drive @ \$.045 psf; and 7,106 sq. ft. land area by Bldg. L-510 @ \$.011 psf; for a total monthly rental of \$1,478.02.

REDUCTION IN AREA:

Owens-Illinois: As of January 1, 1964, reduced outside storage area adjacent to Terminal Building "F", Outer Harbor Terminal Area, from 2,072 sq. ft. to 1,398 sq. ft. @ \$.011 psf, for a reduction of \$6.41 per month.

CHANGE IN CORPORATE SET-UP:

Dur-El Company: Mr. E. E. Lickiss, copartner, sold his interest in Dur-El Company, 933 - 19th Avenue, to Mr. Donald Durant, one of the other two copartners. Mr. Lickiss is not relieved of his obligations and responsibility under the terms of the lease.

CHANGE IN NAME:

Norris Building Materials Co.: Mr. Don Vopat, licensee, to change name of this company at 639 Embarcadero to Contractors Supply, and license agreement to so reflect, as of March 15, 1964.

The Executive Director informed the Board that the Union News Company has again requested a waiver or deferment of the minimum rental under the lease for the airport restaurant and related facilities for an additional period of six months, and he recommended that the Board approve the request, which the Board did, on motion of Commissioner Tripp, seconded and passed unanimously.

The Assistant Executive Director informed the Board that Nalley's, Inc., who have been providing in-flight catering service at the airport were served with a notice to vacate because they had informed the Port that they were no longer going to perform this service for the airlines, and Resolution No. 15289 was passed ratifying notice of termination of tenancy of Nalley's, Inc. The Board was also informed that Nalley's are selling their equipment to the Bay Area Caterers and that Mr. Renard will be retained as the principal chef by the new company. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved occupancy of Bay Area Caterers on the basis of a 4% payment to the Port of gross sales against a \$200 per month minimum rental for the first year, to be increased to \$400 per month minimum rental after the first year.

The Airport Superintendent informed the Board that Hertz U-Drive have requested that the Port perform the service of assigning

rental cars on the North Airport, on the basis that the Port will be paid \$2.00 per transaction in addition to the percentage paid to the Port under the agreement, which was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

The Executive Director presented to the Board a "Fly Oakland" promotional budget in the amount of \$187,383.00 for the fiscal year 1964-65 and explained that this had been prepared at the suggestion of Mayor Houlihan during the recent negotiation meetings with the airlines. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the proposed budget and directed that it be submitted to Mayor Houlihan as he requested.

The Executive Director made an oral report to the Board on the recent Federal Aviation Agency Supersonic Transport Conference held in Washington, D. C., to which 17 airports had been invited to send representatives. The Executive Director stated that, at his suggestion, the Airport Operators Council had taken the position that noise problems created by the new supersonic planes are considered to be a national problem and that the regulation and responsibility for noise control should be a Federal matter as it is the Federal Government who has controlled the research and development of the aircraft, and that local jurisdictions should not be saddled with the noise responsibility where they have no control over its conception. He stated that the Port's control over the Trojan property area east of the new airport runway is still to be considered, and the Board authorized that he work with the Planning Departments of the City of San Leandro and the County of Alameda in this connection. He then explained some of the technical aspects of the new planes, such as high temperature exhausts, the need of blast fences, the added weight on airport runways and taxiways, etc.

The Manager, Properties Department, informed the Board that the California Speedboat Association plans to hold a regatta in the Airport Channel on April 12, 1964, and it was determined that the

Association has this right under its present agreement and that it will no longer be necessary for the Board to approve the individual events.

The Assistant Manager, Properties Department, explained that the amended lease for Mardeco, Inc., in connection with the proposed plans for the Oakland Sea Food Grotto, had not yet been executed by Mardeco.

The Executive Director and the Assistant Executive Director made oral reports to the Board on negotiations with the United States Government regarding Tracts A-115 and A-116 in the Outer Harbor Terminal area, explaining that the proposed agreement for settlement of the dispute with the Federal Government, as proposed to the Board at its meeting of March 4, has met with problems in Washington, D. C., in that the Federal agencies will not approve the proposed buy-back by the Port of the Tract 116 facilities at a fixed amount of \$400,000 and that the Government has asked that the balance of the agreement be approved by the Port, eliminating the buy-back clause. On motion of Commissioner Chaudet, seconded and passed unanimously, the Board indicated that it was unwilling to accept the terms without the buy-back clause, but is willing to extend the present agreement for an additional two months to allow a further negotiating period. Resolution No. 15294 was then passed authorizing execution of supplemental agreement No. 1 to Lease No. DA-04-167-ENG-2775 with the United States of America, providing for an extension of the agreement to June 30, 1964. The Assistant Executive Director recommended that the Board employ an appraiser to establish the true value of Tract 116, which was approved upon motion of Commissioner Chaudet, seconded and passed unanimously.

The Manager, Marine Terminals Department, made an oral report to the Board on the recent movement of unitized pallet loads

of Dole pineapple moving through Howard Terminal from Hawaii and the utilization of the Dole San Leandro Street plant for a warehousing and distribution center.

On recommendation of the Manager, Marine Terminals Department, Resolution No. 15295 was passed appropriating the sum of \$400 for the purpose of assisting in defraying the expenses of World Trade Week, May 18 through 22.

The Assistant Manager, Properties Department, informed the Board that the Oakland Museums Association had written letters to the Board thanking it for cooperating in its recent White Elephant sale.

On recommendation of the Executive Director, the Board approved the employment of Ernst & Ernst to prepare auditing of the accounts and records of the Port for the year ending June 30, 1964, at a maximum fee of \$5,800, on motion of Commissioner Chaudet, seconded and passed unanimously.

Resolution No. 15290 was passed ratifying travel to Atlanta, Georgia, by the Executive Director and Commissioner Brown, and Resolution No. 15291 was passed authorizing attendance at the Airport Operators Council meeting in Washington, D. C., April 12 to 17 by Commissioners Brown, Kilpatrick, Tripp and President Vukasin, the Executive Director, the Port Attorney, and the Airport Manager.

In this connection the regular Board meeting of April 15 will be postponed to April 22, 1964, on motion of Commissioner Chaudet, seconded and passed unanimously.

Resolution No. 15292 was passed approving certain leaves of absence as listed on the Board calendar.

Commissioner Tripp asked regarding the Port's position in connection with the proposal that the Pacific Coast Association of Port Authorities employ a full-time executive secretary and set up a permanent office. The Executive Director explained that in the past the Port of Oakland had opposed this suggestion on the grounds that the Northern California Ports & Terminals Bureau adequately serves the Port in connection with rate matters and the added expense of a duplicate office by the PCAPA cannot be justified. Commissioner Tripp said he would bear this position in mind, should the matter be discussed at the Board of Directors meeting which he will attend in Portland, Oregon.

An oral report was made by the Port Attorney explaining C.A.B. action on proceedings involving Paradise Airlines and the question of whether or not C.A.B. approval or authority is necessary for the service to Lake Tahoe.

The following written reports were noted and ordered filed:

Condition of funds as of March 13, 1964.

Report of accounts receivable 60 days or more in arrears as of February 29, 1964.

Condition of Port Revenue Fund #911 as of February 29, 1964.

List of claims paid on Port Revenue Fund #911 for the weeks ending February 28 and March 6, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick, and
Tripp -4
Noes: None
Absent: President Vukasin -1

"RESOLUTION No. 15269

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH ATWOOD, LTD.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with ATWOOD, LTD., a corporation, providing for the occupancy by Licensee of six bays in northwest corner on the first floor of Building No. F-107, for a period of one year commencing January 1, 1964, at a monthly rental of \$150.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15280

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH TRANS CALIFORNIA AIRLINES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with TRANS CALIFORNIA AIRLINES, INC., a corporation, providing for the occupancy by Licensee of an area of 85 square feet of counter space, 200 square feet of office space and 200 square feet of baggage area at Metropolitan Oakland International Airport, for a period of one year commencing January 1, 1964, at a monthly rental of \$206.70 and certain charges for the use of the baggage dispensing facilities and the baggage claiming area, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15281

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH LEON HERSH.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with LEON HERSH, providing for the occupancy by Licensee of an area of 1,435 square feet in Building H-211, for a period of one year commencing March 1, 1964, at a monthly rental of \$61.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15282

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH LAKEHURST COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License

and Concession Agreement, dated the 1st day of January, 1964, with LAKEHURST COMPANY, a corporation, providing for the occupancy by Licensee of an area of 1,833 square feet in Building No. J-316 at the foot of Diesel Street, for a period of one year commencing January 1, 1964, at a monthly rental of \$55.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15283

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH MARINE TERMINALS CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with MARINE TERMINALS CORPORATION, a corporation, providing for the occupancy by Licensee of an area of 1,913 square feet in Building E-501, adjacent lean-to containing 900 square feet and an open area of 500 square feet including gasoline pump and tank in the Clay Street Pier Area and Building B-303 and adjacent open area of 2,036 square feet in the Outer Harbor Terminal Area, for a period of one year commencing on March 1, 1964, at a monthly rental of \$133.89, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15284

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH WILLIAM R. COLE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with WILLIAM R. COLE, providing for the occupancy by Licensee of an open area of 17,165 square feet and shed containing 2,210 square feet at 7th and Maritime Streets, for a period of one year commencing March 1, 1964, at a monthly rental of \$147.19, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15285

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH R. C. KING.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with R. C. KING, providing for the occupancy by Licensee of an area of one acre more or less along the west side of Oakport Street, the location of which will be assigned by the Manager, Properties Department of the Port, for a period of one year commencing March 1, 1964, at a monthly rental of \$150.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15286

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH V. MARTIN.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of February, 1964, with

V. MARTIN, providing for the occupancy by Licensee of Building No. L-861 at the Metropolitan Oakland International Airport, for a period of one year commencing February 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15287

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

RESOLVED that the bonds of HAROLD R. JONES and ROBERT C. JONES, copartners doing business under the firm name and style of O. C. JONES AND SONS, executed by THE FIDELITY AND CASUALTY COMPANY OF NEW YORK, a corporation, each in the amount of \$62,260.00, for the faithful performance of their contract with the City of Oakland for the construction of road improvements in the Port of Oakland Industrial Park, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15288

RESOLUTION CONSENTING TO INSTALLATION OF PROPERTY AND EQUIPMENT UPON PREMISES OCCUPIED BY FRESCHI BOX, INC.

RESOLVED that this Board does hereby consent to the installation by UNION OIL COMPANY OF CALIFORNIA, a corporation, and FRESCHI BOX, INC., of one new 6000-gallon U. L. Tank and one new Tokheim model power pump, upon the premises of the Port located at the foot of Diesel Street and occupied by said FRESCHI BOX, INC., together with the right to remove said property and equipment, subject, however, to the following express terms and conditions:

1. That UNION OIL COMPANY OF CALIFORNIA and FRESCHI BOX, INC. shall, if requested to do so by the Port, remove such property and equipment and the premises shall be restored by them to the condition in which they existed prior to the installation of such property and equipment;
2. That UNION OIL COMPANY OF CALIFORNIA shall promptly notify the Executive Director and Chief Engineer of the Port in the event that FRESCHI BOX, INC., shall default in the performance of any obligation on its part under its contractual arrangements with UNION OIL COMPANY OF CALIFORNIA; and
3. That FRESCHI BOX, INC., shall use said facilities only for the servicing of its own equipment and shall not sell gasoline or any other petroleum products to third persons."

"RESOLUTION NO. 15289

RESOLUTION RATIFYING TERMINATION OF TENANCY OF NALLEY'S, INC.

RESOLVED that the notice dated March 5, 1964, given to NALLEY'S, INC., cancelling and terminating its occupancy of Building L-870 and of other premises occupied by NALLEY'S, INC., at Metropolitan Oakland International Airport, effective April 10, 1964, be and the same is hereby ratified, confirmed and approved."

"RESOLUTION NO. 15290

RESOLUTION RATIFYING CERTAIN TRAVEL.

RESOLVED that the authority for Commissioner EDWARD G. BROWN to proceed to Atlanta, Georgia, on or about March 9, 1964, to attend to business of the Port and Airport, be and the same is hereby ratified, confirmed and approved; and be it

FURTHER RESOLVED that the authority granted the Executive Director and Chief Engineer by Resolution No. 15252 to proceed to Washington, D. C., for a meeting commencing March 11, 1964, shall be and the same is hereby broadened to include authority to proceed to Washington, D. C., via Atlanta, Georgia, to attend to business of the Port and Airport; and be it

FURTHER RESOLVED that Commissioner EDWARD G. BROWN and the Executive Director and Chief Engineer shall be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

"RESOLUTION NO. 15291

RESOLUTION AUTHORIZING ATTENDANCE AT AIRPORT OPERATORS COUNCIL.

RESOLVED that President GEORGE J. VUKASIN, Commissioners EDWARD G. BROWN, EMMETT KILPATRICK and PETER M. TRIPP, the Executive Director and Chief Engineer, the Port Attorney and the Airport Manager be and they hereby are authorized to proceed to Washington, D. C., to attend the Spring meeting of the Airport Operators Council commencing April 13, 1964, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

"RESOLUTION NO. 15292

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE.

RESOLVED that leaves of absence for the following employees, with pay, for the reasons and time respectively shown, be and the same hereby are ratified:

CLARENCE A. POWELL, Port Maintenance Laborer, for illness, for ten working days, effective February 18, 1964;

GODFREY WATKINS, Port Maintenance Laborer, for illness, for twenty-seven working days, effective February 24, 1964;

WILLIAM F. TUCKER, Airport Serviceman, for illness, for nineteen working days, effective March 1, 1964."

"RESOLUTION NO. 15293

RESOLUTION DESIGNATING PERSONNEL OFFICER.

RESOLVED that the Director of Fiscal Affairs, Port Department, be and he is hereby designated to act as and perform the duties of Personnel Officer of the Board of Port Commissioners."

"RESOLUTION NO. 15294

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL
AGREEMENT NO. 1 TO LEASE NO. DA-04-167-ENG-2775
WITH THE UNITED STATES OF AMERICA.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Supplemental Agreement No. 1 to Lease No. DA-04-167-ENG-2775 with THE UNITED STATES OF AMERICA, dated March 18, 1964, amending said Lease dated April 8, 1963 to extend the term thereof to June 30, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15295

RESOLUTION APPROPRIATING THE SUM OF \$400.00 FOR
THE PURPOSE OF ASSISTING IN DEFRAYING THE EXPENSES
OF WORLD TRADE WEEK.

RESOLVED that there is hereby appropriated out of the Port Revenue Fund the sum of \$400.00 for the purpose of assisting in defraying the expenses of World Trade Week, May 17 - 23, 1964, inclusive."

"RESOLUTION NO. 15296

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH MEG ENGINEERS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March 1964, with R. W. GREUNER, an individual doing business under the firm name and style of MEG ENGINEERS, providing for the occupancy by Licensee of an open area of 21,760 square feet at the foot of Fifth Avenue, for a period of one year commencing March 1, 1964, at a monthly rental of \$130.56, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15297

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH GOULD TRANSPORTATION CO., INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with GOULD TRANSPORTATION CO., INC., a corporation, providing for the occupancy by Licensee of an open area of 4,005 square feet and 2,400 square feet in Building No. H-102, Ninth Avenue Terminal Area, for a period of one year commencing March 1, 1964, at a monthly rental of \$108.03, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15298

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH INTERNATIONAL AVIATION DEVELOPMENT
CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License

and Concession Agreement, dated the 1st day of February, 1964, with INTERNATIONAL AVIATION DEVELOPMENT CORPORATION, a corporation, providing for the occupancy by Licensee of an area of 960 square feet in Building No. 860, Metropolitan Oakland International Airport, for a period of one year commencing February 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15299

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH L & S RUG LAYERS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with L & S RUG LAYERS, a corporation, providing for the occupancy by Licensee of an area of 4,565 square feet in Building No. 647, Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$205.43, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

Port Ordinance No. 1255 being, "AN ORDINANCE AMENDING SECTION 10.00 OF PORT ORDINANCE NO. 867, FIXING THE SALARY OF THE AIRPORT MANAGER", and

Port Ordinance No. 1256 being, "AN ORDINANCE AWARDDING LEASE OF CERTAIN LANDS LOCATED AT THE SOUTHEAST CORNER OF EDGEWATER DRIVE AND A SIXTY-FOOT WIDE STREET TO BE CONSTRUCTED EXTENDING SOUTHERLY FROM EDGEWATER DRIVE TO H. J. & W. TIMBERLANDS, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", having been duly introduced, read and published, were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick and

Tripp -4

Noes: None

Absent: President Vukasin -1

Port Ordinance No. _____ being, "AN ORDINANCE RELINQUISHING TO THE CITY COUNCIL CONTROL OF A PORTION OF THE PORT AREA", and

Port Ordinance No. _____ being, "AN ORDINANCE AWARDDING LEASE OF CERTAIN LANDS LOCATED ON THE EASTERLY SIDE OF A SIXTY-FOOT WIDE STREET TO BE CONSTRUCTED EXTENDING SOUTHERLY FROM EDGEWATER DRIVE TO _____, DETERMINING CERTAIN MATTERS

IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF",
were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick and
Tripp -4

Noes: None

Absent: President Vukasin -1

There being no further business and on motion duly made and
seconded the meeting was adjourned at 4:57 p.m.


SECRETARY

Board of Port Commissioners Meeting
Secretary

Action APR 22 1964

*Approved as written
and filed*

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

The meeting was held on Wednesday, April 1, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Tripp, and
President Vukasin -4

Commissioners absent: Kilpatrick -1

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

Visitors attending the meeting included Messrs. D. B. Walker, Secretary, and W. J. Wahlberg, both of Executive Yacht Sales; and Mr. Barry Netherwood of Sherwin Williams Paint Co.

The minutes of the regular meeting of March 18, 1964, were approved as written and ordered filed.

Messrs. Walker and Wahlberg appeared before the Board in connection with their request that property leased from the Port of Oakland by Executive Yacht Sales on the Embarcadero in the Ninth

Avenue Terminal area be assigned to Oakland Marina, a partnership consisting of D. B. Walker, W. J. Wahlberg, and M. W. Wilcox, which was recommended by the Manager, Properties Department, and approved by passage of Resolution No. 15300.

The Executive Director transmitted a letter to the Board from Mr. I. B. Miller, Vice President, Sales and Marketing Executives of Oakland, requesting that the Port return the organization's deposit check in the amount of \$500.00 which was held by the Port to guarantee cleanup from the Metropolitan Oakland Area Industries Show which was recently held at the Oakland airport. The letter acknowledged that the Port had expended a total of \$168.26 for electrical supplies and \$198.62 for labor in connection with furnishing electrical current to the displays for the show, but requested that the entire \$500.00 be returned as the show was operated at a loss to the organization. Upon motion of Commissioner Tripp, seconded and passed unanimously, the Board determined that it would retain \$198.62 to cover the Port's out-of-pocket labor cost, returning the balance of the deposit to the organization.

The Assistant Chief Engineer explained to the Board that the State of California had paid to the Port the sum of \$3,000.00 as settlement for the Port's claim for unfinished work which was to have been performed by the State's contractor in connection with improvements to the outer edge of the Webster Street Pier. He further explained that Mardeco, Inc., has now requested that the Port make certain improvements to the area, consisting partially of a 3-foot section of walkway on the west side of the Webster Street Pier, a fence on the south end of the pier, a timber curb along the wharf, 10 planter boxes, and a section of chain-link fence; and that performance of this work by the Port would settle all outstanding claims of Mardeco, Inc., against the Port including those in connection with the reduction of area for the Marina, and the delay in making certain areas available because of the proposed construction

of the Oakland Sea Food Grotto. It was understood that the Port would not expend in excess of \$3,000.00. This program of exchanges was recommended by the Manager, Properties Department, and was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

Resolution No. 15314 was also passed authorizing execution of second supplemental agreement with Mardeco, Inc., and authorizing recordation thereof, as approved by the Board at its regular meeting of December 4, 1963.

A rendering and a plot plan of the proposed building improvements to be constructed by Hammon, Jensen & Wallen in the Port of Oakland Industrial Park at the intersection of Edgewater Drive and Pendleton Way were viewed by the Board and approved on motion of Commissioner Tripp, seconded and passed unanimously.

The Assistant Chief Engineer transmitted a letter to the Board explaining the need for protective wrapping on Port of Oakland piles supporting waterfront facilities, and recommending that Mr. Orval E. Liddell who holds certain patent rights on the pile-wrapping process be employed as a consultant for the Port in this connection, and that he would be paid twenty-five cents per lineal foot of wrap installed on the piles. It was understood that if payment to Mr. Liddell amounts to less than \$1,500.00 under the program, the Port will pay his travel expenses from Los Angeles and subsistence expenses, and that the Port's maximum obligation under the agreement would be \$2,000.00. This program was approved on motion of Commissioner Brown, seconded and passed unanimously.

The Assistant Chief Engineer displayed the proposed signs to be erected on the south and east sides of the Port of Oakland Building by C. J. Hendry Co. and a rendering of the proposed improvements to one of the planting areas in the mall on the south side of the Port of Oakland Building. All were approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The Assistant Chief Engineer explained to the Board that the Port had received requests from service clubs meeting in the Jack London Square area to erect signs advertising their meeting date and place, and that it was proposed that a single structure be erected on the west side of Broadway in the planting area between First and Water Streets which would contain uniform signs for each of the various service clubs, with the principal structure to be paid for by the Port and the individual club signs to be constructed by the Port but paid for by the service clubs involved. This program was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Resolution No. 15313 was passed ratifying sale of certain personal property consisting of 5,380 lbs. of light scrap metal to National Iron and Metal Company, at \$16.00 per ton, or a total of \$43.04.

The Manager, Properties Department, recommended the following changes in Port tenancies which were approved on motion of Commissioner Brown, seconded and passed unanimously:

NEW OCCUPANCIES:

Hensley, Robert J.: 371 square feet on the second floor of Airport Building L-142 on Earhart Road @ \$.12 psf, or \$44.52 per month, as of April 1, 1964, to be billed on a quarterly basis.

Home Transfer & Storage Co.: 5,000 square feet at the rear of Terminal Building "C" off Wharf Street, Outer Harbor Area, @ \$.011 psf, or \$55.00 per month, as of April 1, 1964.

ADDITIONAL AREA:

Johnston, Inc.: 530 square feet in Airport Building L-710 on Earhart Road, as of April 1, 1964, @ \$.055 psf, or \$29.15 per month, for a total monthly rental of \$183.99.

RENEWAL OF AIRPORT AGREEMENT:

F.A.A.: Site for UHF Remote Transmitter #1 in the north airport area, under Contract No. FA-64-WE-20014, @ \$1.00 per year, renewable as of July 1, 1964.

REQUEST FOR BUY-BACK:

Comstock Aviation, Inc.: Proposed to spend \$5,300 in remodeling premises in Airport Building L-142 which work was approved by the Board on March 4, 1964. The Board approved amendment to license agreement to provide that if the Port requested vacation of the property within 36 months, it would reimburse the tenant for unamortized portion of its investment.

REDUCTION IN AREA:

American Tire Products Co.: Reduction from 19,200 square feet of open area near the Foot of Sixth Avenue to 9,750 square feet @ \$.006 psf, for a new monthly rental of \$58.50, as of April 1.

CANCELLATION OF AREA:

Orein Nish: Cancellation of 9,000 square feet paved open area at 19th Avenue and the Embarcadero @ \$.011 psf, or \$99.00 per month; property never occupied.

REQUESTS FOR SUBLEASE:

California Aviation Service, Inc.: Desires permission to sublease a portion of the office space in the leanto section of Hangar 1 on Earhart Road to Oakland Helicopter Flight Academy.

Dove Vending Service: Subconcessionaire for ice cream vending changed to Mr. Robert J. MacArthur, 4191 Davis Street, Livermore.

CHANGE IN OWNERSHIP:

V & N Aircraft Sheet Metal Shop: Area of 2,375 square feet in Airport Building L-710 on Earhart Road at \$112.81 per month, operated by a partnership consisting of Messrs. E. Valencia and M. A. Nicholson. Mr. Albert W. Shaft is now sole owner and the license agreement is to be in his name, dba V & N Aircraft Sheet Metal Shop.

The Executive Director transmitted a letter to the Board advising that the East Bay Municipal Utility District has requested that it be granted easements over Port property to gain access to that property being exchanged by the City Council for the coliseum site, which would consist of a perpetual non-exclusive easement over the frontage on Oakport Street, which is required due to the Port's retaining a 52-foot strip of property for future widening of the street and a perpetual non-exclusive easement over Pardee Drive as access to property west of Hegenberger Road, as well as the right to install underground utilities. He explained further that the

District has declined to commit itself to compliance with the Port's covenants and restrictions in the Industrial Park and has insisted upon an early execution of the easements requested. The Board, after discussion, determined that it would authorize execution of the easements, but that the Port staff should continue in its efforts to obtain agreement with the District as to compliance with the covenants and restrictions in the area. Resolution No. 15321 authorizing grant of easement to East Bay Municipal Utility District was passed.

Personnel matters as listed on the Board's calendar were approved by passage of Resolutions Nos. 15301 and 15302.

On recommendation of the Port Attorney, Resolution No. 15303 was passed appointing Mr. John E. Nolan to the position of Deputy Port Attorney, and an ordinance was passed to print fixing the compensation for the Deputy Port Attorney.

The Port Attorney submitted to the Board a proposed statement of the recommended position of the City of Oakland regarding the legality of tidelands trust revocation by the State of California, which had been prepared at the request of both the Mayor and the City Manager of Oakland. The Board approved the statement on motion of Commissioner Chaudet, which was seconded and passed by the following vote: 3 ayes - Commissioners Brown, Chaudet, and President Vukasin; 1 no - Commissioner Tripp.

The continued item of the request from the Cerebral Palsy Association to hold a sports car race on the north airport area on September 12 and 13, 1964, was discussed. The Airport Manager reported that all airport tenants had been invited to attend a meeting on the subject but only 4 persons had actually attended and these persons raised no particular objection to the holding of the race, but that since the meeting two letters from tenants who did not attend had been received objecting to the holding of the race.

The Airport Manager expressed his concern regarding the ability of the Oakland Police Department to properly control road traffic to the area to assure free travel to the airport terminal building for airplane passengers. When asked by the Board as to his personal opinion regarding the race, the Airport Manager stated that the Cerebral Palsy Association should be asked to find some other location for the race. The Board was also informed that a letter dated March 31, 1964 had been received from William F. Knowland, Chairman of the Committee for Better Service at Oakland International Airport, stating that, speaking as an individual, he could see no objection to the holding of the Grand Prix auto race for the benefit of Cerebral Palsy. The Board determined that representatives from the Cerebral Palsy Association should be invited to an adjourned regular meeting of the Board to be held at 2:00 p.m., Wednesday, April 8, along with those responsible for traffic control in the Oakland Police Department, so that the matter can be further discussed.

On recommendation of the Airport Manager, an ordinance was passed to print relating to charges for use of facilities at Metropolitan Oakland International Airport, which had been previously discussed and approved by the Board at its regular meeting of October 22, 1962.

The program for reconstruction of the restaurant facilities of the Oakland Sea Food Grotto was discussed, and the Executive Director was requested to have the proposed lease available for consideration by the Board at the adjourned meeting of April 8, and that the principals of the Grotto Restaurant be invited to attend the meeting.

The Board also requested that the proposed lease for the former London House Restaurant facility be prepared and

available for consideration by the Board on April 8.

The Executive Director informed the Board that Hicor Developers, Inc., are negotiating with World Airways, Inc., for financing and construction of a hangar at the Oakland airport in a manner similar to the financing arrangements for the Oakland Coliseum, as explained to the Board by the Executive Director at the Board meeting of March 4, 1964. He advised that Mr. Robert L. Hunt, president of the organization, has requested that a position be taken by the Board as to land rental; and the Executive Director recommended that, provided the developer's program included all improvements -- i.e., hangars, apron area, taxiway, and utilities -- with no obligation on the part of the Port to expend any funds, the Board agree to a nominal land rental of \$1.00 per year for the required area. This was approved on motion of Commissioner Tripp, seconded and passed unanimously.

On motion of Commissioner Chaudet, seconded and passed unanimously, the Board authorized and directed the Port's Salary Committee, consisting of the Airport Superintendent, the Assistant Chief Engineer, the Chief Port Accountant, and with the Secretary of the Board acting as its chairman, to follow the same procedure as last year in preparing recommendations for salary adjustments.

The following reports were noted and ordered filed:

Status report.

Condition of Funds as of March 27, 1964.

Report of revenue derived from lessees renting from the Port of Oakland on a percentage basis for the month of February, 1964.

List of Claims paid on Port Revenue Fund #911 for the weeks ending March 13 and 20.

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

Ayes: Commissioners Brown, Chaudet, Tripp and President Vukasin -4

Noes: None

Absent: Commissioner Kilpatrick -1

"RESOLUTION NO. 15300

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASES FROM EXECUTIVE YACHT SALES TO OAKLAND MARINA.

WHEREAS, the Port and CARL B. WOOD, an individual doing business under the firm name and style of OAKLAND MARINA, as Lessee, entered into a certain Lease dated the 16th day of August, 1956, for the occupancy by Lessee of certain lands on the south side of the Embarcadero at the foot of the southwesterly extension of 13th Avenue, if extended, for a term of twenty years commencing September 1, 1956; and

WHEREAS, the Port and CARL BRUCE WOOD, an individual doing business under the firm name and style of OAKLAND MARINA, as Lessee, entered into a certain Lease dated the 21st day of December, 1959, for the occupancy by Lessee of certain lands on the south side of the Embarcadero east of 10th Avenue, for a term commencing January 1, 1960 and continuing to and including the 31st day of August, 1976; and

WHEREAS, said leases have heretofore been assigned with the consent of this Board to EXECUTIVE YACHT SALES, a corporation; and

WHEREAS, EXECUTIVE YACHT SALES, a corporation, has requested the consent of this Board to the assignment of said leases to D. B. WALKER, W. J. WAHLBERG and M. W. WILCOX, copartners doing business under the firm name and style of OAKLAND MARINA: now, therefore, be it

RESOLVED that consent is hereby granted EXECUTIVE YACHT SALES, a corporation, to assign said leases to D. B. WALKER, W. J. WAHLBERG and M. W. WILCOX, copartners doing business under the firm name and style of OAKLAND MARINA, upon the express conditions that said D. B. WALKER, W. J. WAHLBERG and M. W. WILCOX, copartners doing business under the firm name and style of OAKLAND MARINA, will assume all the obligations and liabilities of EXECUTIVE YACHT SALES, a corporation, under said leases and that EXECUTIVE YACHT SALES, a corporation, is not hereby released from any obligation or liability under said leases; and be it

FURTHER RESOLVED that the granting of such consent shall not in any way affect the consent granted by this Board to the mortgaging of leasehold interests and subletting of premises as set forth in Resolutions Nos. 14214 and 14215 adopted by this Board August 6, 1962, which consent is hereby ratified, confirmed and approved."

"RESOLUTION NO. 15301

RESOLUTION CONCERNING CERTAIN
APPOINTMENTS.

RESOLVED that the following appointments hereby
are approved or ratified, as the case may be:

JOHN W. CUTHBERTSON, Utilities Foreman, Rate "c",
effective March 23, 1964;

RAYMOND E. STREET, Utilities Foreman, Rate "d",
effective March 18, 1964;

JAMES E. LINDLEY, Building Maintenance Engineer,
effective March 23, 1964;

MARILYN A. LARSON, Reservation Clerk, effective
April 1, 1964."

"RESOLUTION NO. 15302

RESOLUTION CONCERNING CERTAIN
LEAVES OF ABSENCE.

RESOLVED that leaves of absence for the follow-
ing employees, with or without pay, for the reasons and
time respectively shown, be and the same hereby are approved
or ratified, as the case may be:

CLARENCE A. POWELL, Port Maintenance Laborer, for illness,
for nine working days commencing March 24, 1964,
the first working day thereof with pay and the
remainder thereof without pay;

WILLIAM F. TUCKER, Airport Serviceman, for illness, for
twenty-one working days commencing April 23,
1964, the first two working days thereof with
pay and the remainder thereof without pay."

"RESOLUTION NO. 15303

RESOLUTION APPOINTING JOHN E. NOLAN
TO POSITION OF DEPUTY PORT ATTORNEY.

RESOLVED that JOHN E. NOLAN be and he is hereby
appointed to the position of Deputy Port Attorney,
effective April 22, 1964."

"RESOLUTION NO. 15304

RESOLUTION GRANTING LEAVE OF ABSENCE
TO LINDA L. SAUCEDO FROM POSITION OF
INTERMEDIATE STENOGRAPHER-CLERK AND
APPOINTING HER TO POSITION OF LEGAL
STENOGRAPHER.

RESOLVED that LINDA L. SAUCEDO be and she is
hereby granted a leave of absence from the position of
Intermediate Stenographer-Clerk to accept appointment to the
exempt position of Legal Stenographer, effective May 1, 1964;
and be it

FURTHER RESOLVED that LINDA L. SAUCEDO be and she is hereby appointed to the position of Legal Stenographer, effective May 1, 1964."

"RESOLUTION NO. 15305

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH OAKLAND AREA COUNCIL
BOY SCOUTS OF AMERICA.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of October, 1963, with OAKLAND AREA COUNCIL BOY SCOUTS OF AMERICA, providing for the occupancy by Licensee of the second floor conference room in Building No. L-142, Metropolitan Oakland International Airport, for a period of one year commencing October 1, 1963, at a rental of \$10.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15306

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH REP-AIR, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of January, 1964, with REP-AIR, INC., a corporation, providing for the occupancy by Licensee of an area of 1,984 square feet of land under Building No. 116 and 11,791 square feet in Building No. 210, Metropolitan Oakland International Airport, for a period of one year commencing January 1, 1964, at a monthly rental of \$671.47, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15307

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH CLINTON MILL &
MFG., CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with ALBERT G. F. WEIDMAN and ERNEST F. ATKINSON, copartners doing business under the firm name and style of CLINTON MILL & MFG., CO., providing for the occupancy by Licensee of an open area of 5,869 square feet in the north arm of the Estuary area, for a period of one year commencing March 1, 1964, at a monthly rental of \$35.21, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15308

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH CLARK AERO ENTERPRISE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that

certain License and Concession Agreement, dated the 1st day of February, 1964, with E. S. CLARK, an individual doing business under the firm name and style of CLARK AERO ENTERPRISES, providing for the occupancy by Licensee of an area of 2,600 square feet in Building No. 813, and 680 square feet of adjacent roofed area, Metropolitan Oakland International Airport, for a period of one year commencing February 1, 1964, at a monthly rental of \$130.60, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15309

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH NATIONAL STEEL & TIN-
PLATE WAREHOUSES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with NATIONAL STEEL & TINPLATE WAREHOUSES, INC., a corporation, providing for the occupancy by Licensee of an area of 10,000 square feet in Building No. B-302 in the Outer Harbor Terminal Area, for a period of one year commencing March 1, 1964, at a monthly rental of \$500.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15310

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT PROVIDING FOR EXTENSION OF
AGREEMENT WITH DOVE VENDING SERVICE.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain agreement, dated the 1st day of January, 1964, with GEORGE NELIDOV, an individual doing business under the firm name and style of DOVE VENDING SERVICE, extending for a period of one year commencing January 1, 1964, that certain License and Concession Agreement dated August 5, 1960, granting Licensee, among other things, an exclusive concession to locate, install, provide and maintain coin-operated vending machines on the Metropolitan Oakland International Airport, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15311

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH V & N AIRCRAFT SHEET
METAL SHOP.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with ALBERT W. SHAFT, an individual doing business under the firm name and style of V & N AIRCRAFT SHEET METAL SHOP, providing for the occupancy by Licensee of an area of 2,375 square feet in Building No. L-711, Metropolitan

Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$112.81, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15312

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH M. B. MILLER COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with MARVIN B. MILLER, an individual doing business under the firm name and style of M. B. MILLER COMPANY, providing for the occupancy by Licensee of an area of 1,132 square feet in Building No. L-621, Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$50.94, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15313

RESOLUTION RATIFYING SALE OF
CERTAIN PERSONAL PROPERTY.

RESOLVED that the sale of 5,380 pounds of light scrap iron from the condemned incinerator left by SAFEWAY STORES at Eighth Avenue and Embarcadero to NATIONAL IRON AND METAL COMPANY, for the sum of \$43.04, being the highest bid received therefor after informal call for bids, be and the same hereby is ratified, confirmed and approved."

"RESOLUTION NO. 15314

RESOLUTION AUTHORIZING EXECUTION OF
SECOND SUPPLEMENTAL AGREEMENT WITH
MARDECO, INC., AND AUTHORIZING
RECORDATION THEREOF.

RESOLVED that the President of this Board be and he is hereby authorized to execute and the Secretary to attest that certain Second Supplemental Agreement with MARDECO, INC., a corporation, amending that certain Lease between the Port and MARDECO, INC., dated the 22nd day of August, 1960, and recorded on the 10th day of November, 1960, in Reel 204, Image 387, Official Records of Alameda County, California, which amendment deletes 3,840 square feet from Parcel Two of the demised premises, adjusts and reduces areas and relocates facilities necessary due to the new vehicular tube under the Oakland Estuary between the cities of Oakland and Alameda, concerns the rehabilitation of Building F-201, increases the obligation of MARDECO, INC., in connection with required expenditures in construction of facilities, clarifies uses of demised premises and rental payable in connection therewith and other related matters; and be it

FURTHER RESOLVED that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said Second Supplemental Agreement."

"RESOLUTION NO. 15315

RESOLUTION AUTHORIZING COMPROMISE
AND SETTLEMENT OF CLAIM AGAINST
GEORGE SCOTT AND ARROW FLIGHT
COMPANY.

RESOLVED that, for good cause shown, the claim of the Port of Oakland against GEORGE SCOTT and ARROW FLIGHT COMPANY in the total amount of \$472.79 for commercial privileges, rental and plane storage, shall be and the same is hereby compromised and settled for the sum of \$236.00."

"RESOLUTION NO. 15316

RESOLUTION CONSENTING TO ASSIGNMENT OF
LICENSE AND CONCESSION AGREEMENT FROM
S AND S ACCESSORY OVERHAUL, A CO-
PARTNERSHIP, TO S AND S ACCESSORY OVER-
HAUL, A CORPORATION.

WHEREAS, the Port and ARLAND V. STOKES and LEROY SWANSON, copartners doing business under the firm name and style of S AND S ACCESSORY OVERHAUL, entered into a certain License and Concession Agreement dated the 1st day of March, 1963 for the occupancy by Licensee of an area of 5,935 square feet in Building L-814, Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1963; and

WHEREAS, said ARLAND V. STOKES and LEROY SWANSON request the consent of the Port to the assignment of said License and Concession Agreement to S AND S ACCESSORY OVERHAUL, a corporation, as of December 16, 1963; now, therefore, be it

RESOLVED that consent hereby is granted ARLAND V. STOKES and LEROY SWANSON, copartners doing business under the firm name and style of S AND S ACCESSORY OVERHAUL, to assign said License and Concession Agreement to S AND S ACCESSORY OVERHAUL, a corporation, as of December 16, 1963, upon the express conditions that said S AND S ACCESSORY OVERHAUL, a corporation, will assume all the obligations and liabilities of said ARLAND V. STOKES and LEROY SWANSON, copartners doing business under the firm name and style of S AND S ACCESSORY OVERHAUL, under said License and Concession Agreement, and that said ARLAND V. STOKES and LEROY SWANSON are not hereby released from any obligation or liability under said License and Concession Agreement."

"RESOLUTION NO. 15317

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
S AND S ACCESSORY OVERHAUL.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with S AND S ACCESSORY OVER-

HAUL, a corporation, dated December 16, 1963, modifying that certain License and Concession Agreement dated March 1, 1963, by adding thereto 2,000 square feet in the west end of Building No. L-604 at the Metropolitan Oakland International Airport, at an additional monthly rental therefor of \$110.00, effective December 16, 1963, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15318

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH CALIFORNIA AVIATION
SERVICE, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with CALIFORNIA AVIATION SERVICE, INC., a corporation, providing for the occupancy by Licensee of an area of 16,506 square feet in Building No. L-150 (Hangar No. 1) and 11,667 square feet in Building No. L-210 (Hangar No. 2), Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$1,448.46, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15319

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH MULTITECH ENGINEERING
CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with MULTITECH ENGINEERING CORPORATION, a corporation, providing for the occupancy by Licensee of an area of 568 square feet in Building No. L-142 on Earhart Road, Metropolitan Oakland International Airport, for a period of one year commencing April 1, 1964, at a monthly rental of \$68.16, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15320

RESOLUTION DIRECTING RECORDATION
OF LEASE WITH H. J. & W. TIMBERLANDS.

RESOLVED that the Port Attorney hereby is directed to record that certain Lease dated April 1, 1964, between the City of Oakland, acting by and through this Board, and ALONZO C. HAMMON, HERBERT A. JENSEN and ARNOLD F. WALLEN, copartners doing business under the firm name and style of H. J. & W. TIMBERLANDS."

"RESOLUTION NO. 15321

RESOLUTION AUTHORIZING GRANTS OF EASE-
MENTS TO EAST BAY MUNICIPAL UTILITY
DISTRICT FOR PROPERTY FRONTING ON
OAKPORT STREET AND PROPERTY WESTERLY
OF HEGENBERGER ROAD AND FRONTING ON
PARDEE DRIVE.

RESOLVED that the President of this Board be and he

is hereby authorized to execute and the Secretary to attest two Grants of Easements, each dated April 1, 1964, to EAST BAY MUNICIPAL UTILITY DISTRICT in order to provide said District with access to real property fronting on Oakport Street and real property westerly of Hegenberger Road and fronting on Pardee Drive, control over which real property was relinquished by this Board to the City Council by Port Ordinance No. 1235."

Port Ordinance No. 1257 being, "AN ORDINANCE AWARDING LEASE OF CERTAIN LANDS LOCATED ON THE EASTERLY SIDE OF A SIXTY-FOOT WIDE STREET TO BE CONSTRUCTED EXTENDING SOUTHERLY FROM EDGEWATER DRIVE TO TUBERCULOSIS AND HEALTH ASSOCIATION OF CALIFORNIA, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF," and

Port Ordinance No. 1258 being, "AN ORDINANCE RELINQUISHING TO THE CITY COUNCIL CONTROL OF A PORTION OF THE PORT AREA," were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Kilpatrick -1

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 6.02 OF PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF DEPUTY PORT ATTORNEY," and

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 10 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Kilpatrick -1

There being no further business and motion duly made and seconded, the meeting was adjourned at 4:26 p.m., to 2:00 p.m., Wednesday, April 8, 1964.

At the hour of 2:00 p.m., on Wednesday, April 8, 1964, the Board reconvened in its office, Room 376, 66 Jack London Square.

Commissioners Present: Brown, Chaudet, Tripp,
and President Vukasin -5

Commissioners Absent: None

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

Visitors attending the meeting included Mr. Mike Stipic, Oakland Sea Food Grotto; Mr. Ronald V. Gross, real estate broker representing Murphy's, Inc.; Judge Wm. McGuinness, Warren C. Dobbs, Elwin W. Wood, Glendon Wardhaugh, Thomas J. Mullen and John P. Luce, all representing the United Cerebral Palsy Association; and Deputy Chief C. R. Gain and Captain Ed Connolly of the Oakland Police Department.

Mr. Mike Stipic, representing Oakland Sea Food Grotto, appeared before the Board and stated that the principals of the Oakland Sea Food Grotto have agreed to the terms of the latest proposed lease which would include reconstruction of the wharf area at the Foot of Franklin Street by the Port of Oakland and the construction of a new restaurant building by the Oakland Sea Food Grotto, and that financing arrangements have been completed. He agreed that,

prior to the Board meeting on April 22, a letter would be presented confirming these statements and the fact that his people will submit a bid when the lease was advertised. The Port Attorney was directed to have the lease and notice of intention ready for presentation to the Board at the meeting of April 22.

Representatives of the Cerebral Palsy Association as listed above appeared before the Board, with Judge McGuinness acting as spokesman. Judge McGuinness stated that to the best of his knowledge the objections originally raised by the Federal Aviation Agency to sports car races on the north airport on September 12 and 13, 1964 had been satisfied. He stated further that there had been no major objections raised by airport tenants and that in his opinion the public image of the airport would be enhanced rather than damaged by the holding of such a race, and that the only question remaining was whether adequate control of street traffic to and from the airport could be provided by the Oakland Police Department, which he felt they could do. Chief Gain, representing the Oakland Police Department, was asked if the police could guarantee that there would be no delays experienced by airport passengers or those desiring to gain access to the new airport terminal, and he replied that it would be impossible for the Oakland Police Department to make any such guarantee. He asked Captain Connolly to explain to the Board the traffic controls which had been planned, which Captain Connolly did, explaining that it was intended to control traffic on all access roads by control of traffic lanes for exclusive use of those going to the auto races as opposed to through traffic and traffic moving to the new airport. Captain Connolly confirmed that even with this control, the Police Department would be unable to guarantee free movement of traffic to the

airport due to causes which might arise beyond their control. Following a discussion Commissioner Kilpatrick moved that the Board allow the race to be held. His motion failed due to lack of a second. Commissioner Brown then made a motion to deny permission to hold the race, which was seconded by Commissioner Chaudet, and passed by the following vote: Ayes - Commissioners Brown, Chaudet and Tripp; Noes - Commissioner Kilpatrick and President Vukasin. Commissioner Chaudet stated, for the record, that he was in complete sympathy with the Cerebral Palsy Association's activities and was a strong supporter of the organization; however, the Board of Port Commissioners' principal responsibility was to the Port and to the airport and that if even one or two passengers met with a delay in getting to or from the airport, all of the Board's efforts and financial investment would be jeopardized, and this was his reason for voting against the race. Commissioner Brown said that he was in complete agreement with Commissioner Chaudet's statement. Judge McGuinness thanked the Board for its consideration of the matter and stated that the Association would abide by the Board's decision, which he felt was made after full consideration of the matter and based on facts available to the Board.

Mr. Gross, Real Estate Broker, appeared before the Board in connection with the proposed lease of certain lands located on Oakport Street northwesterly of Hegenberger Road, which lease was presented to the Board along with notice of intention therefor from the Port Attorney and a letter of explanation from the Executive Director. The Board approved the lease and authorized advertising for bids therefor, to be received April 22, upon passage of Resolution No. 15323.

The Port Attorney also transmitted a proposed lease to the Board for certain lands in the North Harbor area, together with a notice of intention, and the Manager, Properties Department, transmitted a letter of explanation to the Board. The lease was approved and the Board authorized the advertising for bids therefor, to be received April 22, upon passage of Resolution No. 15324.

A proposed lease, along with notice of intention, was also transmitted to the Board by the Port Attorney covering certain premises located at the southwest corner of First Street and Broadway, and a letter of explanation was transmitted to the Board by the Manager, Properties Department, who also explained orally that two prospective bidders had approved the form of the lease and it was expected that both would enter bids, to be received April 22. The form of lease was approved by the Board and the advertising of bids therefor was authorized, upon passage of Resolution No. 15324.

The Executive Director recommended by letter that the compensation of the Airport Superintendent, a position occupied by Mr. Fred McElwain, be increased to \$1,163.00 per month, and an ordinance was later passed to print changing the salary schedule of the Airport Superintendent accordingly.

The Airport Manager transmitted a letter to the Board advising that the Junior Chamber of Commerce plans to hold its regional meeting at the airport on April 13, 1964 and desires to use the airport conference room for predinner cocktails, at no expense to the Port, between the hours of 6:00 and 7:30 p.m. He recommended that permission to use the facilities be granted, which recommendation was concurred in by the Executive Director and was approved upon motion of Commissioner Tripp, seconded and passed unanimously.

The Manager, Properties Department, informed the Board that the Ford Motor Company is negotiating with the Port, through Mr. Richard Croop of E. B. Field Co., to take over a sublease on Port property at First and Fallon Streets for use as a western states distribution depot for Ford Tractor and implement operations with the intent to expand into the adjacent area at a future date, and that negotiations thus far are very encouraging.

The Port Attorney made an oral report to the Board to the effect that the California State Public Utilities Commission had determined in favor of the Port in the Western Airlines case, to the effect that higher fares in Oakland for similar service at San Francisco Airport are discriminatory and that Western Airlines must either lower its rates in Oakland or raise its rates in San Francisco.

The Port Attorney also reported orally to the Board that he and the City Attorney have completed drafting of the Council ordinance granting additional powers to the Board as well as the resolution permitting sale of City-owned property under the jurisdiction of the Board without competitive bidding, and that both of these matters will be presented to the City Council on Tuesday evening, April 21.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15322

RESOLUTION DETERMINING THAT LEASE OF CERTAIN PREMISES LOCATED AT THE SOUTHWEST CORNER OF FIRST STREET AND BROADWAY SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain premises located at the southwest corner of First Street and Broadway and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of ten (10) years, with an option to extend said term for two additional periods of five (5) years each, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by three separate cash deposits, certified checks or cashier's checks of a responsible bank in the respective amounts of \$750.00, \$3,600.00 and \$25,000.00) with bids to be received prior to the hour of 1:45 P. M. on Wednesday, the 22nd day of April, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it and to award the proposed lease to one other than the highest bidder if the best interests of the City and Port will be served thereby; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15323

RESOLUTION DETERMINING THAT LEASE OF CERTAIN LANDS LOCATED ON OAKPORT STREET APPROXIMATELY 2,030 FEET, MORE OR LESS, NORTHWESTERLY OF HEGENBERGER ROAD SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the

interest of the Port require that the City of Oakland lease certain lands located on Oakport Street approximately 2,030 feet, more or less, northwesterly of Hegenberger Road and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of fifty (50) years, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in the amount of \$500.00), with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 22nd day of April, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to award said lease as to either Parcel "A" or Parcel "B" as described in said lease and said notice; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15324

RESOLUTION DETERMINING THAT LEASE
OF CERTAIN LANDS IN THE NORTH HARBOR
AREA SHOULD BE MADE, APPROVING FORM
OF LEASE AND NOTICE INVITING BIDS
AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands in the North Harbor Area and more particularly described in the form of lease hereinafter mentioned, for a term of ten (10) years commencing on the 1st day of November, 1966, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under

the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in an amount equal to three (3) times the rent bid for one (1) month of said lease and each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in the amount of \$500.00) with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 22nd day of April, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15325

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH ERNST & ERNST.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement, dated the 22nd day of April, 1964, with ERNST & ERNST, a copartnership, as Accountants, to retain and employ Accountants to conduct an examination of, and fully report thereon, the books, records and reports of the Port for the fiscal year commencing July 1, 1963 and ending June 30, 1964, at a fee therefor of not to exceed the sum of \$5,800.00, and that such Agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15326

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH DICK PETERSON CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with GEORGE R. PETERSON, an individual doing business under the firm name and style of DICK PETERSON CO., providing for the occupancy by Licensee of an area of 54,636 square feet of land and water area near the foot of Fourteenth Avenue, for a period of one year commencing April 1, 1964, at a monthly rental of \$327.82, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15327

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH RADIO ELECTRONIC
SERVICE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with A. P. SHUBEL, an individual doing business under the firm name and style of RADIO ELECTRONIC SERVICE, providing for the occupancy by Licensee of an area of 4,000 square feet in Building No. L-739, Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$180.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15328

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH McGUIRE CHEMICAL
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with McGUIRE CHEMICAL COMPANY, a corporation, providing for the occupancy by Licensee of an area of 56,179 square feet in Terminal Building "A", Building B-103, at the foot of Fourteenth Street, for a period of one year commencing March 1, 1964, at a monthly rental of \$2,247.16, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15329

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH DOUBLE TEN MILLS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with CHARLES C. WORTH, an individual doing business under the firm name and style of DOUBLE TEN MILLS, providing for the occupancy by Licensee of an area of 22,328 square feet of warehouse area and 500 square feet of office space, all in Terminal Building "B" in the Outer Harbor Terminal Area, for a period of one year commencing March 1, 1964, at a monthly rental of \$1,024.40, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15330

RESOLUTION AUTHORIZING EXECUTION
OF FIRST SUPPLEMENTAL AGREEMENT
WITH GOLDEN WEST POPCORN COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with BEATRICE D. SHOEMAKER, an individual doing business under the firm name and style of GOLDEN WEST POPCORN COMPANY. dated March 1, 1964, modifying

that certain License and Concession Agreement dated August 1, 1963, by adding thereto 565 square feet in Building No. L-731 at the Metropolitan Oakland International Airport, at an additional monthly rental therefor of \$25.43, effective March 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15331

RESOLUTION APPROVING AND ALLOWING
CLAIM AND DEMAND OF EDGEWATER INN.

RESOLVED that the claim and demand of EDGEWATER INN in the amount of \$87.40 for expenses of airline representatives and Special Counsel to the Port, incurred February 23 and 24, 1964 while attending meetings in Oakland, California, relating to airline service at Metropolitan Oakland International Airport, as follows:

M. Brenner, American Airlines	\$26.17
J. Logan, Trans World Airlines	21.45
R. Rourke, Trans World Airlines	24.54
Cecil Beasley, Port Special Counsel	15.24

be and the same is hereby approved and allowed by the Board of Port Commissioners and the Auditor-Controller is authorized to draw his warrant for the same out of the Port Promotion and Development Fund."

"RESOLUTION NO. 15332

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH THE UNITED STATES
OF AMERICA.

RESOLVED that the President of this Board be and he is hereby authorized to execute and the Secretary to attest that certain Lease No. FA-64-WE-20014, dated the 8th day of April, 1964 with the UNITED STATES OF AMERICA providing for the occupancy by the Government of 0.18 acres, more or less, for the site for UHF Transmitter #1 in the North Airport area, for a term of one year commencing July 1, 1964, with certain rights of renewal, at an annual rental of \$1.00."

"RESOLUTION NO. 15333

RESOLUTION RELATING TO CERTAIN TRAVEL.

RESOLVED that the authority granted Commissioners EDWARD G. BROWN and PETER M. TRIPP and the Executive Director and Chief Engineer by Resolution No. 15291 to proceed to Washington, D. C., to attend the Spring meeting of the Airport Operators Council commencing April 13, 1964, shall be and the same is hereby broadened to include authority to proceed to Washington, D. C., via Buffalo, New York, to attend to business of the Port and airport."

Port Ordinance No. 1259 being, "AN ORDINANCE
AMENDING SECTION 10 OF PORT ORDINANCE NO. 1149 RELATING TO
CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTER-

NATIONAL AIRPORT," and

Port Ordinance No. 1260 being, "AN ORDINANCE AMENDING SECTION 6.02 OF PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF DEPUTY PORT ATTORNEY," having been duly introduced, read and published, were read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 10.01 OF PORT ORDINANCE NO. 867 CHANGING THE SALARY SCHEDULE OF AIRPORT SUPERINTENDENT," was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

There being no further business and on motion duly made and seconded the meeting was adjourned at 3:12 p.m.



SECRETARY

Action MAY 6 1964

*Approved as written
and filed*

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

The meeting was held on Wednesday, April 22, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, Vice President Brown presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet,
Kilpatrick and Tripp -4

Commissioners absent: President Vukasin -1

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

Visitors attending the meeting included Mr. Antonio Alcalde, Consul for Chile in Oakland; Mr. Manuel Tello, Consul General for Chile in San Francisco; Mr. Lewis R. Conklin, Martinolich Ship Repair; Messrs. J. H. Jenkins and Earl L. Wiley, Pacific Dry Dock and Repair Company; Mr. Ronald Gross, Murphy Tire Company; Mr. Harry R. Rothschild, Powerine Oil Company; Mr. J. O. Kirby, Better Restaurants, Inc.; Attorney David Wendel, Orr, Heuring & Wendel; Mr. William H. Slocumb, Real Estate Broker.

Mr. John Nolan, the newly appointed Deputy Port Attorney, was introduced by the Port Attorney to members of the Board.

Mr. Antonio Alcalde, newly appointed Consul for Chile in Oakland and Mr. Manuel Tello, Consul General for Chile in San Francisco, were introduced to those present, and Mr. Alcalde expressed his government's appreciation for the office facilities furnished by the Port as his Consulate headquarters in Oakland. He stated that his purpose in establishing a Consul office in Oakland was to promote commercial development motivating a cultural exchange between the people of California and the people of Chile, to cooperate with all agencies located in the East Bay and with the California-Chilean program. He stated that the Port of Oakland could directly benefit through increased trade with his country, and encouraged the Port to promote Oakland as the terminal point in California for the new Caravelle service which will be inaugurated by the Chilean Airlines in the summer of 1964 with service from California through Mexico City and on to Panama and South American cities.

Mr. Tello then expressed his gratitude and pointed out the aims of establishing a Consulate for Chile in Oakland. His remarks were interpreted by Mr. Alcalde.

The minutes of the regular meeting of April 1, 1964, and the adjourned regular meeting of April 8 were approved as written and ordered filed.

Bids which had been received prior to 1:45 p.m. this date were opened and publicly declared on the following:

BIDS FOR
LEASE OF CERTAIN LANDS IN THE NORTH HARBOR AREA

One bid was received, that being the bid of KDIA, Inc., a corporation, offering to pay a rental of \$420.00 per month.

BIDS FOR
LEASE OF CERTAIN PREMISES LOCATED AT THE
SOUTHEAST CORNER OF FIRST STREET AND BROADWAY

One bid was received, that being the bid of Better Restaurants, Inc., offering to pay a minimum rental of \$1,200.00 per month and 5% of the gross receipts and to operate a first-class restaurant and cocktail lounge on the premises.

BIDS FOR
LEASE OF CERTAIN LANDS LOCATED ON
OAKPORT STREET APPROXIMATELY 2,030
FEET, MORE OR LESS, NORTHWESTERLY
OF HEGENBERGER ROAD

One bid was received, that being the bid of Murphy, Inc. offering to pay \$378.00 per month rental.

All of the foregoing bids were referred to the Port Attorney for approval as to form and legality and to the Executive Director and Chief Engineer for recommendation. Upon recommendation of the Executive Director and approval by the Port attorney, ordinances were passed to print awarding the three leases to the bidders as listed above.

The Port Attorney transmitted proposed leases for the following, together with notice of intention therefor, and the Manager, Properties Department, transmitted letters for each explaining the terms of the proposed leases:

For certain premises located at the Foot of Franklin Street in Jack London Square, which was approved by passage of Resolution No. 15334.

For certain land located on the south side of the Embarcadero northwesterly of

5th Avenue which was approved by Resolution No. 15335.

For certain lands located on the east side of Ferry Street between Petroleum and Dolphin Streets, which was approved by Resolution No. 15336, with the understanding that following the taking of bids, the proposed lease will be submitted to the Federal Maritime Commission for a ruling prior to its taking effect.

For certain lands located on the south side of the Embarcadero northwesterly of 19th Avenue, which was approved by Resolution No. 15337.

Bids for the foregoing leases are to be received at the regular meeting of the Board on May 6, 1964.

Upon recommendation of the Manager, Properties Department, Resolution No. 15363 was passed authorizing credit against rent of Martinolich Ship Repair Company in the amount of \$3,860.17, which amounts to 50% of the total expenditures of the company for protective maintenance of the marine railway pursuant to the hold-over clause of the lease dated March 31, 1952.

The Board approved the following changes in Port tenancies upon motion of Commissioner Kilpatrick, seconded and passed unanimously, with the exception of Industrial Disposal Company:

HARBOR LEASE RENEWALS:

Bay Area Mechanical Contractors, Inc.: 1,666 sq. ft. in Bldg. H-215 on Eighth Avenue @ \$.03 psf, or \$50 (minimum) per month.

Boldt-Beacom Lumber Co.: 99,000 sq. ft. of open area together with Bldgs. H-303, 304, 305, and 306 at the Ninth Avenue Terminal area, for a monthly rental of \$1,090.36.

Britz Chemical Co.: 800 sq. ft. in Bldg. H-207 at the foot of Seventh Avenue @ \$45, and 2,600 sq. ft. of adjacent open area @ \$.006 per sq. ft., for a total monthly rental of \$60.60.

HARBOR LEASE RENEWALS (continued):

Harter, E. C.: Berthing space at the foot of Clay Street to moor a barge for the rental of 6 housing units, based on 5% of gross receipts, with a minimum guaranteed rental of \$88.90 per month.

Industrial Disposal Co.: 400 sq. ft. in Bldg. C-123 on Seventh and Maritime Streets. Resolution No. 15380 was passed authorizing the Port Attorney to file an action against Industrial Disposal Company to recover unpaid rent owed to the Port and forfeiture of the tenancy of Port property.

U. S. Navy: The 12th Naval District to exercise its option to continue occupancy of 3 parcels containing a total of 11.037 acres in the Outer Harbor adjoining the Naval Supply Center, at a rental of \$23,564.40 per year, for an additional year commencing July 1, 1964.

AIRPORT LEASE RENEWALS:

Bechtel Corporation: 14,571 sq. ft. in Bldg. L-810 on Earhart Road @ \$.055 per sq. ft., or \$801.41 per month.

Cornell, William C.: 3,006 sq. ft. in Bldg. L-635 on Doolittle Drive @ \$.045 per sq. ft., or \$135.27 per month.

Hangar Four Corporation: 43,610 sq. ft. on first floor of Bldg. L-410 on Earhart Road @ \$.055 psf, 1,163 sq. ft. on second floor @ \$.035 psf, 4,006 sq. ft. on mezzanine @ \$.025 psf, 3,870 sq. ft. in Bldg. L-414 on Earhart Road @ \$.045 psf, and 42,450 sq. ft. of ramp area @ \$.011 psf, for a total monthly rental of \$3,180.50.

Kaiser Jeep Corporation: 14,048 sq. ft. in Bldg. L-710 on Earhart Road @ \$.055 psf, or \$772.64 per month.

McRae, John: 676 sq. ft. in Bldg. L-708 @ \$.045 psf, 1,240 sq. ft. in Bldg. L-706 @ \$.045 psf, 1,337 sq. ft. in Bldg. L-711 @ \$.0475 psf, 1,200 sq. ft. in Bldg. L-810 @ \$.055 psf. for a total monthly rental of \$215.73, all located on Earhart Road.

Press/Craft: 651 sq. ft. in Bldg. L-130 on Earhart Road (Rooms 1, 2, and 3) @ \$.12 psf, or \$78.12 per month.

Servicemaster of Alameda County: 1,086 sq. ft. in Bldg. L-633 on Beachy Street, for a minimum rental of \$50 per month.

CHANGE IN NAME AND OWNERSHIP:

Western Airmotive Company, Inc.: Formerly Oakland Airmotive Co., occupying 26,663 sq. ft. in Airport Bldg. L-710 on Earhart Road @ \$.055 psf, and 676 sq. ft. in Bldg. L-704 @ \$.055 psf, for a total monthly rental of \$1,503.65, as of May 1, 1964.

REDUCTION IN AREA:

Groeniger & Co.: Reduction of 3,173 sq. ft. in Bldg. H-213, Ninth Avenue Terminal area, @ \$.03 psf, as of May 1, 1964. Licensee will retain 7,331 sq. ft. in Bldg. H-215 and 3,006 sq. ft. of open area, for a monthly rental of \$237.97.

NEW OCCUPANCY:

Ayen House Movers: 4,500 sq. ft. of open area on Wharf H-105, Ninth Avenue Terminal area, for a minimum of \$50 per month, beginning May 1, 1964.

ADDITIONAL AREA:

Crate-Rite, Inc.: Bldg. C-303 on Orient Street in the Outer Harbor area @ \$.03 psf, as of May 1, 1964. This is in addition to Bldgs. C-302, 304, 308, and 309 @ \$.03 psf and an open area of 6,925 sq. ft. @ \$.006 psf, for a new total monthly rental of \$409.11.

Uding, John L.: 1,937 sq. ft. in Bldg. C-305 on Orient and Terminal Streets and 3,979 sq. ft. in Bldg. C-306 @ \$.03 psf, in addition to 4,819 sq. ft. in Bldg. C-307 @ \$.03 psf, making a new total monthly rental of \$322.05, to be incorporated in a new agreement upon expiration of the present one on June 30, 1964.

CANCELLATIONS:

Airport Supply: 3,485 sq. ft. in Bldg. L-723 on Boeing Street @ \$.055 psf, or \$191.68 per month, as of April 30, 1964.

Arena, Daniel J.: 3,904 sq. ft. in Bldg. H-215, Ninth Avenue Terminal area, @ \$.04 psf, or \$156.16 per month, as of March 31, 1964.

A building plan for the rehabilitation of Port Building No. F-201 on the Webster Street Pier was presented to the Board, and the Assistant Chief Engineer explained that it was planned that the exterior finish on the building would be of board and batten rather than the porcelain enamel finish originally intended, but that

the Port would maintain color control of the exterior finish on the building. The Board indicated that it desired to view a rendering of the plans for remodeling the building, and Resolution No. 15370 was passed granting Mardeco permission to perform certain work at a total expenditure estimated at \$75,000.

Upon recommendation of the Executive Director, the Board approved the plans and specifications and authorized advertising for bids to be received May 20, 1964, for the construction of the wharf for the new Oakland Sea Food Grotto Restaurant by passage of Resolution No. 15377.

The Assistant Chief Engineer explained to the Board that the C. J. Hendry Company has changed its plans for the signs to be erected on the south and east sides of the Port of Oakland Building in its leased area, and that unlighted porcelain enamel signs will now be used. This was approved by passage of Resolution No. 15371 granting Johnson and Joseph Company permission to perform certain work.

The Manager, Properties Department, transmitted a letter to the Board outlining the terms of a proposed license agreement with Ford Motor Company covering the occupancy of 1.15 acre of Port land on the southerly side of the 2.5 acre parcel of Port land at the Foot of Fallon Street presently under lease to Nathan Narin, which property will be used for storage, display and sale of tractors, tractor parts, and related uses, with the Ford Motor Company to make certain improvements such as grading, paving, chain link fence, security lighting, loading docks and ramps, with the understanding that, if

the Port Board should refuse to renew the license agreement at any time prior to their having continuous enjoyment of the area for 36 months, the Port would pay back on a pro rata basis the cost of such improvements having a maximum value of \$15,000. It was also explained to the Board that the Ford Motor Company will be subleasing the 2.5 acre parcel of property from Nathan Narin as a part of its operating unit. Resolution No. 15364 was passed granting permission to Nathan Narin to sublet the premises to Ford Motor Company. Resolution No. 15375 was passed authorizing execution of a license agreement with Ford Motor Company.

The Executive Director transmitted a letter to the Board outlining the proposed financing for a hangar for World Airways for construction by Hicor Developers, Inc., which procedure would be similar to the financing arrangements for the coliseum complex by which the City of Oakland in effect guarantees payment of an amount necessary to amortize the cost of construction and financing with a non-profit corporation to be formed which would issue bonds to finance the construction, after securing a ruling from the Internal Revenue Service that the interest on such bonds is tax exempt. On completion of the hangar, it would be leased by the corporation to the City at an annual rental equal to the cost of amortization of the bonds, and the hangar would be turned over by the City to the Port for administration and subleased to World Airways, Inc., under a 10-year lease, while the bond financing program would extend over some 40 years. The City would be repaid from rentals received by the Port. On recommendation of the Executive Director,

Resolution No. 15376 was passed requesting the City Council to authorize the City Manager to enter into negotiations for the construction and lease of a hangar at the Metropolitan Oakland International Airport accordingly.

The Executive Director informed the Board by letter that an Export Expansion Seminar is being planned for May 13, 1964, at Goodman's Jack London Hall in cooperation with the U. S. Department of Commerce, Regional Export Expansion Council, and the Oakland Chamber of Commerce, with a registration fee of \$4.00 per person to be charged to offset a portion of the cost involved. It was estimated that the cost to the Port would be \$250.00. The program was approved upon motion of Commissioner Chaudet, seconded and passed unanimously.

The Executive Director informed the Board that the Northern California Marine Affairs Conference of the San Francisco Marine Exchange has requested that the Port endorse its schedule for Northern California Navigation Projects for the fiscal year 1964-1965. He recommended that the program be approved by the Board, with the exception of the \$250,000 item for initiating the project for deepening the channels to Pittsburg and Stockton. Resolution No. 15372 was later passed concerning Federal Navigation Projects in accordance with the Executive Director's recommendation.

The Executive Director made an oral report to the Board on the action taken by the Oakland City Council on Tuesday, April 21, 1964, at which time a resolution was passed authorizing the sale of Port property without competitive bidding, and an ordinance was adopted granting additional powers to the Board of

Port Commissioners. He also reported that certain proposed charter amendments dealing with Port activities would probably appear on the November election ballot.

The Executive Director transmitted a letter to the Board advising that technical assistance might be available from the Area Redevelopment Administration for an economic and engineering feasibility study to be made by consultants in connection with a proposed bulk cargo handling facility on the former S. P. Mole area property, which is estimated to cost approximately \$50,000, which under an ARA program would require the Port to pay 10% of this amount. The Executive Director recommended that he be authorized to complete an application and to file it with the Area Redevelopment Agency, which recommendation was approved by the Board by passage of Resolution No. 15378.

Upon recommendation of the Assistant Chief Engineer, Resolution No. 15365 was passed granting the Tuberculosis & Health Association of California permission to perform certain work consisting of the construction of a building on leased area in the Port of Oakland Industrial Park.

On recommendation of the Manager, Properties Department, Resolution No. 15366 was passed consenting to assignment of lease for the Ark Restaurant property on the Embarcadero from Harry E. Simmons, Burton C. Williams and Carl Reid, copartners, to The H C C Enterprises.

On recommendation of the Port Attorney, Resolution No. 15367 was prepared authorizing the Port Attorney to file an action against Yellowstone Wood

Products to recover rentals due the Port totaling \$1,191.50, and Resolution No. 15368 was passed authorizing the Port Attorney to file an action against Paul W. Nordstrom to recover \$872.99 due the Port.

The Executive Director transmitted a letter to the Board, together with a copy of a letter from James M. Price, Jr., Chairman of the City of Oakland Planning Commission regarding the establishment of an L-2 District for the area of lower Broadway and Jack London Square, and a proposed reply which would be signed by the President of the Board. The Board gave its approval to a reply by the President of the Board, but indicated it recommended a stronger letter be worded than that submitted by the Executive Director.

Upon motion of Commissioner Tripp, seconded and passed unanimously, the Executive Director and the Port Attorney were asked to prepare a new description for the official boundaries of Jack London Square.

The Executive Director informed the Board that Assembly Bill No. 29 which provides that governmental agencies bordering on San Francisco Bay that are grantees in trust of tide and submerged lands may fill such lands only upon securing the permission of the State Lands Commission, and that in turn the Commission shall have power to approve filling only if it determines that the proposed development is in accordance with the act under which the lands were granted and with a Master Regional Plan of development which has been adopted by the Association of Bay Area Governments. The Executive Director informed the Board that the bill which has already passed the Assembly carries no exception which would permit the Port to proceed with several of its

projects such as expansion of the Oakland Airport, the construction of new marine terminal facilities, and the commitment to the Corps of Army Engineers for disposal sites for spoilage from the estuary deepening project without express permission of the Association of Bay Area Governments. He recommended that the Port take a position of strong opposition to this bill or any similar bill which would restrict Port of Oakland activities. His recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

Resolution No. 15369 was passed authorizing the Public Relations Director to travel to New York, Philadelphia, Pittsburgh, and Chicago in connection with promotion of flights from the Oakland International Airport, principally, the new direct flight from Oakland to New York.

Vice President Brown, Commissioner Tripp, and the Executive Director made oral reports to the balance of the Board members concerning hovercraft demonstrations which they witnessed in Buffalo and Farmingdale, New York, and recommended that the Executive Director be authorized to continue negotiations toward the establishment of a hovercraft commuter service out of Oakland on a one-year trial basis, and the filing of an application for a mass transportation demonstration grant with the U. S. Housing and Home Finance Agency, which recommendation was approved upon passage of Resolution No. 15379.

Personnel matters as contained on the Board calendar were approved by passage of Resolutions

No. 15338, 15339 and 15340.

The Executive Director transmitted a letter to the Board informing them that the Port Attorney has advised that it is not necessary to seek specific approval from the Board for leaves of absence for Port employees for sickness when the employee is entitled to sick leave with pay, and that in the future such sick leaves will not be reported to the Board.

Upon recommendation of the Director of Fiscal Affairs, an ordinance was passed to print changing the title of the position of Senior Stenographer-Clerk to Secretary-Stenographer in accordance with changes recommended by the Civil Service Board.

The following written reports were noted and ordered filed:

Summary of Cash-Port Revenue
& Construction Accounts as
of April 17, 1964.

Summary of Cash & Accounts
Receivable, Port Revenue Fund
#911.

Accounts Receivable 60 days or
more in arrears as of March 31,
1964.

List of Claims paid on Port
Revenue Fund #911 for the weeks
ending March 27, April 3, and
April 10; and claims paid out of
1961 Project Construction
Account Fund #503 for week
ending April 3, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick, and

Tripp -4

Noes: None

Absent: President Vukasin -1

"RESOLUTION NO. 15334

RESOLUTION DETERMINING THAT LEASE OF CERTAIN PREMISES LOCATED AT THE FOOT OF FRANKLIN STREET IN JACK LONDON SQUARE SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain premises located at the foot of Franklin Street in Jack London Square and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of fifty (50) years to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by three separate cash deposits, certified checks or cashier's checks of a responsible bank in the respective amounts of \$750.00, \$4,500.00 and \$50,000.00) with bids to be received prior to the hour of 1:45 P. M. on Wednesday, the 6th day of May, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it and to award the proposed lease to one other than the highest bidder if the best interests of the City and Port will be served thereby; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15335

RESOLUTION DETERMINING THAT LEASE OF CERTAIN LANDS LOCATED ON THE SOUTH SIDE OF THE EMBARCADERO NORTHWESTERLY OF FIFTH AVENUE SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located on the south side of the Embarcadero northwesterly of Fifth Avenue and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of twenty (20) years, with an option to extend said term for an additional period of ten (10) years, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by a cash deposit, certified check or cashier's check of a responsible bank in the amount of \$750.00) with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 6th day of May, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15336

RESOLUTION DETERMINING THAT LEASE OF CERTAIN LANDS LOCATED ON THE EAST SIDE OF FERRY STREET BETWEEN PETROLEUM AND DOLPHIN STREETS IN THE OUTER HARBOR TERMINAL AREA SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located on the east side of Ferry Street between Petroleum and Dolphin Streets in the Outer Harbor Terminal Area and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month

next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of twenty-four (24) years, subject to the requirements of the Shipping Act, 1916, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in an amount equal to three (3) times the rent bid for one (1) month during the first eight (8) years of the term of said lease and each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in the amount of \$750.00) with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 6th day of May, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15337

RESOLUTION DETERMINING THAT LEASE OF CERTAIN
LANDS LOCATED ON THE SOUTH SIDE OF THE EMBARCADERO
NORTHWESTERLY OF NINETEENTH AVENUE SHOULD BE MADE,
APPROVING FORM OF LEASE AND NOTICE INVITING BIDS
AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located on the south side of the Embarcadero northwesterly of Nineteenth Avenue and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of twenty-five (25) years, with an option to extend said term for an additional period of fifteen (15) years, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each to be accompanied by a cash deposit, certified check or cashier's check of a responsible bank in the amount of \$750.00) with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 6th day of May, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15338

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that the following appointments hereby are ratified:

ALEXANDER SPILLOWAY, Building Maintenance Engineer, effective April 13, 1964;

JERONE MULDREW, Airport Janitor, effective April 20, 1964."

"RESOLUTION NO. 15339

RESOLUTION RATIFYING LEAVE OF ABSENCE OF FRANK L. SMITH FROM POSITION OF AIRPORT SERVICEMAN AND RATIFYING HIS APPOINTMENT TO THE POSITION OF CHIEF AIRPORT SERVICEMAN.

RESOLVED that the leave of absence granted FRANK L. SMITH from the position of Airport Serviceman, to accept limited duration appointment as Chief Airport Serviceman for approximately six months, said leave of absence and appointment to take effect April 20, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15340

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE.

RESOLVED that leaves of absence for the following employees, with or without pay, for the reasons and time respectively shown, be and the same hereby are approved:

JESSE J. GREENE, Port Maintenance Laborer, without pay, for injury on duty, for twenty-one working days commencing May 1, 1964;

JOSEPH G. McNEIL, Associate Engineer, without pay, for personal reasons, for ten working days commencing May 7, 1964;

ALVAN L. MITCHELL, Port Traffic Representative, with pay, for temporary military service, for fifteen consecutive days commencing May 3, 1964."

"RESOLUTION NO. 15341

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH LEE CONWAY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with LEE CONWAY and K. BRUCE, copartners doing business under the firm name and style of LEE CONWAY, providing for the occupancy by Licensee of an area of 143 square feet in Building No. L-126, Metropolitan Oakland International Airport, for a period of one year commencing December 1, 1963, at a rental of \$75.00 payable on or before the 1st day of December 1963, March 1964, June 1964 and September 1964, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15342

RESOLUTION DIRECTING RECORDATION OF LEASE
WITH BIER-HOF.

RESOLVED that the Port Attorney hereby is directed to record that certain Lease dated April 6, 1964, between the City of Oakland, acting by and through this Board, and BIER-HOF, a corporation."

"RESOLUTION NO. 15343

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH TRANS INTERNATIONAL AIRLINES.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of February, 1964, with TRANS INTERNATIONAL AIRLINES, a corporation, providing for the occupancy by Licensee of an area of 1,888 square feet of office space in Building No. L-130 and 3,911 square feet in Building No. L-711, Metropolitan Oakland International Airport, for a period of one year commencing February 1, 1964, at a monthly rental of \$412.33, and certain charges for the use of the baggage dispensing facilities and the baggage claiming area, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15344

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH THOMPSON BROS., INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with THOMPSON BROS., INC., a corporation, providing for the occupancy by Licensee of an area of 32,500 square feet in Terminal Building "AA" (Building B-104) in the Outer Harbor Terminal Area, for a period of one year commencing March 1, 1964, at a monthly rental of \$1,300.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15345

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH K. & P. TRUCKING.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with PAT KEENEY and VERN C. PETERSON, co-partners doing business under the firm name and style of K. & P. TRUCKING, providing for the occupancy by Licensee of an area of 320 square feet in two small offices, 104 square feet of second floor office area, 7,500 square feet of adjacent paved area and 485 square feet of first floor storage, all located on the Clay Street Pier, for a period of one year commencing March 1, 1964, at a monthly rental of \$139.80, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15346

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH ASSOCIATED CRAFTS, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with ASSOCIATED CRAFTS, INC., a corporation, providing for the occupancy by Licensee of Buildings Nos. P-310, P-311, P-313, P-314, P-315 and P-316, near Nineteenth Avenue and Embarcadero, with space for blower equipment adjacent thereto, for a period of one year commencing April 1, 1964, at a monthly rental of \$400.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15347

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH ARCHER ENGINEERING CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with MAURICE R. ARCHER, an individual doing business under the firm name and style of ARCHER ENGINEERING CO., providing for the occupancy by Licensee of an open area of 6,000 square feet on the northwest corner of 19th Avenue and Livingston Street, for a period of one year commencing April 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15348

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH ROY L. BURGE, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with ROY L. BURGE, INC., a corporation, providing for the occupancy by Licensee of an open area of 16,000 square

feet fronting on the Embarcadero east of 10th Avenue, for the term commencing April 1, 1964 and continuing to and including March 31, 1965, or until the commencement of the term of a lease, whichever first occurs, at a monthly rental of \$96.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15349

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH THE PARK LANE FURNITURE COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with NORMAN W. CHANEY, an individual doing business under the firm name and style of THE PARK LANE FURNITURE COMPANY, providing for the occupancy by Licensee of an area of 3,467 square feet in Building No. L-721, Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$156.02, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15350

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH ARTISAN MANUFACTURING COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with MATE G. MARLAIS and MARCO F. SKORUP, copartners doing business under the firm name and style of ARTISAN MANUFACTURING COMPANY, providing for the occupancy by Licensee of an area of 2,000 square feet in Building No. L-604, Metropolitan Oakland International Airport, for a period of one year commencing April 1, 1964, at a monthly rental of \$110.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15351

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH OAKLAND SANDBLASTING CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with RICHARD L. SPRADLIN, JR., an individual doing business under the firm name and style of OAKLAND SANDBLASTING CO., providing for the occupancy by Licensee of an area of 2,400 square feet in Building No. 401 and 2,615 square feet of open area adjacent thereto, Metropolitan Oakland International Airport, for a period of one year commencing April 1, 1964, at a monthly rental of \$123.69, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15352

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SPACE AIR SUPPLY COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that

certain License and Concession Agreement, dated the 1st day of April, 1964, with JAMES PIATTE and L. S. STEVENS, copartners doing business under the firm name and style of SPACE AIR SUPPLY COMPANY, providing for the occupancy by Licensee of an area of 1,614 square feet of office space and 3,238 square feet of warehouse space in Building No. L-721, Metropolitan Oakland International Airport, for a period of one year commencing April 1, 1964, at a monthly rental of \$282.90, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15353

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH MAX W. NELSON.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with MAX W. NELSON, providing for the occupancy by Licensee of an area of 2,232 square feet in Building No. J-316 on Frederick Street Pier, for a period of one year commencing May 1, 1964, at a monthly rental of \$66.96, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15354

RESOLUTION ASSIGNING FREDERICK G. McELWAIN, AIRPORT SUPERINTENDENT, TO SCHEDULE 90, RATE "C", AS FIXED BY PORT ORDINANCE NO. 867.

RESOLVED that FREDERICK G. McELWAIN, Airport Superintendent, is hereby assigned to and found to be entitled to the compensation of Schedule 90, Rate "c", as fixed by Port Ordinance No. 867, effective April 22, 1964."

"RESOLUTION NO. 15355

RESOLUTION RELATING TO CERTAIN TRAVEL.

RESOLVED that in connection with the attendance of Commissioners EDWARD G. BROWN and PETER M. TRIPP and the Executive Director and Chief Engineer at the Spring meeting of the Airport Operators Council in Washington, D. C., authorized by Resolutions Nos. 15291 and 15333, a stopover in New York City on April 13, 1964 to attend to business of the Port and Airport is hereby ratified, confirmed and approved."

"RESOLUTION NO. 15356

RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION AGREEMENT WITH THE AMERICAN NEWS COMPANY, A CORPORATION, (THE UNION NEWS COMPANY DIVISION), AND DIRECTING RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Cancellation Agreement, dated the 15th day of February, 1963, with THE AMERICAN NEWS COMPANY, a corporation, (The Union News Company Division), providing for the cancellation and termination of that certain Lease and Concession

Agreement, covering certain premises in the old terminal building on the Metropolitan Oakland International Airport, dated the 6th day of June, 1960, and recorded the 15th day of July, 1960, in Reel 126 Image 301 Official Records of Alameda County, California; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said Cancellation Agreement."

"RESOLUTION NO. 15357

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH THE AMERICAN NEWS COMPANY, AND DIRECTING RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Second Supplemental Agreement, dated the 19th day of August, 1963, with THE AMERICAN NEWS COMPANY, a corporation, successor to THE UNION NEWS COMPANY, a corporation, amending that certain Lease dated December 21, 1959, and recorded March 11, 1960, in Reel 44, Image 90, Official Records of Alameda County, California, by adding thereto an area of 3,500 square feet, more or less, on the first floor of the new terminal building on the Metropolitan Oakland International Airport, effective September 1, 1963, and that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said Second Supplemental Agreement."

"RESOLUTION NO. 15358

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH NEON SIGN CONSTRUCTION AND REPAIR SERVICE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of February, 1964, with ROBERT M. DOMINIC and JEAN DOMINIC, copartners doing business under the firm name and style of NEON SIGN CONSTRUCTION AND REPAIR SERVICE, providing for the occupancy by Licensee of a portion of Area D in Building No. 711, Metropolitan Oakland International Airport, for a period of one year commencing February 1, 1964, at a rental of \$75.00 payable on or before the 1st day of each of the following months: February, May, August and November, 1964, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15359

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH D. PHILBRICK.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with D. PHILBRICK, providing for the occupancy by Licensee of an area of 3,867 square feet in Building No. H-103, 9,920 square feet of open area adjacent thereto, and 381 square feet of open shed area, all in the Ninth Avenue Terminal Area,

for a period of one year commencing March 1, 1964, at a monthly rental of \$179.34, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15360

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH COMSTOCK AVIATION, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with COMSTOCK AVIATION, INC., a corporation, providing for the occupancy by Licensee of an area of 1,800 square feet in Building No. L-142, Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$216.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15361

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH STAUFFER CHEMICAL COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with STAUFFER CHEMICAL COMPANY, a corporation, providing for the occupancy by Licensee of an area of 12,686 square feet in Building No. L-810 (area to be shared with Fredrickson & Watson Construction Co.), Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$348.87, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15362

RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION AGREEMENT WITH PACIFIC DRY DOCK AND REPAIR COMPANY AND DIRECTING RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Cancellation Agreement with PACIFIC DRY DOCK AND REPAIR COMPANY, a corporation, dated the 20th day of April, 1964, providing for the conditional cancellation and termination of that certain Lease between the Port and said PACIFIC DRY DOCK AND REPAIR COMPANY, covering certain premises at the foot of Fourteenth Avenue, if extended southwesterly of the Nimitz Freeway, dated the 1st day of November, 1948, and recorded the 8th day of December, 1948 in Book 5674 of Official Records of Alameda County, California, at Page 479; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said Cancellation Agreement."

"RESOLUTION NO. 15363

RESOLUTION AUTHORIZING CREDIT AGAINST RENT
OF MARTINOLICH SHIP REPAIR COMPANY.

RESOLVED that MARTINOLICH SHIP REPAIR COMPANY, a corporation, shall be and is hereby allowed a credit of \$3,860.07 against rent payable to the Port under its Lease with the Port dated March 31, 1952, said sum being one-half of the cost of rehabilitation of the marine railway located upon the demised premises, which work and rental credit were authorized by this Board November 19, 1956."

"RESOLUTION NO. 15364

RESOLUTION GRANTING PERMISSION TO NATHAN
NARIN TO SUBLET PREMISES.

RESOLVED that NATHAN NARIN, assignee with the consent of the Board of that certain Lease between this Board and VAN BOKKELEN COLE COMPANY, a corporation, dated the 7th day of April, 1959, be and he is hereby permitted to sublease the demised premises to FORD MOTOR COMPANY, a corporation, subject to each and all of the terms and conditions of the said Lease."

"RESOLUTION NO. 15365

RESOLUTION GRANTING TUBERCULOSIS AND HEALTH
ASSOCIATION OF CALIFORNIA PERMISSION TO
PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by TUBERCULOSIS AND HEALTH ASSOCIATION OF CALIFORNIA for the construction of a one-story office building on applicant's leased premises fronting on Pendleton Way in the Port of Oakland Industrial Park, at a cost to said applicant of \$93,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15366

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE
FROM HARRY E. SIMMONS, BURTON C. WILLIAMS AND
CARL REID, COPARTNERS, TO THE H C C ENTERPRISES.

WHEREAS, the Port, as Lessor, and HARRY E. SIMMONS, BURTON C. WILLIAMS and CARL REID, copartners, as Lessee, entered into a certain Lease dated the 29th day of December, 1961 for the occupancy by Lessee of certain premises located on the south side of the Embarcadero, approximately 200 feet easterly of the center line of Tenth Avenue, for the operation of a restaurant for a term of fifteen (15) years commencing on the 1st day of January, 1962; and

WHEREAS, said HARRY E. SIMMONS, BURTON C. WILLIAMS and CARL REID request the consent of the Port to the assignment of said Lease to THE H C C ENTERPRISES, a corporation; now, therefore, be it

RESOLVED that consent hereby is granted said HARRY E. SIMMONS, BURTON C. WILLIAMS and CARL REID to assign said Lease to THE H C C ENTERPRISES, a corporation, upon the express conditions that said THE H C C ENTERPRISES will assume all the

obligations and liabilities of said HARRY E. SIMMONS, BURTON C. WILLIAMS and CARL REID under said Lease, and that said HARRY E. SIMMONS, BURTON C. WILLIAMS and CARL REID are not hereby released from any obligation or liability under said Lease."

"RESOLUTION NO. 15367

RESOLUTION AUTHORIZING THE PORT ATTORNEY
TO FILE AN ACTION AGAINST YELLOWSTONE WOOD
PRODUCTS.

RESOLVED that the Port Attorney be and he hereby is authorized to commence an action against ALAN R. ROUGH, an individual doing business under the firm name and style of YELLOWSTONE WOOD PRODUCTS, for unpaid rent and utilities, repossession of Port property and forfeiture of his tenancy, and to take such steps in such proceedings as he may deem advisable."

"RESOLUTION NO. 15368

RESOLUTION AUTHORIZING THE PORT ATTORNEY TO
FILE AN ACTION AGAINST PAUL W. NORDSTROM.

RESOLVED that the Port Attorney be and he hereby is authorized to commence an action against PAUL W. NORDSTROM for unpaid rent and utilities, the repossession of Port property and forfeiture of his tenancy, and to take such steps in such proceedings as he may deem advisable."

"RESOLUTION NO. 15369

RESOLUTION AUTHORIZING CERTAIN TRAVEL.

RESOLVED that the Public Relations Director be and he hereby is authorized to proceed to New York, New York, Boston, Massachusetts, Philadelphia and Pittsburgh, Pennsylvania, and Chicago, Illinois, commencing April 26, 1964, to attend to business of the Airport, and that he be allowed his reasonable expenses in connection therewith upon presentation of claim therefor."

"RESOLUTION NO. 15370

RESOLUTION GRANTING MARDECO, INC., PERMIS-
SION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by MARDECO, INC., for the alteration and remodeling of Building F-201 on applicant's leased premises, at a cost to said applicant of \$75,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15371

RESOLUTION GRANTING JOHNSON & JOSEPH CO.
PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application submitted by JOHNSON & JOSEPH CO. for construction of two 18" x 14' and two 27" x 20' signs on the leased premises of C. J. HENDRY COMPANY on the first floor of Building F-107, at a cost of \$549.00, hereby is approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15372

RESOLUTION CONCERNING FEDERAL NAVIGATION
PROJECTS.

RESOLVED that the Board of Port Commissioners of the City of Oakland does hereby endorse and support the request of the Northern California Marine Affairs Conference of the Marine Exchange for federal navigation projects totaling \$6,160,200.00 during the fiscal year 1964-1965 except that such endorsement and support does not include the request for the appropriation of funds for the San Francisco-San Pablo-Suisun-Stockton channels; and be it

FURTHER RESOLVED that certified copies of this resolution shall be forwarded to United States Senators Thomas H. Kuchel and Clair Engle and Congressmen George P. Miller and Jeffery Cohelan."

"RESOLUTION NO. 15373

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH OWENS-ILLINOIS
GLASS COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with OWENS-ILLINOIS GLASS COMPANY, a corporation, dated March 1, 1964, modifying and amending that certain License and Concession Agreement dated January 1, 1964, by deleting therefrom 674 square feet of paved open area adjacent to northwest corner of Terminal Building "F", Outer Harbor Terminal Area, and that the total monthly rental for the remaining premises shall be the sum of \$15.38, effective March 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15374

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT WITH WORLD AIRWAYS, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with WORLD AIRWAYS, INC., a corporation, providing for the occupancy by Licensee of an area of 2,618 square feet in Building No. L-130, 5,674 square feet in Building No. L-230, 2,400 square feet in Building No. L-236, 6,427 square feet in Building No. L-510, 1,507 square feet in Building No. L-621, 611 square feet in Building No. L-635 and 7,106 square feet of parking lot area by Building No. L-510, Metropolitan Oakland International Airport, for a period of one year commencing April 1, 1964, at a monthly rental of \$1,478.02, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15375

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT WITH FORD MOTOR COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain

License and Concession Agreement, dated the 14th day of April, 1964, with FORD MOTOR COMPANY, a corporation, providing for the occupancy by Licensee of 1.15 acres at the foot of Fallon Street, for a period of one year commencing May 1, 1964, unless otherwise terminated as provided in said agreement, at a monthly rental of \$249.75, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15376

RESOLUTION REQUESTING THE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO NEGOTIATIONS FOR THE CONSTRUCTION AND LEASE OF A HANGAR AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT.

RESOLVED that the Board of Port Commissioners of the City of Oakland does hereby request the City Council to authorize the City Manager to enter into negotiations with the Executive Director of the Port of Oakland and others interested in the financing, construction and lease of a hangar at Metropolitan Oakland International Airport."

"RESOLUTION NO. 15377

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF CONCRETE WHARF F-102W, JACK LONDON SQUARE, AND CALLING FOR BIDS THEREFOR.

RESOLVED that the plans and specifications and other provisions relative thereto filed with the Board for construction of concrete Wharf F-102W, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he hereby is authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15378

RESOLUTION AUTHORIZING FILING OF APPLICATION WITH AREA REDEVELOPMENT ADMINISTRATION FOR TECHNICAL ASSISTANCE PROJECT.

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to file, for and on behalf of this Board, an application with the UNITED STATES DEPARTMENT OF COMMERCE, AREA REDEVELOPMENT ADMINISTRATION, for a technical assistance project in connection with the need for and feasibility of a modern deep water bulk cargo handling facility in the Outer Harbor Terminal Area of the Port of Oakland."

"RESOLUTION NO. 15379

RESOLUTION AUTHORIZING FILING OF APPLICATION FOR MASS TRANSPORTATION DEMONSTRATION GRANT.

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to file, for and on behalf

of this Board, with the UNITED STATES HOUSING AND HOME FINANCE AGENCY, OFFICE OF TRANSPORTATION, an application for mass transportation demonstration grant."

"RESOLUTION NO. 15380

RESOLUTION AUTHORIZING THE PORT ATTORNEY TO FILE AN ACTION AGAINST INDUSTRIAL DISPOSAL COMPANY.

RESOLVED that the Port Attorney be and he hereby is authorized to commence an action against FRANK N. PARTRIDGE, an individual doing business under the firm name and style of INDUSTRIAL DISPOSAL COMPANY, for unpaid rent, the repossession of Port property and forfeiture of his tenancy, and to take such steps in such proceedings as he may deem advisable."

Port Ordinance No. 1261 being, "AN ORDINANCE AMENDING SECTION 10.01 OF PORT ORDINANCE NO. 867 CHANGING THE SALARY SCHEDULE OF AIRPORT SUPERINTENDENT", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick and
Tripp -4
Noes: None
Absent: President Vukasin -1

Port Ordinance No. _____ being, "AN ORDINANCE AWARDING LEASE OF CERTAIN LANDS IN THE NORTH HARBOR AREA TO KDIA, INC., a corporation, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. _____ being, "AN ORDINANCE AWARDING LEASE OF CERTAIN PREMISES LOCATED AT THE SOUTHWEST CORNER OF FIRST STREET AND BROADWAY TO BETTER RESTAURANTS, INC., DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. _____ being, "AN ORDINANCE AWARDING LEASE OF CERTAIN LANDS LOCATED ON OAKPORT STREET APPROXIMATELY 2,030 FEET, MORE OR LESS, NORTHWESTERLY OF HEGENBERGER ROAD TO MURPHY'S, INC., DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 5.03 OF PORT ORDINANCE NO. 867 CHANGING THE TITLE OF THE POSITION OF SENIOR STENOGRAPHER CLERK TO SECRETARY-STENOGRAPHER", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick
and Tripp -4

Noes: None

Absent: President Vukasin -1

There being no further business and on motion duly made and seconded the meeting was adjourned at 4:00 p.m.



SECRETARY

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action MAY 20 1964
Approved as written and filed

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

The meeting was held on Wednesday, May 6, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Kilpatrick, Tripp and
President Vukasin -4

Commissioners absent: Chaudet -1

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

Visitors attending the meeting included Mr. Harold C. Marsh, Industrial Properties Department, San Francisco Chamber of Commerce, and Mr. Charles J. McCarty, Chief Airport Serviceman.

Minutes of the regular meeting of April 22, 1964, were approved as written and ordered filed.

Bids were opened and publicly declared on the following:

Proposed lease of certain premises located at the Foot of Franklin Street in Jack London Square, for which one bid was received, that being the bid of Oakland Sea Food Grotto, Inc., a corporation, offering to pay $2\frac{1}{2}\%$ of gross receipts against a minimum rental of \$1,500.00 per month.

Proposed lease of certain lands located on the south side of the Embarcadero northwesterly of 5th Ave., for which one bid was received, that being the bid of Martinolich Ship Repair Co., a corporation, offering to pay the sum of \$2,168.24 per month.

Proposed lease of certain lands located on the south side of Embarcadero northwesterly of 19th Avenue, for which one bid was received, that being the bid of Pacific Dry Dock & Repair Co., a corporation, offering to pay the sum of \$1,450.00 per month for the first 5-year period of the lease, \$1,700.00 per month for the next 5-year period, \$1,800.00 per month for the next 10-year period, and \$2,000.00 per month for the final 5-year period.

The foregoing bids were referred to the Port Attorney for approval as to form and legality and to the Executive Director for recommendation. Upon approval by the Port Attorney as to form and legality and upon recommendation of the Executive Director, ordinances were passed to print awarding the leases to the respective bidders as listed.

Bids were also opened and publicly declared for:

Proposed lease of certain lands located on the east side of Ferry Street between Petroleum and Dolphin Streets, for which two bids were received, as follows:

Powerine Oil Company offering to pay the sum of \$1,452.00 per month for the first 8 years of the lease; and

Simas Bros. Distributing Corporation offering to pay the sum of \$1,020.00 per month for the first eight years of the lease.

These bids were referred to the Port Attorney for approval as to form and legality and to the Executive Director for recommendation.

Mr. Charles J. McCarty, Chief Airport Serviceman, was introduced to the Board by the Airport Manager and highly complimented upon his service to the Port, and was presented with a pin by President Vukasin denoting 15 years of service to the Port.

Commissioner Tripp made an oral report to the Board concerning the Board of Directors' meeting of the Pacific Coast Association of Port Authorities recently held in Portland, Oregon. He asked the Executive Director's opinion as to the benefits derived from the Association, and was told that the Association provided a good sounding board for the mutual problems of Pacific Coast ports, but that the establishment of a permanent office to handle

legislative and rate matters as proposed would be of no advantage to the Port of Oakland as long as the Northern California Ports & Terminals Bureau remained in operation. Commissioner Tripp recommended that if, and when, the dues of the Pacific Coast Association of Port Authorities are increased from \$400.00 to \$1,500.00 annually as proposed, this Port should not retain membership in both the Pacific Coast Association of Port Authorities and the Northern California Ports & Terminals Bureau. The Executive Director recommended that at that point the Board should make a complete review of its position and make a decision at that time.

On recommendation of the Executive Director, Resolution No. 15393 was passed enlarging Jack London Square to include the area bounded by the south side of First Street, the Pier Head line in the Oakland Estuary, the east side of Clay Street and the west side of Alice Street, together with that portion of the Port Area lying northerly of the north side of First Street, the west side of Broadway, the south side of Second Street, and the east side of Clay Street.

The following changes in Port tenancies were approved upon motion of Commissioner Kilpatrick, seconded and passed un-
animously:

NEW OCCUPANCY:

Warner C. Hayes, dba Stress-Co.: 4,761 square feet in Bldg. E-523 at First & Clay Streets @ \$.045 psf, and 2,421 square feet open paved area @ \$.011 psf, for a total monthly rental of \$238.88, as of May 1, 1964.

ADDITIONAL AREA:

Brooks Terminal: 1,000 square feet on first floor of Terminal Bldg. "C", Outer Harbor Terminal Area, @ \$.05 psf, and 2,400 square feet on second floor @ \$.03 psf, for an additional monthly rental of \$122.00 as of May 1. The new total rental will be \$172.00 per month.

Pacific Trencher & Equipment Co.: 9,876 square feet open paved area @ \$.011 psf, or \$108.64 per month, as of May 1, 1964. The new total rental will be \$271.75 per month.

REDUCTION IN AREA:

Craig, Dunmire & Associates: Plan to relinquish within 30 to 60 days Room 18 in Airport Bldg. L-130 on Earhart Road containing 238 square feet, @ \$.12 psf, or \$28.56 per month. The new total rental will be \$134.16 for area retained.

International Atlas Services: 3,960 square feet in Airport Bldg. L-711 on Earhart Road @ \$.0475 psf, or \$188.10 per month, as of April 15, 1964.

Johnston, Inc.: 530 sq. ft. in Airport Bldg. L-710 on Earhart Road, @ \$.055 psf, or \$29.15 per month. The new total monthly rental will be \$154.84 for area retained as of April 1, 1964.

Owens-Illinois: 1,398 sq. ft. open paved area under license agreement @ \$.011 psf, or \$15.38 per month, as of May 31, 1964.

AMENDMENT TO LICENSE AGREEMENT:

Hans Glaser Boat Service, Inc.: Negotiations resulting in the license agreement for this tenant, dated July 1, 1963, were based on the intent that title to improvements constructed by Hans Glaser would remain with the licensee, and this was approved by passage of Resolution No. 15388.

CANCELLATIONS:

Cornell, William C. Co.: 3,006 sq. ft. in Airport Bldg. L-635 on Doolittle Drive @ \$.045 psf, or \$135.27 per month, as of May 31, 1964.

United Salvage Corp.: 20,000 sq. ft. of land area on Eden Rd. @ \$.006 psf, or \$120.00 per month, as of May 31, 1964.

The Port Attorney informed the Board by letter that the Federal Maritime Commission granted approval of the amendment of the lease with Encinal Terminals covering the marine terminal facilities at the Outer Harbor and Ninth Avenue areas, as authorized by this Board at its meeting of December 18, 1963, by an order of the Commission made on April 21, 1964.

On recommendation of the Assistant Chief Engineer, Resolution No. 15400 was passed granting Nelson Neon permission to do certain work consisting of the erection of signs on the boatel-motel being constructed in Jack London Square, on condition of the execution and delivery of a hold harmless agreement to the Port.

The Assistant Chief Engineer informed the Board by letter that asphaltic concrete paving is required between the Channel 2 Television Studio and the marina in Jack London Square, and that the work may be performed under a City contract at an estimated cost of \$1,500.00. The paving was approved, upon motion of Commissioner Tripp, seconded and passed unanimously.

On recommendation of the Assistant Chief Engineer, Resolution No. 15394 was passed extending time to April 27, 1964, for performance of the contract with Sanders Glass Co., Inc., without liquidated damages, for installation of a sliding door at the end of the finger building at the airport, and Resolution No. 15395 was passed accepting the work as being completed.

On recommendation of the Assistant Chief Engineer, Resolution No. 15389 was passed authorizing execution of agreement with Utah Construction & Mining Co., and releasing the final \$10,000.00 of contract payments for the construction of the airport terminal buildings, and assuring that other work consisting of paint finish on the roof exterior of the facilities will be completed under a separate agreement.

The Executive Director made an oral report to the Board on the filing of a preliminary application with the Housing and Home Finance Agency for hovercraft operation based at Oakland, and advised that the final application must be on file by June 1, 1964, and that a conference on this matter will be held in Washington, D. C., in the near future which will be attended by either the Executive Director and Chief Engineer or the Assistant Executive Director, which was approved by the Board. It was determined, and the President of the Board so ruled, that the entire membership of the Board will constitute a committee of the whole to further consider this project.

The Executive Director made an oral report on the action of the Oakland City Council with respect to the changes in Port powers,

and the Port Attorney advised the Board that it was contemplated that the Charter amendment change to permit the leasing of Port property without competitive bidding would be placed on the Spring ballot of 1965 due to the cost of approximately \$16,500.00 to the Port if the matter were placed on the November, 1964, ballot. Commissioner Tripp stated that in his opinion the matter should be placed on the November, 1964, ballot because it would have a much better chance of passing at that time than at the Spring election of 1965, at which time it is anticipated that the proposed revised City Charter will be on the ballot. The Port Attorney was instructed to determine the basis for the cost of placing the matter on the November ballot and to report back to the Board.

The Executive Director made an oral report to the Board on the recent public hearing held by the City Planning Commission designating lower Broadway area as an L-2 Design Review Combining District, advising the Port had been represented at the hearing, and the matter has been referred to the City Attorney for determination as to jurisdiction over the Port Area involved.

The Port Attorney made an oral report on the action of the Senate Government Efficiency Committee on Assembly Bill No. 29 re filling in and development of tidelands, advising he had attended two meetings of the Committee at which the item had been calendared in Sacramento, and that at the second meeting the matter was dropped from the calendar by the author of the bill, with no action being taken by the Committee, but that Senate Bill No. 14 setting up an interim conservation study will probably be passed.

Upon recommendation of the Port Attorney, Resolution No. 15390 was passed authorizing the Port Attorney to file a complaint in intervention in the case of Scatena v. Verhoeven in connection with an automobile accident which occurred on October 22, 1963, resulting in sick leave pay to Alfred Scatena by the Port in the amount of \$2,774.54.

On recommendation of the Manager, Properties Department, Resolution No. 15396 was passed granting permission to Mardeco, Inc., to sublet a portion of its premises to Pacific Yacht Industries for a boat repair facility. On motion of Commissioner Brown, seconded and passed unanimously, the Manager, Properties Department, and the Director of Fiscal Affairs were directed to investigate the outstanding monies owed to the Port by Mr. Nichols of the Pacific Yacht Industries over which there is a dispute, and to take the necessary steps to collect the money, provided it is properly due the Port.

The Executive Director and the Airport Manager made an oral report to the Board on the complaint of Mr. Murray Lehr regarding limousine service from Oakland Airport to the Hotel Claremont, advising that steps have been taken to correct the deficiency in the service.

The Executive Director introduced Mr. Harold C. Marsh to the members of the Board and the Port Staff, and by letter to the Board recommended his appointment to the position of Principal Assistant to the Executive Director for Properties Promotion and Sales. An ordinance was passed to print fixing the salary of the Principal Assistant to the Executive Director for Properties Promotion and Sales at \$1,083.33 per month, and the Board determined that this

meeting would be adjourned to Wednesday, May 13, 1964, for final reading of the ordinance and adoption of a resolution appointing Mr. H. C. Marsh to the position, effective May 16, 1964.

The Airport Manager recommended to the Board that three additional airport servicemen be employed in order to properly service present and future flights out of the Oakland Airport and to reduce the overtime expenses now being experienced. This was approved by the Board by passage of an ordinance to print creating additional positions of airport servicemen.

The Secretary of the Board recommended that one additional Intermediate Stenographer-Clerk be employed and assigned to the stenographic pool, which was approved upon motion of Commissioner Brown, seconded and passed unanimously.

The Director of Fiscal Affairs recommended that in accordance with the request of the Civil Service Board, the title of the position of Intermediate Account Clerk, Male, be changed to Intermediate Account Clerk, and one position of Intermediate Clerk be reclassified to Intermediate Account Clerk. These were approved by passage of an ordinance to print.

Other personnel matters having to do with appointments and leaves of absence were approved by passage of the necessary resolutions.

On motion of Commissioner Tripp, seconded and passed unanimously, the tabled item of an amendment to the Pacific Inter-Island lease was removed from the table, to be calendared for consideration at the next regular meeting of the Board.

The Board asked for a report on the status of the proposed golf course to be constructed by the Recreation Department in the approach area east of Airport Drive, and was advised by the Port Attorney that the draft of final agreement has been sent to all of the parties involved. On motion of Commissioner Tripp, seconded and passed unanimously, the Port Attorney was authorized and directed to send a completed document to the City of San Leandro and to the Oakland Scavenger Company requesting their signatures and execution of the agreement, with copies of his letters of transmittal to Mayor Houlihan, the City Attorney, the Chairman of the City Council Golf Committee, Mr. Robert V. McKeen, and Mr. Jay Ver Lee of the Recreation Department.

Commissioner Tripp informed the Board that Mr. Robert Kirkwood, Manager of Utilities for the City and County of San Francisco, had passed away, and Resolution No. 15401 was passed in memory of Mr. Kirkwood and this meeting was adjourned in his memory.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of April 30, 1964.

Revenue derived from lessees renting from the Port of Oakland on a percentage basis for the month of March, 1964.

Statement of Operations, Nine-month period ended March 31, 1964.

List of Claims paid on Port Revenue Fund #911 for the weeks ending April 17 and 24.

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

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

"RESOLUTION NO. 15381

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH PAR-MECO, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1963, with PAR-MECO, INC., a corporation, providing for the occupancy by Licensee of an area of 6,989 square feet on Nineteenth Avenue, together with Buildings Nos. J-203, J-204 and 294 square feet in Building No. J-202, all located thereon, for a period of one year commencing November 1, 1963, at a monthly rental of \$191.75, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15382

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH E. S. TOMPKIN.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with E. S. TOMPKIN, providing for the occupancy by Licensee of an area of 18,800 square feet in slip on north side of Livingston Street Pier, for a period of one year commencing March 1, 1964, at a monthly rental of \$112.80, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15383

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH WESTERN OVERHEAD DOOR COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with WESTERN OVERHEAD DOOR COMPANY, a corporation, providing for the occupancy by Licensee of an area of 10,000 square feet in Terminal Building "A" in the Outer Harbor Terminal Area, for a period of one year commencing April 1, 1964, at a monthly rental of \$350.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15384

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH NORWALK YACHT HARBOR.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain

License and Concession Agreement, dated the 1st day of April, 1964, with FRED R. MASON and HENRY H. LUTHER, copartners doing business under the firm name and style of NORWALK YACHT HARBOR, providing for the occupancy by Licensee of an area of 32,588 square feet of open area, 16,600 square feet of paved area, 264 square feet in Building No. D-701 and 22,800 square feet of water area, all in the Ferro Street Wharf Area, for a period of one year commencing April 1, 1964, at a monthly rental of \$524.17, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15385

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH FREDRICKSON EQUIPMENT COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with FREDRICKSON EQUIPMENT COMPANY, a corporation, providing for the occupancy by Licensee of an area of 12,686 square feet in Building No. L-810 (area to be shared with Stauffer Chemical Company), Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$348.87, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15386

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH BAYAIRE AVIONICS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with BAYAIRE AVIONICS, a corporation, providing for the occupancy by Licensee of an area of 14,483 square feet in Building No. L-810 and 3,000 square feet of adjacent ramp area, Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$829.57, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15387

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH R. L. GROVE COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with R. L. GROVE, an individual doing business under the firm name and style of R. L. GROVE COMPANY, providing for the occupancy by Licensee of an area of 8,873 square feet in Building No. L-723, Metropolitan Oakland International Airport, for a period of one year commencing April 1, 1964, at a monthly rental of \$438.97, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15388

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
AMENDING LICENSE AND CONCESSION AGREEMENT
WITH HANS GLASER BOAT SERVICE, INC.

RESOLVED that the Executive Director and Chief Engineer

be and he is hereby authorized to execute that certain Agreement Amending License and Concession Agreement, dated the 5th day of February, 1964, with HANS GLASER BOAT SERVICE, INC., a corporation, amending Paragraph 12 of that certain License and Concession Agreement dated July 1, 1963, concerning title to improvements, effective the 1st day of July, 1963, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15389

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH UTAH CONSTRUCTION & MINING CO.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute, for and on behalf of this Board, that certain Agreement dated the 26th day of November, 1963 with UTAH CONSTRUCTION & MINING CO., a corporation, relating to the sum of \$10,000.00 retained and withheld by the Port from the final payment due said UTAH CONSTRUCTION & MINING CO., under its contract with this Board (Auditor-Controller's No. 11530) providing for the construction of airport terminal buildings at Metropolitan Oakland International Airport, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15390

RESOLUTION AUTHORIZING PORT ATTORNEY TO FILE
COMPLAINT IN INTERVENTION.

RESOLVED that the Port Attorney be and he is hereby authorized, for and on behalf of this Board, to file a complaint in intervention in that certain action entitled "Alfred Scatena, Plaintiff, vs. Arthur Peter Verhoeven, et al, Defendants," being Action No. 39734 in the Superior Court of the State of California in and for the County of Solano, to recover damages and to take any and all other necessary steps in connection therewith."

"RESOLUTION NO. 15391

RESOLUTION CONCERNING CERTAIN LEAVES OF
ABSENCE.

RESOLVED that leaves of absence for the following employees, without pay, for the reasons and time respectively shown, be and the same hereby are approved or ratified, as the case may be:

ROSE M. NUTT, Airport Telephone and Teletype Operator, for illness, for six working days commencing April 24, 1964;

EVELYN M. WILKES, Legal Stenographer, for maternity reasons, for sixty working days commencing May 11, 1964."

"RESOLUTION NO. 15392

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that the following appointments hereby are ratified:

DETLEV J. WIIKENS, Junior Accountant Auditor, effective April 29, 1964;

CHRISTINE T. MEAD, Intermediate Stenographer-Clerk, effective
May 1, 1964;

THEODORE TERRY, Airport Janitor, effective April 24, 1964."

"RESOLUTION NO. 15393

RESOLUTION ENLARGING JACK LONDON SQUARE.

RESOLVED that the area embraced within JACK LONDON SQUARE, the designation of which was conferred by Resolution No. B1348 adopted by this Board on the 4th day of December, 1950, shall be and the same is hereby enlarged so that it shall include that portion of the City of Oakland bounded on the north by the south side of First Street, on the east by the west side of Alice Street, on the south by the United States Pierhead Line and on the west by the east side of Clay Street and, in addition thereto, that portion of the City of Oakland lying within the Port Area and bounded on the north by the south side of Second Street, on the east by the west side of Broadway, on the south by the north side of First Street and on the west by the east side of Clay Street."

"RESOLUTION NO. 15394

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF
CONTRACT WITH SANDERS GLASS CO., INC.

RESOLVED that the time for the performance of the contract with SANDERS GLASS CO., INC., a corporation, for the construction of glass sliding door in Terminal Finger Building M-103, Metropolitan Oakland International Airport (Auditor-Controller's No. 12622), be and it hereby is extended to and including April 27, 1964, without assessment of liquidated damages."

"RESOLUTION NO. 15395

RESOLUTION ACCEPTING WORK PERFORMED BY SANDERS
GLASS CO., INC., AND AUTHORIZING RECORDATION
OF NOTICE OF COMPLETION.

WHEREAS, SANDERS GLASS CO., INC., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated January 3, 1964 (Auditor-Controller's No. 12622), for the construction of glass sliding door in Terminal Finger Building M-103, Metropolitan Oakland International Airport; now, therefore, be it

RESOLVED that said work be and it hereby is accepted;
and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15396

RESOLUTION GRANTING PERMISSION TO MARDECO, INC.,
TO SUBLET PREMISES TO PACIFIC YACHT INDUSTRIES.

RESOLVED that MARDECO, INC., a corporation, Lessee of certain premises located in Jack London Square under that certain Lease with this Board dated the 22nd day of August, 1960, be and is hereby permitted to sublease a portion of the demised premises to BARNEY NICHOLS, an individual doing business under the firm name and style of PACIFIC YACHT INDUSTRIES, pursuant to that certain Sublease dated the 30th day of April, 1964, subject to each and all of the terms, covenants and conditions of the said Lease and subject to the express condition that MARDECO, INC., shall pay to this Board the applicable percentage rentals set forth in said Lease with this Board arising out of any and all sales, services and other activities conducted or carried on upon the demised premises by PACIFIC YACHT INDUSTRIES, with the applicable percentage rental being computed upon the gross receipts of said PACIFIC YACHT INDUSTRIES."

"RESOLUTION NO. 15397

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH HALLETT MARINE SUPPLY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1963, with FRED C. HALLETT, an individual doing business under the firm name and style of HALLETT MARINE SUPPLY, providing for the occupancy by Licensee of an area of .4579 acres, more or less, on Doolittle Drive, for a period of one year commencing August 1, 1963, at a monthly rental of \$100.00 minimum based on 15% of the gross receipts from boat storage, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15398

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH THE EMPIRE COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of March, 1964, with TIM GRANUM, an individual doing business under the firm name and style of THE EMPIRE COMPANY, providing for the occupancy by Licensee of Building L-835 and Building L-876, Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15399

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH WALTERS ENGINEERING, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with WALTERS ENGINEERING, INC., a corporation, providing for the occupancy by Licensee of an area of 35,600 square feet, including

Buildings Nos. P-318, P-319 and P-320, together with 1,262 square feet in Building No. P-309, 4,900 square feet of water area and 1,450 square feet of wharf area, all located at Nineteenth Avenue and Embarcadero, for a period of one year commencing May 1, 1964, at a monthly rental of \$295.36, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15400

RESOLUTION GRANTING NELSON NEON PERMISSION
TO PERFORM CERTAIN WORK.

RESOLVED that the four (4) applications submitted by NELSON NEON for the construction of various wall signs to be placed on the leased premises of CLYDE GIBB COMPANY located westerly of Broadway and southerly of Water Street and two (2) free-standing signs, structures and appurtenances to be placed outside of the said leased premises, at a total cost therefor of \$7,200.00, hereby are approved and permission to perform the work hereby is granted; and be it

FURTHER RESOLVED that the permission hereby granted with respect to the two (2) free-standing signs, structures and appurtenances shall take effect upon said Clyde Gibb Company furnishing to this Board, in a form satisfactory to the Port Attorney, an indemnity and hold harmless agreement protecting the Port from any liability arising out of the granting of such permission and the construction, installation, maintenance and operation of said signs, structures and appurtenances."

"RESOLUTION NO. 15401

RESOLUTION ON THE PASSING OF ROBERT C. KIRKWOOD

WHEREAS, an untimely death has taken ROBERT C. KIRKWOOD, Manager of Utilities, Public Utilities Commission of the City and County of San Francisco; and

WHEREAS, ROBERT C. KIRKWOOD was an outstanding public official, having served as a State assemblyman and as State Controller prior to his service with San Francisco; and

WHEREAS, this Board desires to express the high honor and esteem in which it held ROBERT C. KIRKWOOD and the sorrow and regret it now experiences; now, therefore, be it

RESOLVED that the condolence of this Board is extended to the family of ROBERT C. KIRKWOOD; and be it

FURTHER RESOLVED that the meeting of the Board of Port Commissioners of the City of Oakland of May 6, 1964, be adjourned in the honor of and out of respect to the memory of the late ROBERT C. KIRKWOOD."

Port Ordinance No. 1262 being, "AN ORDINANCE AWARDDING LEASE OF CERTAIN PREMISES LOCATED AT THE SOUTHWEST CORNER OF FIRST STREET AND BROADWAY TO BETTER RESTAURANTS, INC., A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF," and

Port Ordinance No. 1263 being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN LANDS LOCATED ON OAKPORT STREET APPROXIMATELY
2,030 FEET, MORE OR LESS, NORTHWESTERLY OF HEGENBERGER ROAD TO
MURPHY'S, INC., A CORPORATION, DETERMINING CERTAIN MATTERS IN
CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF," and

Port Ordinance No. 1264 being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN LANDS IN THE NORTH HARBOR AREA TO KDIA, INC.,
A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THERE-
WITH AND AUTHORIZING EXECUTION THEREOF," and

Port Ordinance No. 1265 being, "AN ORDINANCE AMENDING
SECTION 5.03 OF PORT ORDINANCE NO. 867 CHANGING THE TITLE OF THE
POSITION OF SENIOR STENOGRAPHER CLERK TO SECRETARY-STENOGRAPHER,"
having been duly introduced, read and published, were read a
second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

Port Ordinance No. _____ being, "AN ORDINANCE AMEND-
ING SECTION 8.23 OF PORT ORDINANCE NO. 867, FIXING THE SALARY OF
THE PRINCIPAL ASSISTANT TO THE EXECUTIVE DIRECTOR FOR PROPERTIES
PROMOTION AND SALES," and

Port Ordinance No. _____ being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN PREMISES LOCATED AT THE FOOT OF FRANKLIN
STREET IN JACK LONDON SQUARE TO OAKLAND SEA FOOD GROTTO, INC., A
CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH
AND AUTHORIZING THE EXECUTION THEREOF," and

Port Ordinance No. _____ being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN LANDS LOCATED ON THE SOUTH SIDE OF THE EMBAR-
CADERO NORTHWESTERLY OF FIFTH AVENUE TO MARTINOLICH SHIP REPAIR
CO., A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION
THEREWITH AND AUTHORIZING THE EXECUTION THEREOF," and

Port Ordinance No. _____ being, "AN ORDINANCE AWARD-
ING LEASE OF CERTAIN LANDS LOCATED ON THE SOUTH SIDE OF THE
EMBARCADERO NORTHWESTERLY OF NINETEENTH AVENUE TO PACIFIC DRY
DOCK & REPAIR CO., A CORPORATION, DETERMINING CERTAIN MATTERS IN
CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF," and

Port Ordinance No. _____ being, "AN ORDINANCE ABOL-
ISHING AND CREATING CERTAIN POSITIONS IN THE PORT DEPARTMENT,"

were read the first time and passed to print by the following
vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

The meeting was adjourned in honor of and out of respect
to the memory of the late Robert Kirkwood at 3:30 p.m. to May 13,
1964, at 2:00 p.m.

The Board meeting which was to have been reconvened at
2:00 p.m., Wednesday, May 13, 1964, was adjourned by the Secretary
to 2:00 p.m., Thursday, May 14, 1964, due to lack of a quorum.


Secretary

Action MAY 20 1964

*Approved written
and filed*

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

At the hour of 2:00 p.m., Thursday, May 14, 1964, the Board reconvened in its office, Room 376, 66 Jack London Square, due written notice having been sent to members of the Board.

Commissioners present: Brown, Chaudet, Tripp and
President Vukasin -4

Commissioners absent: Kilpatrick -1

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Manager, Marine Terminals Department; Assistant Chief Engineer; Manager, Properties Department; Assistant Manager, Properties Department; Public Relations Director; and Assistant Secretary Dougan.

Visitors attending the meeting included: Walter Simas, Ted Simas, and Attorney Myron A. Martin, all representing Simas Bros. Distributing Corporation.

The Assistant Executive Director presented a request to the Board from the Lake Merritt Rowing Club for use of the 9th Avenue open area on June 20 and 21, 1964, for spectators viewing crew races scheduled for that time. The race is being co-sponsored by the Oakland Jaycees, and a small admission fee will be assessed. He explained that the Club will be required to fulfill certain conditions, such as execution of a hold harmless agreement, backed by a half million/one million dollar single limit insurance policy naming the Port of Oakland as an insured, setting up barricades on the face of the pier, and general clean-up of the area on termination of use. It is to be understood that, in the event a vessel

is scheduled into the area at the time the races are to be held, the vessel will have priority. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the recommendation of the Assistant Executive Director that the Lake Merritt Rowing Club be permitted to use the 9th Avenue open area for the purposes and upon the conditions indicated.

Resolution No. 15402 was passed approving attendance by the Airport Superintendent at the meeting of the Association of Airport Executives, in Detroit, Michigan, May 24 - 27, 1964, as recommended by the Airport Manager.

At the Board Meeting of May 6, 1964, two bids were received for the lease of certain lands located on the east side of Ferry Street between Petroleum and Dolphin Streets, one from Powerine Oil Company, Santa Fe Springs, California, in the amount of \$1,452.00 per month and one from Simas Bros. Distributing Corporation, Oakland, California, in the amount of \$1,020.00 per month. These bids had been referred to the Executive Director and Chief Engineer for recommendation as to award and to the Port Attorney for approval as to form and legality. The Manager, Properties Department, presented a letter to the Board stating that close and careful consideration had been given to these bidders, that both bidders are fully capable of carrying out the terms of the lease, and recommending that the lease be awarded to Powerine Oil Company. The Executive Director and Chief Engineer concurred in such recommendation. The Manager, Properties Department, also presented to the Board for its consideration a letter dated May 7, 1964, addressed to the Executive Director and Chief Engineer signed by Walter Simas on the letterhead of Ashland Oil Company, Mr. Simas also being the president of Simas Bros. Distributing Corporation, and a letter dated May 8, 1964, addressed to the Manager, Properties Department, by Powerine Oil Company. These letters outlined the revenue which the Port might expect to

realize from the operations of the respective bidders over the premises proposed to be leased. Commissioner Chaudet expressed great concern as to whether the letters had been solicited from the bidders since he believed that once a bid has been received and opened nothing further should be considered. The Executive Director and Chief Engineer explained that the letter from Mr. Simas was unsolicited and that in order to make a complete presentation to the Board it was deemed appropriate to request a similar letter from Powerine Oil Company. The matter was considered by the Board at length in order that the Board might determine which bidder would receive the award. During such consideration it was brought out that the Board staff had made a thorough investigation of the qualifications of both bidders and their proposed method of operating the facility. Such investigation indicated that Simas Bros. Distributing Corporation would bring petroleum products to the leased premises by water carrier using the oil pier and producing substantial revenue from dockage and wharfage over and above the guarantee set forth in the lease, whereas there was no assurance that Powerine Oil Company would so operate or produce any wharfage and dockage revenues in excess of the guarantee set forth in the lease. Mr. Walter Simas and Mr. Martin were afforded the opportunity to make, and made, brief statements in support of the bid of Simas Bros. Distributing Corporation. It was pointed out that Simas Bros. Distributing Corporation has its own local existing retail outlets for its products while Powerine Oil Company does not. Commissioner Chaudet then moved that the lease be awarded to Simas Bros. Distributing Corporation, which motion was seconded and passed unanimously. Commissioner Chaudet explained that he made the motion on the basis that Simas Bros. Distributing Corporation is a local firm which has contributed to the welfare of the City of Oakland for many years, recognizing at the same time that such award would prevent a firm not presently operating in this area from locating upon the property proposed to be leased. It was pointed out to the Board that Simas Bros. is a local concern with a long history of

successful operations in the area, having many outlets as a retail oil and gasoline distributor and that the leasing of the Port facility would complement those operations. An ordinance was later passed to print awarding the lease to Simas Bros. Distributing Corporation.

The Port Attorney made an oral report on Senate Bill No. 60 by Senator Burns and others, relating to Long Beach tidelands, providing for a Port Development Law, and the apportionment of Long Beach tideland oil revenues. The bill has been under extensive study by the Senate Committee on Governmental Efficiency and an amendment has been written into it which will provide \$5,000,000 each fiscal year, starting with 1965-66, to be available to California Ports: \$3,000,000 to ocean-going ports, and \$2,000,000 to small craft harbors. In order to receive such benefits, each local agency must submit to the State Lands Commission a budget outlining its needs, and if the State Lands Commission approves the application it will be sent to the Governor for incorporation in the annual State budget. Under the terms of this bill the Port of Oakland would be eligible to apply for funds.

The Port Attorney recalled that at the last meeting of the Board he was requested to investigate the estimate of the City Clerk that it would cost approximately \$16,500 to call a Special Municipal Election and have it consolidated with the General State Election to be held in November, 1964. He explained that the cost is figured on the basis of \$14.50 per precinct, of which there are 860 at this time, making a total of \$12,470. To this figure would be added the cost of printing the proposition and distributing the pamphlet to the voters, the printing of the ballot, and the various other items in connection with the holding of an election. He went on to say that if the City had several propositions the Port's share would diminish. On motion of Commissioner Brown, which was seconded and passed unanimously, the Board directed that a letter

be sent to the City Council indicating that if the City is going to have an election in November these propositions be included.

Resolution No. 15403 was passed, appointing Mr. H. C. Marsh to the position of Principal Assistant to the Executive Director for Properties Promotion and Sales.

Resolution No. 15405 was passed approving and authorizing payment to Ray S. Sanderson of the sum of \$2,517.50 as the real estate brokerage commission in connection with the sale of certain property located on Hegenberger Road to the International Longshoremen's and Warehousemen's Union, Local 6. The Port Attorney explained that the sale of the property had now been completed and referred to the policy determination of the Board that the proceeds of the sale as well as the proceeds from future sales of Port land should not be commingled with other Port funds but rather should be kept separate and apart from other Port funds and used only for purposes of capital improvements. In order to accomplish this a separate account will be created within the Port Revenue Fund and such proceeds will be placed in that account.

The Executive Director transmitted a letter to the Board in connection with a proposed engineering, accounting or financial study on future revenues of the Port of Oakland with respect to various land uses, with the suggestion that he be directed to invite a firm or firms to submit proposals, and select the one most qualified to perform such a service. On motion of Commissioner Chaudet, seconded and passed unanimously, the Board directed that the Executive Director invite proposals from four firms relative to a study as outlined in the Executive Director's letter.

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

Ayes:	Commissioners Brown, Chaudet and President Vukasin -3
Noes:	None
Absent:	Commissioners Kilpatrick and Tripp -2

"RESOLUTION NO. 15402

RESOLUTION AUTHORIZING AIRPORT SUPERINTENDENT
TO ATTEND MEETING OF AMERICAN ASSOCIATION OF
AIRPORT EXECUTIVES.

RESOLVED that the Airport Superintendent be and he hereby is authorized to proceed to Detroit, Michigan, to attend a meeting of the AMERICAN ASSOCIATION OF AIRPORT EXECUTIVES, commencing May 24, 1964, and that he be allowed his reasonable expenses in connection therewith upon presentation of claim therefor."

"RESOLUTION NO. 15403

RESOLUTION APPOINTING H. C. MARSH TO THE POSITION
OF PRINCIPAL ASSISTANT TO THE EXECUTIVE DIRECTOR
FOR PROPERTIES PROMOTION AND SALES.

RESOLVED that H. C. MARSH hereby is appointed to the position of Principal Assistant to the Executive Director for Properties Promotion and Sales, who shall be one of the two principal assistants to the Executive Director within the meaning of Sec. 219 of the Charter, effective May 16, 1964."

"RESOLUTION NO. 15404

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH HOME TRANSFER & STORAGE COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with HOME TRANSFER & STORAGE COMPANY, a corporation, providing for the occupancy by Licensee of an area of 5,000 square feet of open area east of Terminal Building "C" in the Outer Harbor Terminal Area, for a period of one year commencing April 1, 1964, at a monthly rental of \$55.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15405

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF
REAL ESTATE BROKERAGE COMMISSION TO RAY S.
SANDERSON.

RESOLVED that this Board does hereby approve the payment to RAY S. SANDERSON of the sum of \$2,517.50 as the real estate brokerage commission in connection with the sale of certain property located on Hegenberger Road to the INTERNATIONAL LONGSHOREMEN'S AND WAREHOUSEMEN'S UNION, LOCAL 6, ratified, confirmed and approved by joint Council Ordinance No. 6867 C.M.S. and Port Ordinance No. 1243; and be it

FURTHER RESOLVED that there is hereby appropriated out of the Port Revenue Fund the sum of \$2,517.50 for the purpose of paying said commission."

Port Ordinance No. 1266 being, "AN ORDINANCE AMENDING SECTION 8.23 OF PORT ORDINANCE NO. 867, FIXING THE SALARY OF THE PRINCIPAL ASSISTANT TO THE EXECUTIVE DIRECTOR FOR PROPERTIES PROMOTION AND SALES", and

Port Ordinance No. 1267 being, "AN ORDINANCE ABOLISHING AND CREATING CERTAIN POSITIONS IN THE PORT DEPARTMENT", and

Port Ordinance No. 1268 being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN PREMISES LOCATED AT THE FOOT OF FRANKLIN STREET
IN JACK LONDON SQUARE TO OAKLAND SEA FOOD GROTTTO, INC., A CORPOR-
ATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND
AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. 1269 being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN LANDS LOCATED ON THE SOUTH SIDE OF THE EMBARCADERO
NORTHWESTERLY OF FIFTH AVENUE TO MARTINOLICH SHIP REPAIR CO., A
CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH
AND AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. 1270 being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN LANDS LOCATED ON THE SOUTH SIDE OF THE EMBARCADERO
NORTHWESTERLY OF NINETEENTH AVENUE TO PACIFIC DRY DOCK & REPAIR
CO., A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THERE-
WITH AND AUTHORIZING THE EXECUTION THEREOF", having been duly intro-
duced, read and published, were read a second time and finally
adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Kilpatrick -1

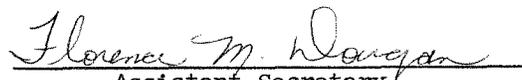
Port Ordinance No. _____ being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN LANDS LOCATED ON THE EAST SIDE OF FERRY STREET
BETWEEN PETROLEUM AND DOLPHIN STREETS IN THE OUTER HARBOR TERMINAL
AREA TO SIMAS BROS. DISTRIBUTING CORPORATION, A CORPORATION, DETER-
MINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE
EXECUTION THEREOF", was read the first time and passed to print by
the following vote:

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Kilpatrick -1

There being no further business and on motion duly made
and seconded the meeting was adjourned at 3:50 p.m.


Assistant Secretary

of Port Commissioners Meeting
 Action JUN 3 1964
approved as written and filed

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

The meeting was held on Wednesday, May 20, 1964, at the hour of 2:15 p.m., in the second floor conference room in the Metropolitan Oakland International Airport Terminal Building, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick and President Vukasin, with Commissioner Tripp arriving at 2:45 p.m. -5

Commissioners absent: None

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

Visitors attending the meeting included Mr. D. McCarville, representing Westoil Terminals, San Pedro.

The minutes of the regular meeting of May 6, 1964, and of the adjourned regular meeting of May 14, 1964, were approved as written and ordered filed.

Bids were opened and publicly declared for construction of concrete wharf F-102W at Jack London Square, 4 bids having been received as follows, each accompanied by a 10% bid bond:

<u>Bidder</u>	<u>Item No. 1 Base Bid</u>	<u>Item No. 2 Piling (add or deduct)</u>
The Duncanson-Harrelson Co.	\$128,500	\$7.50/lin. ft.
LeBoeuf Dougherty Contracting Company	134,250	7.65 " "
Ben C. Gerwick, Inc.	147,504	5.00 " "
Healy Tibbitts Construction Co.	152,141	10.00 " "

The foregoing bids were referred to the Port Attorney for approval as to form and legality and to the Executive Director for recommendation. Upon approval by the Port Attorney as to form and legality and upon recommendation of the Assistant Chief Engineer, concurred in by the Executive Director, the contract for the construction of the concrete wharf F-102W at Jack London Square was awarded to the Duncanson-Harrelson Co. by passage of Resolution No. 15436.

As recommended by the Manager, Properties Department, the request of the East Bay Boat Club, Inc., to hold a regatta on the Airport Channel on May 30 and 31, 1964, was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

On recommendation of the Manager, Properties Department, concurred in by the Executive Director and the Port Attorney, Resolution No. 15420, authorizing compromise and settlement of claim against the London House, Inc., was passed, which provides for payment of \$1,000.00 to the Port, together with title to air conditioning equipment installed in the building, as compromise and settlement of the Port's claim in the amount of \$2,000.00.

A proposed lease of certain land and water area lying south of the Embarcadero and on the east side of Sixth Avenue, together with notice of intention therefor, was presented by the Port Attorney, along with a letter of explanation by the Manager, Properties Department, and Resolution No. 15406 was passed determining that the lease should be made and authorizing advertising for bids to be received on June 3, 1964.

Upon recommendation of the Assistant Chief Engineer, the Board approved specifications and authorized advertising for bids to be received on June 3, 1964, for services and materials for the fiscal year 1964-1965, as follows:

For furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks, by passage of Resolution No. 15424.

For furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities, by passage of Resolution No. 15425.

For furnishing labor, materials and equipment for washing exterior windows in the terminal building (M-102) at Metropolitan Oakland International Airport, by passage of Resolution No. 15426.

For furnishing elevator maintenance for Port of Oakland Building, 66 Jack London Square, by passage of Resolution No. 15427.

For furnishing and delivering fill, broken concrete, rock fill and crusher run rock, by passage of Resolution No. 15428.

For furnishing and delivering Douglas fir creosoted piles to the Port of Oakland, by passage of Resolution No. 15429.

For furnishing and delivering eucalyptus piles to the Port of Oakland, by passage of Resolution No. 15430.

For printing, folding, binding and delivering the Flight Selector to the general offices of the Port of Oakland, by passage of Resolution No. 15431.

Resolution No. 15422 was passed granting Nathan Narin permission to perform certain work consisting of alterations to Port building at the Foot of Fallon Street, to be occupied by the Ford Motor Co.

Resolution No. 15410 was passed authorizing the Port Attorney to proceed to Washington, D. C., to attend a prehearing conference of the Civil Aeronautics Board in connection with the Detroit-California Nonstop Service Case, Civil Aeronautics Board Docket No. 11143.

Commissioner Tripp arrived at the meeting at this point.

The Executive Director transmitted a letter to the Board recommending that the Board contract with Louvau Services, Inc., to make a study of the feasibility of a mechanized accounting system for the Port of Oakland at a cost of \$1,000.00, which was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

Final reading was given Ordinance No. 1271 awarding lease of certain lands located on the east side of Ferry Street between Petroleum and Dolphin Streets in the Outer Harbor Terminal Area to Simas Bros. Distributing Corporation, determining certain matters in connection therewith and authorizing the execution thereof, which was passed by a vote of 5 ayes. Prior to the calling for a vote on this ordinance, Commissioner Brown stated that in voting for the original passage of this ordinance to print and for its final adoption, his vote was based on his observation of Simas Bros. Distribution Corporation which has a great number of retail distributing outlets in the Bay Area and is an asset to the area, whereas the second bidder for the lease was not established in the Bay Area and had no retail outlets in this area, and in his opinion the lease with Simas Bros. Distributing Corporation would provide the greater income to the Port and the greater benefits to the City. Commissioner Chaudet stated that he was in complete agreement with the statement made by Commissioner Brown.

Commissioners Brown and Tripp excused themselves from the meeting temporarily during which time personnel matters as listed on the calendar were considered, and Resolutions Nos. 15411 and 15435 in connection with these matters were passed by those present.

At the hour of 2:50 p.m. President Vukasin announced that three members of the Civil Aeronautics Board, along with five of its staff members, had arrived at the airport, and the meeting was recessed to 7:00 p.m. on May 20, 1964 out of respect to and in honor of John A. Nutter, father of the Executive Director, who passed away on May 19, 1964.

* * * * *

At the hour of 7:05 p.m. on Wednesday, May 20, 1964, the meeting was reconvened in the second floor conference room in the Metropolitan Oakland International Airport Terminal Building, President Vukasin presiding.

Commissioners present: Brown, Chaudet, Kilpatrick and
President Vukasin -4

Commissioners absent: Tripp -1

On motion of Commissioner Brown, seconded and passed unan-
imously, the Port Attorney was instructed to prepare the necessary
documents to grant the Pacific Inter-Island Co. its requested abate-
ment of rent for the Castaway Restaurant on the fourth floor of the
Port of Oakland Building, Jack London Square, for presentation to the
Board for its determination at its meeting of June 3, 1964.

On motion of Commissioner Brown, seconded and passed unan-
imously, the Board approved the following changes in Port tenancies:

HARBOR LICENSE AGREEMENT RENEWALS (as of July 1, 1964)

Encinal Terminals: 778 sq. ft. in Bldg. B-302 in
the Outer Harbor at \$.05 psf, or \$38.90 per month.

General Services Administration: 799 sq. ft. of
storage area and 530 sq. ft. of office space in
Section "B", Bldg. E-407, Grove Street Pier, for
the U. S. Customs and Appraisers' Store, at a
rental of \$105.00 per month.

Hill & Morton, Inc.: 965 sq. ft. in Bldg. J-307
on Dennison Street @ \$.08 psf, or \$77.20 per month.

Ringor, Bennie (dba Terminal Lunch): Restaurant
Bldg. E-501 on the Clay Street Pier @ $5\frac{1}{2}\%$ of gross
receipts, or a minimum of \$60.00 per month.

Schnitzer Bros.: 264,288 sq. ft. of water area at
the foot of Adeline Street @ \$450.00 per month.

Stockman, Esther & Clarence: 900 sq. ft. in Bldg.
J-219 on 19th Avenue @ $5\frac{1}{2}\%$ of gross, or a minimum
of \$50.00 per month, and 3,192 sq. ft. of adjacent
open area @ \$.006 psf, for a minimum rental of
\$69.15 per month.

Tharco Containers: Bldg. K-101, including offices
and adjacent open area in the Industrial Park @ a
rental of \$2,813.20 per month.

Union Diesel Engine Co.: Approximately 1.1 acre in
the Brooklyn Basin at a rental of \$50.00 per month.

AIRPORT LICENSE AGREEMENT RENEWALS (as of July 1, 1964)

Aircraft Workers Lodge: 1,813 sq. ft. in Bldg.
L-731 on Boeing Street @ \$.045 psf, or \$81.59 per
month. As of April 1, they added 121 sq. ft. @
\$5.45 per month, which was approved by Board Reso-
lution No. 15407.

AIRPORT LICENSE AGREEMENT RENEWALS (as of July 1, 1964) (cont'd)

Airport Golf Driving Range: Approximately 18 acres of land area at the intersection of Hegenberger Rd. and Doolittle Drive @ 10% of the gross, or a minimum of \$200.00 per month.

American Electro Finishing Co.: Occupancy on Earhart Rd. of 4,629 sq. ft. in Bldg. L-230 @ \$.055 psf, 1,560 sq. ft. of adjacent ramp area @ \$.011 psf, and 2,000 sq. ft. in Bldg. L-227 @ \$.055 psf, for a total monthly rental of \$381.76.

Berglund Tool Co.: 1,200 sq. ft. in Bldg. L-240 on Earhart Road @ \$.055 psf, or \$66.00 per month.

Buffett, R. J.: 750 sq. ft. in Bldg. L-834 on former Naval Air Station @ \$.045 psf, or \$33.75 per month.

Cables Unlimited: 1,193 sq. ft. in Bldg. L-621 on Doolittle Drive @ \$.045 psf, or \$53.69 per month.

Civil Air Patrol: Bldg. L-631 (east end and center section) on Boeing Street @ a minimum rental of \$10.40 per month.

Dow Air Service: 1,490 sq. ft. in Bldg. L-120 on Earhart Road @ \$.055 psf, or \$81.95 per month.

Electro Gadgets Supply: 4,000 sq. ft. in Bldg. L-741 @ \$.045 psf; 4,000 sq. ft. in Bldg. L-743 @ \$.045 psf; and 4,000 sq. ft. adjacent land area @ \$.006 psf; all on Langley Street, for a total monthly rental of \$384.00 per month.

Jetco Supply Co.: 1,052 sq. ft. in Bldg. L-711 on Earhart Road at a minimum of \$50.00 per month.

Mitchell, Donald: 1,061 sq. ft. in Bldg. L-845 on the former Naval Air Station at a minimum of \$50.00 per month.

Security Parachute & Equipment Co.: 1,214 sq. ft. in Bldg. L-210 on Earhart Road @ \$.035 psf, or \$42.49 per month.

V. Nixon Associates: 560 sq. ft. in Bldg. L-510 on Earhart Road @ \$.085 psf, and 364 sq. ft. of land area @ \$.011 psf, for a total monthly rental of \$51.60.

West, Charles, Hose Shop: 15,037 sq. ft. in Bldg. L-543 on Earhart Road @ \$.045 psf, or \$69.17 per month.

NEW OCCUPANCIES:

Robert A. Speck: 1,200 sq. ft. in Airport Bldg. L-839 on Earhart Road @ \$.045 psf, or \$54.00 per month, as of June 1, 1964.

Towle Products, Inc.: 530 sq. ft. in Airport Bldg. L-710 on Earhart Road @ \$.055 psf, or a minimum of \$50.00 per month, as of May 1, 1964.

ADDITIONAL AREA:

The Flasher Co.: 2,856 sq. ft. area in Bldg. G-309 @ \$.04 psf, 1,167 sq. ft. paved area adjacent thereto @ \$.0085 psf, and open area of 1,748 sq. ft. @ \$.006 psf, for an additional monthly rental of \$134.65, as of May 1, 1964. This is in addition to area in Bldg. G-309, 351 Embarcadero, making a new total rental of \$511.61 per month. As of May 1, the rear section of Bldg. G-309, containing 4,165 sq. ft., has been sub-let to Mr. Walt Somers for storage and sale of wire rope at the same rental charged by the Port.

REDUCTION IN AREA:

Bayaire Avionics: 3,000 sq. ft. ramp area @ \$.011 psf, or \$33.00 per month, as of April 30, 1964. This is adjacent to 14,483 sq. ft. presently occupied in Airport Bldg. L-810 on Earhart Road @ \$.055 psf, for a monthly rental of \$796.57.

Modern Marble Mfg. Co.: 2,893 sq. ft. in Airport Bldg. L-802 on the former Naval Air Station, at \$97.69 per month, as of May 1, 1964. Licensee will retain 4,500 sq. ft. in the same building, for a new monthly rental of \$235.00.

CHANGE IN STATUS:

Jet Line Service: Restaurant operation in Airport Bldg. L-820 (former Navy hangar), on a license agreement for one year, with a 30-day cancellation clause, paying a rental of 3% of the gross against a minimum reduced to \$50.00 per month.

Golden Gate Aviation, Inc.: Reduction of rental on his office area in leanto on Hangar 3 to \$.025 psf, with Mr. Larimer making alterations to and maintaining the interior, and with the Port maintaining the exterior and the roof. Total rental reduced to \$2,136.99 per month as of April 1, 1964.

CANCELLATIONS:

Cinder Products: 12,000 sq. ft. adjacent to Embarcadero and west of Fifth Avenue @ \$.007 psf, or \$84.00 per month, as of May 31, 1964.

Fredrickson Equipment Co.: 6,343 sq. ft. in Airport Bldg. L-810 on Earhart Road @ \$.055 psf, or \$348.87 per month, as of April 30, 1964.

HAC Transportation Company: Will complete vacation of leased area by May 31, 1964, consisting of 750 sq. ft. in Bldg. H-217 @ \$.10 psf, and 5,816 sq. ft. in Bldg. H-203 @ \$224.63 per month, or a total of \$299.63 per month.

CANCELLATIONS (continued)

Union Oil Company: Gasoline storage site @ \$100.00 per month, and equipment rental on gasoline storage and pumping facilities @ \$125.00 per month, for a total of \$225.00 per month, at the Airport, to be cancelled as of May 31, 1964.

On recommendation of the Airport Manager, the Board approved the proposed supplemental agreement with the Airport Barber Shop, reducing the rental rates to 5% on the first \$2,000.00 of gross monthly receipts and 10% on all receipts in excess of \$2,000.00, on motion of Commissioner Brown, seconded and passed unanimously.

The Assistant Chief Engineer transmitted a letter to the Board regarding proposed alterations to the 8th Floor cocktail lounge area in the tower of the airport terminal building, to provide facilities for the "O A K Club", with work to be performed by Port personnel, at an estimated cost of \$5,000.00, not including furniture. The inter-office letter of the Director of Public Relations to the Executive Director, dated May 5, 1964, outlining the purposes and proposed operation of the "O A K Club" was also attached. On motion of Commissioner Brown, seconded and passed unanimously, this matter was put over to the next meeting of the Board.

The Executive Director transmitted a letter to the Board recommending the retention of Mr. Roger P. Biver, Vice President/General Manager of Meridian International Corporation, to represent the Port of Oakland in European trade, with offices to be established in Brussels, Belgium. A letter from Mr. Biver dated May 7, 1964, outlining the services to be performed for a fee of \$200.00 per month, not including special assignments which would be handled on a cost basis,

was attached to the Executive Director's letter. On motion of Commissioner Kilpatrick, seconded and passed unanimously, the Board approved the retention of Meridian International Corporation for a period of six months.

The Assistant Executive Director explained to the Board that a second supplemental agreement had been prepared with the White Portable Compress Company, which required the payment of an interest rate on overdue monies owed to the Port, and Resolution No. 15408 was passed authorizing the execution of the agreement.

Resolution No. 15421 was passed, authorizing sale of personal property consisting of scrap metal, used batteries, and a sink to the highest bidder, following informal bidding procedures.

On recommendation of the Assistant Chief Engineer, Resolution No. 15423 was passed, approving specifications for furnishing and delivering an 85 CFM rotary air compressor and advertising for bids to be received on June 3, 1964.

On recommendation of the Assistant Chief Engineer, Resolution No. 15432 was passed, extending time to May 6, 1964 for performance of contract with Truitt Construction Co. for finishing the interior of the southeast corner of the Port of Oakland Building F-107 in Jack London Square, and Resolution No. 15433 was passed accepting the work as being completed.

On recommendation of the Port Attorney, Resolution No. 15409 was passed, rejecting the claim of Norman Hibbard in connection with damage to his airplane during a violent windstorm at the Oakland Airport.

The Port Attorney made an oral report to the Board concerning the filing of some 56 agreements with the Federal Maritime Commission under the Shipping Act, Section 15 amnesty legislation recently passed.

On recommendation of the Port Attorney, Resolution No. 15412 was passed authorizing the Port Attorney to file an action against Marshall Shingle Company in the event negotiations to recover \$528.00 in rental payments owed to the Port are unsuccessful.

The Port Attorney made an oral report to the Board on the Port Development Law, advising that this legislation which would have allocated funds to California ports from Long Beach Harbor oil revenues had been dropped from the Long Beach bill by Senator Burns.

Resolution No. 15434 was passed, granting certain Commissioners permission to absent themselves from the State of California during certain specified periods in the month of July.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of May 15, 1964.

Accounts Receivable 60 days or more in arrears as of April 30, 1964.

Summary of Cash and Accounts Receivable, Port Revenue Fund #911.

List of Claims paid on Port Revenue Fund #911 for the weeks ending April 30 and May 8, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick and
President Vukasin -4

Noes: None

Absent: Commissioner Tripp -1

"Resolution No. 15406

RESOLUTION DETERMINING THAT LEASE OF CERTAIN LAND AND WATER AREA LYING SOUTH OF THE EMBARCADERO AND ON THE EAST SIDE OF SIXTH AVENUE SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain land and water area lying south of the Embarcadero and on the east side of Sixth Avenue and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and terminating on October 31, 1972, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by a cash deposit, certified check or cashier's check of a responsible bank in the amount of \$750.00) with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 3rd day of June, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it and to award the proposed lease to one other than the highest bidder if the best interests of the City and Port will be served thereby; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15407

RESOLUTION AUTHORIZING EXECUTION OF SECOND
SUPPLEMENTAL AGREEMENT WITH AIRCRAFT WORKERS
LODGE #854, I.A.M.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a Second Supplemental Agreement with AIRCRAFT WORKERS LODGE #854, I.A.M., dated April 1, 1964, modifying that certain License and Concession Agreement dated July 1, 1963, by adding thereto 121 square feet in Building No. L-731 at Metropolitan Oakland International Airport, at an additional monthly rental therefor of \$5.45, effective April 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15408

RESOLUTION AUTHORIZING EXECUTION OF SECOND
SUPPLEMENTAL AGREEMENT WITH WHITE PORTABLE
COMPRESS COMPANY AND DIRECTING RECORDATION
THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Second Supplemental Agreement with CECIL F. WHITE, an individual doing business under the firm name and style of WHITE PORTABLE COMPRESS COMPANY, dated the 20th day of April, 1964, amending Paragraph 5 of that certain Lease dated the 8th day of November, 1954, and recorded the 21st day of December, 1954, in Book 7516 of Official Records of Alameda County, California, at page 125, effective February 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said Second Supplemental Agreement."

"RESOLUTION NO. 15409

RESOLUTION REJECTING CLAIM OF NORMAN HIBBARD.

WHEREAS, NORMAN HIBBARD, on the 8th day of May, 1964, presented his claim against the City of Oakland for property damages in the total amount of \$3,445.00, alleged to have been sustained on or about the 19th day of February, 1964, in the vicinity of the parking ramp, opposite Hangar No. 28, at Metropolitan Oakland International Airport; and

WHEREAS, this Board does hereby find that said claim is not a proper charge against the Board of Port Commissioners; now, therefore, be it

RESOLVED that said claim be and it is hereby rejected."

"RESOLUTION NO. 15410

RESOLUTION AUTHORIZING THE PORT ATTORNEY TO
PROCEED TO WASHINGTON, D. C.

RESOLVED that the Port Attorney be and he hereby is authorized to proceed to Washington, D. C., to attend a prehearing conference in the Detroit-California Nonstop Service Case, Civil Aeronautics Board Docket No. 11143, on June 3, 1964, and

to attend to other Port matters while there, and that he be allowed his reasonable expenses in connection therewith upon presentation of claim therefor."

"RESOLUTION NO. 15412

RESOLUTION AUTHORIZING THE PORT ATTORNEY TO FILE
AN ACTION AGAINST MARSHALL SHINGLE COMPANY.

RESOLVED that the Port Attorney be and he hereby is authorized to commence an action against MARSHALL SHINGLE COMPANY, a corporation, for unpaid rent, repossession of Port property and forfeiture of its tenancy, and to take such steps in such proceedings as he may deem advisable."

"RESOLUTION NO. 15413

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
PROVIDING FOR EXTENSION OF AGREEMENT WITH HOLLY
SUGAR CORPORATION.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute, for and on behalf of this Board, an agreement with HOLLY SUGAR CORPORATION, a corporation, extending for a period of one year commencing January 1, 1964, that certain License and Concession Agreement dated January 1, 1961, granting Licensee the right to occupy an area of 2,100 square feet located on the Clinton Basin Wharf, being Port structure Wharf No. H-105, and an area of 30 square feet of open area behind said wharf, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15414

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH CRAIG, DUNMIRE AND ASSOCIATES, INC., AND
ALTOR, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated March 1, 1964, with CRAIG, DUNMIRE AND ASSOCIATES, INC., a corporation, and ALTOR, INC., a corporation, providing for the occupancy by Licensee of an area of 1,118 square feet in Rooms 20, 43, 45 and 47 in Building No. L-130 at Metropolitan Oakland International Airport, for a period of one year commencing March 1, 1964, at a monthly rental of \$134.16, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15415

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH McBROOM & CECCHINI.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with H. D. McBROOM and M. F. CECCHINI, copartners doing business under the firm name and style of McBROOM & CECCHINI, providing for the occupancy by Licensee of an area of 1,159 square feet of office space in Building No. H-301 and 776 square feet in Building No. H-302 at the foot of Tenth Avenue, for a period of one year commencing May 1, 1964, at a monthly rental of \$139.18, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15416

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH GROENIGER & COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with WILLIAM GROENIGER, JR., an individual doing business under the firm name and style of GROENIGER & COMPANY, providing for the occupancy by Licensee of an area of 7,331 square feet in Building No. H-215 and an open area of 3,006 square feet in the Ninth Avenue Terminal Area, for a period of one year commencing May 1, 1964, at a monthly rental of \$237.97, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15417

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH SOUTHERN PACIFIC COMPANY AND AUTHORIZING
RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest, for and on behalf of the City of Oakland, acting by and through its Board of Port Commissioners, that certain Lease dated the 1st day of January, 1964, with SOUTHERN PACIFIC COMPANY, a corporation, as Lessor, and the Port, as Lessee, providing for the leasing by the Port of certain premises lying northeasterly of Earhart Road and northwesterly of Langley Street, Metropolitan Oakland International Airport, for a term of one year commencing on the 1st day of January, 1964 and continuing thereafter until terminated by either party, at an annual rental of \$1,200.00, and that said Lease shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is authorized to record said Lease."

"RESOLUTION NO. 15418

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH UNITED CALIFORNIA EXPRESS & STORAGE CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with UNITED CALIFORNIA EXPRESS & STORAGE CO., a corporation, providing for the occupancy by Licensee of an area of 49,545 square feet in Terminal Building "A" in the Outer Harbor Terminal Area, for a period of one year commencing April 1, 1964, at a monthly rental of \$1,981.80, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15419

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH AMERICAN TIRE
PRODUCTS COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with SAM YESZIN, an individual doing business

under the firm name and style of AMERICAN TIRE PRODUCTS COMPANY, dated April 1, 1964, modifying and amending that certain License and Concession Agreement dated September 1, 1963, by deleting therefrom 9,450 square feet of open area near the foot of Sixth Avenue extended, and that the total monthly rental for the remaining premises shall be the sum of \$58.50, effective April 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15420

RESOLUTION AUTHORIZING COMPROMISE AND SETTLEMENT OF CLAIM AGAINST LONDON HOUSE, INC.

WHEREAS, LONDON HOUSE, INC., is indebted to the Port in the sum of \$2,000.00 for rent for the months of May to August, 1963, inclusive, arising out of occupancy of certain restaurant premises located at the southwest corner of First Street and Broadway under lease with this Board dated August 31, 1953; and

WHEREAS, it appears that collection of said unpaid rent will be difficult and costly; and

WHEREAS, LONDON HOUSE, INC., has offered to compromise and settle said claim for rent by the payment of \$1,000.00 and relinquishment to the Port of all title and claim to any air conditioning equipment installed by LONDON HOUSE, INC., upon the premises; and

WHEREAS, after due consideration thereof, it appears that said offer is fair and reasonable and that the best interests of the Port would be served by accepting said offer of compromise and settlement; and

WHEREAS, the Executive Director and Chief Engineer and the Port Attorney have recommended the acceptance of said offer; now, therefore, be it

RESOLVED that said offer of compromise and settlement be and the same is hereby accepted; and be it

FURTHER RESOLVED that the said claim of the Port for rent shall be compromised, settled and extinguished upon payment to the Port by LONDON HOUSE, INC., of the sum of \$1,000.00 and relinquishment to the Port of all title and claim to any air conditioning equipment installed by LONDON HOUSE, INC., upon the premises."

"RESOLUTION NO. 15421

RESOLUTION AUTHORIZING SALE OF PERSONAL PROPERTY.

RESOLVED that the personal property hereinafter described, located at the Corporation Yard, Doolittle Drive, Metropolitan Oakland International Airport, be and the same is hereby sold to the person whose name appears and at the price specified opposite the particular item of personal property, as the highest and best bidder therefor after the receipt of informal bids; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to execute any necessary Bill of Sale in connection therewith:

<u>Item</u>	<u>Bidder</u>	<u>Price</u>
Miscellaneous Scrap metal, pipes, angles, shapes, etc.	Western Iron and Metal Co.	\$ 13.28 per ton
Anchor chain, 9-inch links, approximately 5,700 lbs.	Western Iron and Metal Co.	72.85 per lot
Angle iron, excluding railroad track and I-beams mixed in lot	Western Iron and Metal Co.	35.28 per ton
Six (6) used storage batteries	Smelter Supply Co.	8.60
One (1) stainless steel sink	Bob Renard	100.00"

"RESOLUTION NO. 15422

RESOLUTION GRANTING NATHAN NARIN PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by NATHAN NARIN for certain alterations to the warehouse building located upon applicant's leased premises near the foot of Fallon Street, at a cost to said applicant of \$50,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15423

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING AN 85 CFM ROTARY AIR COMPRESSOR AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing and delivering an 85 CFM rotary air compressor, and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15424

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR RECONDITIONING, REPAIRING AND CONSTRUCTING PORT OF OAKLAND RAILROAD TRACKS FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing labor, materials and equipment for reconditioning repairing and constructing Port of Oakland railroad tracks for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15425

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT OF OAKLAND DOCKS AND WATERFRONT FACILITIES FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15426

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 FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing labor, materials and equipment for washing exterior windows in the Terminal Building (M-102) at Metropolitan Oakland International Airport for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15427

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING ELEVATOR MAINTENANCE FOR PORT OF OAKLAND BUILDING, 66 JACK LONDON SQUARE, FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing elevator maintenance for Port of Oakland Building, 66 Jack London Square, for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15428

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING FILL, BROKEN CONCRETE, ROCK FILL AND CRUSHER RUN ROCK FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965, AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing and delivering fill, broken concrete, rock fill and crusher run rock for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15429

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING DOUGLAS FIR CREOSOTED PILES TO THE PORT OF OAKLAND FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing and delivering Douglas fir creosoted piles to the Port of Oakland for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15430

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING EUCALYPTUS PILES TO THE PORT OF OAKLAND FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing and delivering eucalyptus piles to the Port of Oakland for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15431

RESOLUTION APPROVING SPECIFICATIONS FOR PRINTING, FOLDING, BINDING AND DELIVERING THE FLIGHT SELECTOR TO THE GENERAL OFFICES OF THE PORT OF OAKLAND FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for printing, folding, binding and delivering the Flight Selector to the general offices of the Port of Oakland for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he hereby is authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15432

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH TRUITT CONSTRUCTION CO.

RESOLVED that the time for the performance of the contract with JOHN S. TRUITT, an individual doing business under the firm name and style of TRUITT CONSTRUCTION CO., for the finishing of the interior of the southeast corner of the first floor of the Port of Oakland Building F-107 in Jack London Square (Auditor-Controller's No. 12661), be and it hereby is extended to and including May 6, 1964, without assessment of liquidated damages."

"RESOLUTION NO. 15433

RESOLUTION ACCEPTING WORK PERFORMED BY TRUITT CONSTRUCTION CO. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION.

WHEREAS, JOHN S. TRUITT, an individual doing business under the firm name and style of TRUITT CONSTRUCTION CO., has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated February 13, 1964 (Auditor-Controller's No. 12661), for the finishing of the interior of the southeast corner of the first floor of the Port of Oakland Building F-107 in Jack London Square; now, therefore, be it

RESOLVED that said work be and it is hereby accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15434

RESOLUTION GRANTING COMMISSIONERS CONSENT TO
ABSENT THEMSELVES FROM THE STATE OF CALIFORNIA.

RESOLVED that the following Commissioners be and they
hereby are granted permission to absent themselves from the State
of California for the period set forth opposite their respective
names, as follows:

President VUKASIN	July 11 to 28, 1964, inclusive
Commissioner TRIPP	July 7 to 30, 1964, inclusive
Commissioner BROWN	July 20 to 31, 1964, inclusive."

"RESOLUTION NO. 15436

RESOLUTION AWARDING CONTRACT TO THE DUNCANSON-
HARRELSON CO., A CORPORATION, FOR CONSTRUCTION
OF CONCRETE WHARF F-102W, 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.

RESOLVED that the contract for the construction of con-
crete wharf F-102W, Jack London Square, be and the same hereby is
awarded to THE DUNCANSON-HARRELSON CO., a corporation, as the
lowest responsible bidder, in accordance with the terms of its
bid filed May 20, 1964; and be it

FURTHER RESOLVED that a bond for the faithful perform-
ance of the work in the amount of \$64,250.00 shall be required,
also a bond in the same amount to guarantee the payment of all
claims for labor and materials furnished and for amounts due
under the Unemployment Insurance Act with respect to such work;
and that the procedure prescribed by law shall be taken for the
execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said
contract be and they hereby are rejected and the bid bonds
accompanying said bids shall be returned to the proper persons."

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

Ayes: Commissioners Chaudet, Kilpatrick and Presi-
dent Vukasin -3

Noes: None

Absent: Commissioners Brown and Tripp -2

"RESOLUTION NO. 15411

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that HELIN I. MACKLIN be and she hereby is
appointed to the position of Intermediate Stenographer-Clerk,
effective June 1, 1964; and be it

FURTHER RESOLVED that JOHNNIE M. ABRAM be and he
hereby is appointed to the position of Airport Janitor for

temporary services commencing May 25, 1964 and terminating October 6, 1964; and be it

FURTHER RESOLVED that WEBSTER L. EDWARDS be and he hereby is appointed to Extra Position No. 1 (Airport Janitor) for temporary services commencing May 28, 1964 and terminating October 14, 1964."

"RESOLUTION NO. 15435

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE.

RESOLVED that leaves of absence for the following employees, with or without pay, for the reasons and time respectively shown, be and the same hereby are approved:

JESSIE J. GREENE, Port Maintenance Laborer, for on-duty injury, without pay, for twenty-one working days' extension commencing June 1, 1964;

OLAF H. HANSEN, Intermediate Clerk, for temporary military service, with pay, for four consecutive days commencing June 8, 1964;

LYNNE M. YOUNG, Intermediate Stenographer-Clerk, for personal reasons, without pay, for five working days commencing June 15, 1964."

Port Ordinance No. 1271 being, "AN ORDINANCE AWARDDING LEASE OF CERTAIN LANDS LOCATED ON THE EAST SIDE OF FERRY STREET BETWEEN PETROLEUM AND DOLPHIN STREETS IN THE OUTER HARBOR TERMINAL AREA TO SIMAS BROS. DISTRIBUTING CORPORATION, A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,

Tripp and President Vukasin -5

Noes: None

Absent: None

The meeting was adjourned, in honor of and out of respect to the memory of the late John A. Nutter, at 7:30 p.m.


Secretary

Board of Port Commissioners Meeting
 Secretary *[Signature]*
 Action JUN 17 1964
approved as written and filed

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

The meeting was held on Wednesday, June 3, 1964, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp
 and President Vukasin -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Deputy Port Attorney; Director of Public Relations; Assistant Chief Engineer, for a portion of the meeting; and the Secretary of the Board.

Visitors attending the meeting included Mr. Barry Netherwood of Sherwin Williams Paint Co.

The minutes of the regular meeting of May 20, 1964 were approved as written and ordered filed.

Bids were opened and publicly declared on the following:

FOR FURNISHING AND DELIVERING AN 85 CFM
 ROTARY AIR COMPRESSOR

Bidder	Item A For (1) 85 CFM Rotary Air Compressor without trade-in allowance.	Item B For (1) 85 CFM Rotary Air Compressor, accepting as part payment (1) Gardner Denver WBF-2004, 210 CFM Portable Compressor	Security
The Rix Co., Inc.	\$2,998.00	\$2,948.00	\$300.00 Cashier's check 10% bid bond
Western Traction Co.	3,109.60	no bid	
Morgan Equipment Co.	3,195.92	no bid	\$319.59 Cashier's check
Edward R. Bacon Co.	3,468.40	no bid	\$350.00 Certified check

Upon approval of the Deputy Port Attorney as to form and legality, and upon recommendation of the Assistant Chief Engineer, Resolution No. 15464 was passed awarding the contract to the Rix Company, Inc.

FOR PRINTING, FOLDING, BINDING AND DELIVERING
THE FLIGHT SELECTOR TO THE GENERAL OFFICES
OF THE PORT OF OAKLAND DURING THE FISCAL YEAR
ENDING JUNE 30, 1965

<u>Bidder</u>	<u>Sum for each issue of 15,000 copies of a 16-page issue</u>	<u>Amount for each additional 1,000 copies of issue</u>	<u>Security</u>
Fontes-Abbey Press, Inc.	\$561.00	\$37.00	\$500 Cashier's Check
Color Art Press	565.76	37.15	\$400 Cashier's Check
Inter-City Express Publishing Co.	684.17	39.52	\$450 Certified Check

Upon approval of the Deputy Port Attorney as to form and legality, and upon recommendation of the Director of Public Relations, Resolution No. 15463 was passed awarding the contract to Fontes-Abbey Press, Inc.

The following bids, after being opened and publicly declared, were referred to the Port Attorney for approval as to form and legality, and to the Executive Director for recommendation:

FOR PROPOSED LEASE OF CERTAIN LAND AND WATER AREA
LYING SOUTH OF THE EMBARCADERO AND ON THE EAST
SIDE OF SIXTH AVENUE

One bid was received, that being the bid of Hans Glaser Boat Service, Inc., in the amount of \$255.79 for the basic minimum monthly rental, with the following percentage payments on gross receipts to apply against the minimum:

- (a) Fifteen per cent (15%) of gross receipts from moorings, slips, anchorages, storage, garages and locker rental (weighted at 30%);
- (b) Ten per cent (10%) of gross receipts from brokerage commissions on the sale of insurance on boats both new and used (weighted at 5%);
- (c) Two and one-half per cent (2½%) of gross receipts from sales of new boats, whether built by Lessee or another (weighted at 65%);

- (d) Ten per cent (10%) of that portion of gross receipts from the sale of a used boat which is in excess of the amount allowed on such boat either (1) at the time it was taken in trade as part of a transaction involving the sale of a new boat; or (2) upon the resale of a used boat purchased outright by Lessee;
- (e) Ten per cent (10%) of gross receipts from brokerage commissions on the sales of used boats; and
- (f) Five per cent (5%) of gross receipts from the sale of all other goods and merchandise and the provision of all other services and facilities upon or from the demised premises, except receipts from the repair of boats.

FOR FURNISHING LABOR MATERIALS AND EQUIPMENT FOR
RECONDITIONING, REPAIRING AND CONSTRUCTING
PORT OF OAKLAND RAILROAD TRACKS DURING FISCAL
YEAR ENDING JUNE 30, 1965

<u>Bidder</u>	<u>Direct Labor Cost plus % of direct labor cost</u>	<u>Security</u>
Industrial Railways	30%	\$1,500 Certified Check
A. D. Schader Company	34%	\$1,500 Bid Bond

FOR FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT
OF OAKLAND DOCKS AND WATERFRONT FACILITIES DURING
FISCAL YEAR ENDING JUNE 30, 1965

<u>Bidder</u>	<u>Direct Labor Cost plus % of direct labor cost</u>	<u>Security</u>
LeBoeuf Dougherty Contracting Co.	36%	\$5,000 Bid Bond
Duncanson-Harrelson Co.	55%	\$5,000 Bid Bond
William R. Cole	61.2%	\$5,000 Bid Bond

FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR
WASHING EXTERIOR WINDOWS IN THE TERMINAL BUILDING
(M-102) AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT
DURING FISCAL YEAR ENDING JUNE 30, 1965

One bid was received, from Crosetti & Musante Co., in the following amounts, accompanied by a bid bond in the amount of \$330.00:

Item 1.	For each washing of both surfaces of all exterior windows, except the interior surfaces of windows in the restaurant area, of Terminal Bldg. M-102	\$132.00
Item 2.	For each washing of both surfaces of all exterior windows of the two connecting ramps leading to Bldg. M-102	\$ 44.00
Item 3.	For each washing of the exterior windows on the 8th floor of the Control Tower	<u>\$ 44.00</u>
	Total:	\$220.00

FOR FURNISHING ELEVATOR MAINTENANCE FOR PORT OF OAKLAND
BUILDING, 66 JACK LONDON SQUARE, OAKLAND, CALIFORNIA
DURING FISCAL YEAR ENDING JUNE 30, 1965

<u>Bidder</u>	<u>Lump Sum Price (per month)</u>	<u>Security</u>
Independent Elevator Co., Inc.	\$210.00	\$300 Certified Check
Sweazey Elevator Corp., dba Metropolitan Elevator Co.	\$238.00	\$300 Cashier's Check

FOR FURNISHING AND DELIVERING EUCALYPTUS PILES
TO THE PORT OF OAKLAND DURING FISCAL YEAR
ENDING JUNE 30, 1965

One bid was received, that being the bid of Jack J. Tingley, in the amount of \$2,704.00 for a total of Items A and B, including sales tax, but no security was included.

FOR FURNISHING AND DELIVERING DOUGLAS FIR CREOSOTED
PILES TO THE PORT OF OAKLAND DURING FISCAL YEAR
ENDING JUNE 30, 1965

<u>Bidder</u>	<u>Total for Estimated Quantity of 2,000 feet</u>	<u>Security</u>
J. H. Baxter & Co.	\$3,100.00	\$310 Certified Check
McCormick & Baxter Creosoting Company	\$3,280.00	10% Bid Bond
Koppers Company, Inc.	\$3,420.00	10% Bid Bond

FOR FURNISHING AND DELIVERING FILL, BROKEN CONCRETE,
ROCK FILL, AND CRUSHER RUN ROCK FOR FISCAL YEAR
ENDING JUNE 30, 1965

One bid was received, that being the bid of Gallagher & Burk, Inc., for the following amounts, along with a bid bond in the amount of 10% of the bid:

- Item A: (1) \$.78 per cu. yd. for fill delivered and dumped in Zone One.
(2) \$.728 per cu. yd. for fill delivered and dumped in Zone Two.
- Item B: \$3.64 per cu. yd. for broken concrete delivered and dumped on the Airport Dike.
- Item C: (1) \$1.352 per ton of 2,000 pounds for rock fill delivered and rough spread in Zone One.
(2) \$1.196 per ton of 2,000 pounds for rock fill delivered and rough spread in Zone Two.

- Item D: (1) \$2.704 per ton of 2,000 pounds for crusher run rock, Grade 1, delivered and rough spread in Zone One.
- (2) \$2.60 per ton of 2,000 pounds for crusher run rock, Grade 1, delivered and rough spread in Zone Two.
- Item E: (1) \$2.444 per ton of 2,000 pounds for crusher run rock, Grade 2, delivered and rough spread in Zone One.
- (2) \$2.392 per ton of 2,000 pounds for crusher run rock, Grade 2, delivered and rough spread in Zone Two.

The Assistant Executive Director made an oral report to the Board on hearings held by the City of Alameda Planning Board regarding rezoning of certain property on Bay Farm Island and the Port's interest in the rezoning because of its proximity to the approaches to Runway 11-29 at the Metropolitan Oakland International Airport. He stated that the Port would be represented at the next meeting of the Planning Board on Monday, June 8, 1964.

The Assistant Executive Director made an oral report to the Board on meetings recently held in Washington, D. C., regarding the proposed operation of ground effects machines for transporting passengers from Metropolitan Oakland International Airport and downtown Oakland to other points in the Bay Area for a period of twelve months on a trial basis, advising that the Housing and Home Finance Agency has accepted the Port's preliminary application and that the final application must be filed in Washington, D. C., no later than June 8, 1964. He advised that regulatory jurisdiction of the craft has not yet been determined. This is important, for if the craft is a "foreign bottom" it cannot be used to transport passengers between points in the United States. The Civil Aeronautics Board has under advisement the application of San Francisco-Oakland Helicopter Airlines, Inc., for permission to operate these craft on existing routes. The Executive Director made an oral report to the Board on the financial support which might be anticipated from the City of Oakland in this connection, stating that in line with Mayor Houlihan's suggestion a budget for airport promotion in the amount of \$186,000 had been presented to the

City Council, but that only \$93,000 of this amount is expected to be contained in the City of Oakland budget as its contribution toward airport promotion, and that even this amount is questionable due to limitations in the City Charter on promotional expenses. The Executive Director stated that the local participation in the expense of the ground effects machine is estimated at up to \$124,000 and that no additional support from the City of Oakland could be anticipated beyond the possibility of the \$93,000 for airport promotion; also that he felt the Board of Port Commissioners would be criticized if the money contributed by the City for airport promotion were used for the expense of the ground effect machine program. Commissioner Brown stated that in his opinion the Port cannot back out of its commitment to sponsor the ground effects machine if operating money can be found. Commissioner Tripp said he concurred with Commissioner Brown's statement and that in his opinion the ground effects machine would, in fact, be a promotional effort for getting additional passengers to and from the Oakland Airport. Mr. Brown then stated that the Board must consider, if it goes through with this proposal, it be prepared to proceed without City of Oakland financial assistance. A motion was then made by Commissioner Tripp, seconded by Commissioner Brown and passed unanimously, that the Port move forward on the project of a ground effects machine under the existing time schedule and proceed with the filing of a formal application. Resolution No. 15462 was then passed authorizing the filing of an application with the Housing and Home Finance Agency, United States of America, for a grant under Section 103(b) of the Housing Act of 1949, as amended, and Resolution No. 15449 was passed ratifying authorization for the Assistant Executive Director to proceed to Washington, D. C., on May 27 concerning his meetings regarding the ground effect machine program.

The Assistant Executive Director informed the Board that the East Bay Municipal Utility District has now determined that it plans to develop its proposed pipe yard on the westerly portion of the property recently acquired on Oakport Street, rather than the

property off Hegenberger Road near San Leandro Channel. The District has advised that it will, as nearly as possible, develop its property consistent with the surrounding property.

The Executive Director informed the Board that because of the uncertainty of International Atlas Service's occupancy of existing hangars at the North Airport, he has asked the City Manager's office to hold in abeyance the proposed financing of a new hangar for World Airways.

The Port Attorney transmitted to the Board the proposed lease of certain lands located on the northwest side of Hegenberger Road and northeasterly of San Leandro Channel, together with notice of intention therefor, and the Manager, Properties Department, transmitted a letter explaining the terms of the proposed lease. The Executive Director explained that the existing sanitary sewer in Hegenberger Road is accessible only at its existing manhole and the tenant, under such leases, being required to connect to the sewer in front of his premises, the Port is obligated to connect to the manhole and extend a line to the property at a cost estimated at \$4,000.00 of which the tenant will pay to the Port his normal cost of sewer connection, estimated at \$800.00. The Board approved this expenditure. Resolution No. 15440 was then passed authorizing execution of an agreement with Edward W. Engs, Jr., to provide for temporary occupancy of the property, and Resolution No. 15438 was passed determining that the lease should be made and approving advertising for bids to be received on June 17, 1964.

President Vukasin stated that he was very much concerned with the general appearance of the Port properties facing Hegenberger Road and the lack of good housekeeping and landscaping. A motion was made by Commissioner Chaudet, seconded and passed unanimously, that the tenants be notified that they must proceed immediately with approved landscaping, or be in default of their leases.

The Port Attorney transmitted a proposed lease of certain lands located in the Middle Harbor area at the mouth of the Estuary of San Antonio, together with notice of intention therefor, and the Manager, Properties Department, transmitted a letter to the Board outlining the terms of the proposed lease. Resolution No. 15437 was then passed determining that the lease should be made and authorizing advertising for bids to be received June 17, 1964.

Upon motion of Commissioner Kilpatrick, seconded and passed unanimously, the Board approved the following changes in Port tenancies:

NEW OCCUPANCIES:

MacBeath, K. E., dba MacBeath Hardwood Company: 4,000 sq. ft. in Terminal Bldg. "A", Outer Harbor Terminal, @ \$.05 psf, or \$200.00 per month, as of June 1, 1964.

Page, George: 3,403 sq. ft. in Airport Bldg. L-643 on Doolittle Drive @ \$.045 psf, or \$153.41 per month, as of June 1, 1964.

ADDITIONAL AREA:

Aluminum Service Company: 1,295 sq. ft. in Airport Bldg. L-711 on Earhart Road @ \$.0475 psf, for an additional rental of \$61.51 per month, or a new total monthly rental of \$297.88, effective June 1, 1964.

Western Overhead Door Company: 5,000 sq. ft. in Terminal Bldg. "A" (B-103) at 14th and Terminal Streets, @ \$.035 psf, or \$175.00 per month, for a new total monthly rental of \$525.00, as of June 1, 1964.

REDUCTION IN AREA:

Roberts Bros. Surplus: As of June 1, 1964, area is reduced to 4,487 sq. ft. in Airport Bldg. L-621 on Doolittle Drive @ \$.045 psf, and 2,650 sq. ft. of adjacent ramp area @ \$.007 psf, for a new monthly rental of \$220.47.

CANCELLATION:

London Circle Players: Cancellation of area at rear of Bldg. F-103 as of May 31, 1964, due to demolition of wharf for new Oakland Sea Food Grotto restaurant building. A discussion was held regarding the possible retention of the London Circle Players at some new location in the Jack London Square Area, and Commissioner Tripp was appointed a committee of one to work with the Staff and the London Circle Players to this end.

Stauffer Chemical Company: 6,343 sq. ft. in Airport Bldg. L-810 on Earhart Road at \$.055 psf, or \$348.87 per month, as of April 30, 1964.

Yellowstone Wood Products: 4,000 sq. ft. in Terminal Bldg. "A" as of May 31, 1964, due to bankruptcy of the company.

AIRPORT RENEWALS:

Airweld: 968 sq. ft. in Airport Bldg. L-848 and 640 sq. ft. in Airport Bldg. L-867 on Earhart Road @ \$.045 psf, or \$72.00 per month, as of June 1, 1964.

Government leases carrying automatic renewals, as follows:

<u>Contract Number</u>	<u>Bldg.</u>	<u>Facility</u>	<u>Square Feet</u>	<u>Annual Rental</u>
FA4-779	L-621	General Aviation Safety District Office	3,304	\$6,738.12
C4CA-5041A	126	Systems Maintenance Sector District Office	1,906	2,744.64
FA4-1316	142	Flight Service Station	2,450	5,113.68
C4CA-1612A	Land	Storeroom Site	.014 Acre	36.00
C4CA-2494A	Land	Air Surveillance Radar Site	.414 Acre	1.00
C4CA-4297A	Land	Standby Generator Site - ARTC	675	1.00
C4CA-3952A	Land	Approach Lane & Localizer #1, and Boundary Marker		1.00
FA-64-WE-2014	Land	UHF Remote Transmitter #1		1.00
C4CA-4184A	Land	ILS Middle Marker Site		1.00
C4CA-4578A	Land	Storeroom Site		1.00
C4CA-	Land	RTR #3 for ATCT Site		1.00
C4CA-4113A	Land	Radio Range Site and Weather Broadcasting Station		1.00
C4CA-5528A	Land	VORTAC Site		1.00
FA-WE-1807	Land	Remote Transmitter Site #2 - ATCT	46,000	1.00
FA-WE-2261	Land	Precision Approach Radar Site		1.00
FA-WE-2101	Land	SMS Storeroom and Shop		1.00
FA-WE-1761	Land	Approach Light & ILS #2-Runway 11-29		1.00
FA-WE-1982	M-102	New Control Tower	5,660	8,264.22
FA-WE-2710	M-102	Flight Inspection District Office	3,000	15,000.00
C4wb-1560	142	Weather Bureau	1,717	780.00
39-179	1005D	Forest Service	1,597	1,320.00
DA-04-167-ENG-2701	825	U. S. Army Reserve Recovery Unit	24,852 & 100,000 land	1.00

The Assistant Executive Director reported orally to the Board regarding the U. S. Army's continued occupancy of Tract 116 in the Outer Harbor Terminal Area, advising that the Army had requested an extension of the existing lease, which is objectionable to the Port, and, at the suggestion of the Executive Director, a license agreement for a monthly tenancy will be offered to the Army for its occupancy of the property otherwise under the same terms and conditions as the long-term lease, but deleting the clause obligating the Port to purchase improvements, which recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

On recommendation of the Airport Manager and on motion of Commissioner Chaudet, seconded and passed unanimously, the Board authorized the cancellation of all licenses, contracts, and rights of Paradise Airlines at the Metropolitan Oakland International Airport, effective April 6, 1964.

On recommendation of the Manager, Properties Department, concurred in by the Executive Director, Resolution No. 15450 was passed abating rental of Pacific Inter-Island Co., Ltd., in the amount of \$9,866.67.

The Executive Director transmitted a letter to the Board recommending the acquisition of property adjacent to the Grove Street Terminal from the Pacific Gas & Electric Company, consisting of a total of 207,685 square feet at \$1.50 per square foot, which property is needed for open cargo area and pallet storage, stevedore parking, and container handling, and is included in the Port's Master Plan for the development of the Grove Street Terminal Area. The Board asked that this matter be carried as a continued item and be the subject of an early work session.

The Executive Director informed the Board that the Mikado Restaurant on the ground floor of the Port of Oakland Building has requested permission to install a canopy from the building to the curb line over the Franklin Street entrance to the restaurant. The Executive Director recommended that the request be denied. A motion was then made by Commissioner Tripp, seconded and passed unanimously, to deny the request.

The Executive Director then explained that the Mikado Restaurant has suggested it be granted permission to use a portion of the Mall Area on the south side of the Port of Oakland Building for the installation of ten tables and fifty chairs to

be served in Japanese tearoom style by the restaurant. The Board authorized the Executive Director to approve the operation if, in his opinion, such an operation appeared feasible and in the best interests of the Port and of the restaurant.

Resolution No. 15451 was passed granting Golden Gate Aviation, Inc., permission to perform certain work consisting of revision of partitions and office improvements in a section of Hangar 3 at the North Airport at an estimated cost of \$5,329.00, and Resolution No. 15452 was passed granting California Aviation Service permission to perform certain work consisting of partition revisions in Hangar 1 at the North Airport at an estimated cost of \$760.00.

The Executive Director transmitted a letter to the Board regarding the Port of Oakland workboat which has been under lease to the Port from the Federal Government at \$1.00 per year since May, 1960, stating that the high cost of maintaining the workboat is not justified, and recommending that the boat be returned to the Federal Government, which was approved upon motion of Commissioner Chaudet, seconded and passed unanimously.

The Executive Director recommended to the Board that some 25 small buildings at the old Southern Pacific Mole which are in various stages of disrepair should be removed and asked approval of the Board to receive informal bids for their removal, which was approved upon motion of Commissioner Chaudet, seconded and passed unanimously.

The Board was informed that the 9629th Air Force Recovery Squadron has made available to the Port, at no expense to the Port, two pickup trucks and one flatbed truck for use at the Airport, and approval was requested that the Executive Director be authorized to execute a lease agreement at no cost to the Port for use

of the vehicles for 5 years unless terminated by either party at an earlier date, and Resolution No. 15455 was passed authorizing the execution of an agreement with the United States of America.

The Deputy Port Attorney explained to the Board that an offer of compromise has been received from Mr. James M. Corbett to settle the Port's claim for damage to a light pole on Airport Drive to the extent of \$1,013.82 for a compromise settlement of \$500.00, which was approved by the Board by passage of Resolution No. 15453.

Personnel matters appearing on the calendar were approved by passage of Resolutions Nos. 15454 and 15439.

Upon recommendation of the Executive Director, Resolution No. 15459 was passed approving the program of the Alameda County Highway Advisory Committee for the improvement and development of the State Highway System in Alameda County for the fiscal year 1965-1966.

The Executive Director transmitted work copies of a budget for the Port of Oakland for the fiscal year 1964-1965, and the Board agreed that this would be the subject of an adjourned Board meeting to be held at 4:30 P. M., Thursday, June 4, 1964.

The Executive Director informed the Board that the preliminary work on the salary recommendations for the fiscal year 1964-1965 for Port employees was being prepared, but its presentation to the Board would be withheld until the Board had had a chance to consider the fiscal year operating budget.

The continued item of authorization for improvements to the 8th floor cocktail lounge at the airport terminal building in

connection with the establishment of the "O A K Club" was brought up for discussion, and it was explained that the construction cost of partitions, etc., would not exceed \$5,000.00, but that furnishings required would be in addition to the construction costs. Upon motion of Commissioner Brown, seconded and passed by the following vote, the Board determined that the "O A K Club" should be established and authorized the necessary improvements to the 8th floor cocktail lounge area: 4 ayes -- Commissioners Brown, Chaudet, Kilpatrick and Tripp; 1 no -- President Vukasin.

Commissioner Brown asked that he and Commissioner Kilpatrick be given a report on the former Port of Oakland fireboat and the reasons that this Board had determined why it could no longer carry its share of the expenses of the fireboat.

Resolution No. 15460 was passed unanimously concerning the passing of Mr. Sam Flint, Vice President and Secretary of Transamerica Development Corporation, and Resolution No. 15461 was passed unanimously concerning the passing of Mr. Joseph P. Sinclair, District Engineer, District IV, Division of Highways, State Department of Public Works.

The following written reports were noted and ordered filed:

Status report.

Summary of Cash - Port Revenue and Construction Accounts as of May 29, 1964.

Revenue derived from lessees renting from the Port of Oakland on a percentage basis for the month of April, 1964.

List of Claims paid on Port Revenue Fund #911 for the period of May 11 through May 29, 1964; and Claims paid out of 1961 Project Construction Account Fund No. 503 for the week ended May 22, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick and
Tripp -4
Noes: President Vukasin -1
Absent: None

"Resolution No. 15440

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH EDWARD W. ENGS, JR.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain License and Concession Agreement, dated the 3rd day of June, 1964, with EDWARD W. ENGS, JR., providing for the occupancy by Licensee of a 2.177-acre parcel of land fronting on and northwesterly of Hegenberger Road, northeasterly of San Leandro Channel, for a term commencing on the 3rd day of June, 1964 and continuing to and including the 2nd day of June, 1965, or until the commencement of the term of a lease, whichever shall first occur, at a monthly rental of \$435.00 commencing upon the first day of the calendar month next succeeding substantial completion of the improvements to be constructed by the Licensee pursuant to Paragraph 6 of said lease, or on the 1st day of October, 1964, whichever first occurs, and that such agreement shall be upon the form of license agreement approved by the Port Attorney."

"Resolution No. 15438

RESOLUTION DETERMINING THAT LEASE OF CERTAIN
LANDS LOCATED ON THE NORTHWEST SIDE OF HEGEN-
BERGER ROAD AND NORTHEASTERLY OF SAN LEANDRO
CHANNEL SHOULD BE MADE, APPROVING FORM OF LEASE
AND NOTICE INVITING BIDS AND DIRECTING ADVER-
TISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located on the northwest side of Hegenberger Road and northeasterly of San Leandro Channel and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of fifty (50) years, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved, now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by a cash deposit,

certified check or cashier's check of a responsible bank in the amount of \$750.00) with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 17th day of June, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15437

RESOLUTION DETERMINING THAT LEASE OF CERTAIN LANDS LOCATED IN THE MIDDLE HARBOR AREA AT THE MOUTH OF THE ESTUARY OF SAN ANTONIO SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located in the Middle Harbor Area at the mouth of the Estuary of San Antonio and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and terminating on the 31st day of August, 1985, subject to certain rights of cancellation set forth therein and subject also to the right of the lessee to extend the term thereof for a further period of twenty-five years, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by two separate cash deposits, certified checks or cashier's checks of a responsible bank in the respective amounts of \$750.00 and \$25,000.00)

with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 17th day of June, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15439

RESOLUTION RATIFYING AND CONFIRMING SUSPENSION OF CLOVIS V. WILLIAMS, AIRPORT JANITOR, FOR A PERIOD OF TWO DAYS, WITHOUT PAY, COMMENCING MAY 27, 1964.

RESOLVED that the suspension of CLOVIS V. WILLIAMS from his position of Airport Janitor for a period of two (2) days, without pay, commencing May 27, 1964, for misconduct and failure to perform his duties under and observe the rules and regulations of the Port Department, be and the same is hereby ratified and confirmed."

"RESOLUTION NO. 15441

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH JOHNSTON, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of February, 1964, with JOHNSTON, INC., a corporation, providing for the occupancy by Licensee of an area of 1,728 square feet in Building No. L-710, 676 square feet in Building No. L-702 and 2,056 square feet of adjacent ramp area on the Metropolitan Oakland International Airport, for a period of one year commencing February 1, 1964, at a monthly rental of \$154.84, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15442

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH ROBERT J. HENSLEY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with ROBERT J. HENSLEY, providing for the occupancy by Licensee of an area of 371 square feet on the second floor of Building No. L-142 on the Metropolitan Oakland International Airport, for a period of one year commencing April 1, 1964, at a rental of \$133.56 payable on or before the 1st day of each of the following months: April 1964, July 1964, October 1964 and January 1965, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15443

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH JOHN McRAE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with JOHN McRAE, providing for the occupancy by Licensee of an area of 1,240 square feet in Building No. L-706, 676 square feet in Building No. L-708, 1,337 square feet in Building No. L-711 and 1,200 square feet in Building No. L-810, Metropolitan Oakland International Airport, for a period of one year commencing May 1, 1964, at a monthly rental of \$215.73, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15444

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH BECHTEL CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with BECHTEL CORPORATION, a corporation, providing for the occupancy by Licensee of an area of 14,571 square feet in Bay "B", Hangar No. 28 (Building No. L-810) at Metropolitan Oakland International Airport, for a period of one year commencing May 1, 1964, at a monthly rental of \$801.41, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15445

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH AYEN HOUSE MOVERS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with VIRGIL AYEN, LLOYD INSLEE and L. W. DILLON, copartners doing business under the firm name and style of AYEN HOUSE MOVERS, providing for the occupancy by Licensee of an area of 4,500 square feet of open area in the Ninth Avenue Terminal Area, for a period of one year commencing May 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15446

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH E. C. HARTER.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of June, 1964, with E. C. HARTER, providing for the occupancy by Licensee of certain water area at the foot of the Clay Street Pier, for a period of one year commencing June 1, 1964, at a monthly rental of \$88.90 minimum based on 5% of the gross receipts, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15447

RESOLUTION APPROVING BONDS OF THE DUNCANSON-HARRELSON CO.

RESOLVED that the bonds of THE DUNCANSON-HARRELSON CO., a corporation, executed by UNITED PACIFIC INSURANCE COMPANY, a corporation, each in the amount of \$64,250.00, for the faithful performance of its contract with the City of Oakland for the construction of concrete wharf F-102W, Jack London Square, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15448

RESOLUTION GRANTING COMMISSIONER EMMETT KILPATRICK CONSENT TO ABSENT HIMSELF FROM THE STATE OF CALIFORNIA.

RESOLVED that Commissioner EMMETT KILPATRICK be and he hereby is granted permission to absent himself from the State of California commencing June 12, 1964, to and including June 14, 1964, and commencing July 8, 1964 to and including July 15, 1964."

"RESOLUTION NO. 15449

RESOLUTION RATIFYING AUTHORIZATION OF ASSISTANT EXECUTIVE DIRECTOR TO PROCEED TO WASHINGTON, D. C.

RESOLVED that the authorization of the Assistant Executive Director to proceed to Washington, D. C., commencing May 27, 1964, to attend meetings with the Housing and Home Finance Agency and San Francisco & Oakland Helicopter Airlines, Inc., concerning the operation of air cushion vehicles, and for the allowance of his reasonable expenses in connection therewith upon presentation of claim therefor, be and the same hereby is ratified."

"RESOLUTION NO. 15450

RESOLUTION ABATING RENTAL OF PACIFIC INTER-ISLAND CO., LTD.

RESOLVED, good cause appearing therefor, that the minimum monthly rental required to be paid by PACIFIC INTER-ISLAND CO., LTD., under its Lease with this Board dated the 7th day of March, 1960, be and the same is hereby abated from the 1st day of December, 1961 to and including the 19th day of December, 1962; and be it

FURTHER RESOLVED that the Chief Port Accountant be and he is hereby authorized and directed to commence billing rental pursuant to said Lease as of the 20th day of December, 1962 and to apply any moneys on deposit with the Board pursuant to the provisions of Paragraph 10 of said Lease against such rental."

"RESOLUTION NO. 15451

RESOLUTION GRANTING GOLDEN GATE AVIATION, INC., PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by GOLDEN GATE AVIATION, INC., for construction

of certain alterations to applicant's licensed premises at Metropolitan Oakland International Airport, at a cost to said applicant of \$5,329.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15452

RESOLUTION GRANTING CALIFORNIA AVIATION
SERVICE PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by CALIFORNIA AVIATION SERVICE for certain alterations to applicant's licensed premises at Metropolitan Oakland International Airport, at a cost to said applicant of \$760.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15453

RESOLUTION AUTHORIZING COMPROMISE AND SETTLE-
MENT OF CLAIM AGAINST JAMES M. CORBETT.

WHEREAS, on March 27, 1963, JAMES M. CORBETT damaged a Port of Oakland light standard located on Airport Drive, and the cost of repairing the same amounted to \$1,013.82; and

WHEREAS, liability for said damages is doubtful and collection thereof highly uncertain; and

WHEREAS, JAMES M. CORBETT has offered to compromise and settle the claim of the Port of Oakland for such damages by the payment of \$500.00; and

WHEREAS, it appears that said offer is fair and reasonable and that the best interests of the Port would be served by accepting such offer of compromise and settlement; and

WHEREAS, the Port Attorney has recommended the acceptance of said offer; now, therefore, be it

RESOLVED that said offer of compromise and settlement be and the same is hereby accepted; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to execute any required release in connection therewith."

"RESOLUTION NO. 15454

RESOLUTION RATIFYING APPOINTMENT OF JANE E.
RADKE TO THE POSITION OF INTERMEDIATE ACCOUNT
CLERK.

RESOLVED that the appointment of JANE E. RADKE to the position of Intermediate Account Clerk, Rate "c", effective May 19, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15455

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH THE UNITED STATES OF AMERICA.

RESOLVED that the Executive Director be and he hereby is authorized to execute, for and on behalf of this Board, that

certain Lease dated the 3rd day of June, 1964, with THE UNITED STATES OF AMERICA providing for the lease by the Port of Oakland of three (3) trucks for a period of not to exceed five (5) years commencing June 3, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15456

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH SHELL OIL COMPANY.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute for and on behalf of this Board that certain First Supplemental Agreement with SHELL OIL COMPANY, a corporation, dated November 4, 1963, amending Paragraph 3 of that certain Dealer Agreement between the Port and said SHELL OIL COMPANY dated the 1st day of April, 1961, effective November 1, 1963, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15457

RESOLUTION DIRECTING RECORDATION OF LEASE
WITH BETTER RESTAURANTS, INC.

RESOLVED that the Port Attorney hereby is directed to record that certain Lease dated May 26, 1964, between the City of Oakland, acting by and through this Board, and BETTER RESTAURANTS, INC., a corporation."

"RESOLUTION NO. 15458

RESOLUTION AUTHORIZING EXECUTION OF LICENSE
AGREEMENT WITH THE UNITED STATES OF AMERICA.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain License Agreement with THE UNITED STATES OF AMERICA, dated June 3, 1964, providing for the continued occupancy by the Government of Tract 16 in the Outer Harbor Terminal Area as described in that certain Final Judgment in Condemnation in Civil Action No. 21758-L in the District Court of the United States, in and for the Northern District of California, Southern Division, for the term beginning July 1, 1964 through July 31, 1964, with certain rights of renewal, at a monthly rental of \$1,960.00, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15459

RESOLUTION APPROVING PROGRAM OF ALAMEDA
COUNTY HIGHWAY ADVISORY COMMITTEE.

RESOLVED that the program of ALAMEDA COUNTY HIGHWAY ADVISORY COMMITTEE for the improvement and development of the State Highway System in Alameda County for the fiscal year 1965-1966 hereby is approved; and be it

FURTHER RESOLVED that this Board respectfully requests the CALIFORNIA HIGHWAY COMMISSION to give this program its careful consideration."

"RESOLUTION NO. 15460

RESOLUTION ON THE PASSING OF SAM FLINT.

WHEREAS, an untimely death has taken SAM FLINT, Vice President and Secretary of Transamerica Development Corporation; and

WHEREAS, SAM FLINT was an outstanding leader in the field of civic and business affairs and a long-time friend of the Port of Oakland; and

WHEREAS, this Board desires to express the high honor and esteem in which it held SAM FLINT and the sorrow and regret it now experiences; now, therefore, be it

RESOLVED that the condolence of this Board is extended to the family of SAM FLINT; and be it

FURTHER RESOLVED that the meeting of the Board of Port Commissioners of the City of Oakland of June 3, 1964, be adjourned in the honor of and out of respect to the memory of the late SAM FLINT."

"RESOLUTION NO. 15461

RESOLUTION ON THE PASSING OF JOSEPH P. SINCLAIR.

WHEREAS, an untimely death has taken JOSEPH P. SINCLAIR, District Engineer, District IV, Division of Highways, State Department of Public Works; and

WHEREAS, JOSEPH P. SINCLAIR was an outstanding public official and an expert in the design and construction of freeway projects; and

WHEREAS, this Board desires to express the high honor and esteem in which it held JOSEPH P. SINCLAIR and the sorrow and regret it now experiences; now, therefore, be it

RESOLVED that the condolence of this Board is extended to the family of JOSEPH P. SINCLAIR; and be it

FURTHER RESOLVED that the meeting of the Board of Port Commissioners of the City of Oakland of June 3, 1964, be adjourned in the honor of and out of respect to the memory of the late JOSEPH P. SINCLAIR."

"RESOLUTION NO. 15462

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE HOUSING AND HOME FINANCE AGENCY, UNITED STATES OF AMERICA, FOR A GRANT UNDER SECTION 103(b) OF THE HOUSING ACT OF 1949, AS AMENDED.

RESOLVED that the Executive Director and Chief Engineer is authorized to execute and file an application on behalf of the CITY OF OAKLAND, a municipal corporation, acting by and through its Board of Port Commissioners, with the HOUSING AND HOME FINANCE AGENCY, for a grant to aid in the financing of a study

of the feasibility of air cushion or ground-effect vehicles for use in transportation of persons and property in the Oakland area and in and around the adjoining San Francisco Bay; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer is authorized to furnish such additional information as the HOUSING AND HOME FINANCE AGENCY may require in connection with the application or the project."

"RESOLUTION NO. 15463

RESOLUTION AWARDED CONTRACT TO FONTES ABBEY PRESS, INC., FOR PRINTING, FOLDING, BINDING AND DELIVERING THE FLIGHT SELECTOR TO THE GENERAL OFFICES OF THE PORT OF OAKLAND FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF CHECKS TO BIDDERS.

RESOLVED that the contract for printing, folding, binding and delivering the Flight Selector to the general offices of the Port of Oakland for the fiscal year commencing July 1, 1964 and ending June 30, 1965, be and the same hereby is awarded to FONTES ABBEY PRESS, INC., a corporation, as the lowest responsible bidder, in accordance with the terms of its bid filed June 3, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$1,794.00 shall be required and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the checks accompanying said bids shall be returned to the proper persons."

"RESOLUTION NO. 15464

RESOLUTION AWARDED CONTRACT TO THE RIX COMPANY, INC., FOR FURNISHING AND DELIVERING AN 85 CFM ROTARY AIR COMPRESSOR; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BOND AND CHECKS TO BIDDERS.

RESOLVED that the contract for furnishing and delivering an 85 CFM rotary air compressor be and the same hereby is awarded to THE RIX COMPANY, INC., a corporation, as the lowest responsible bidder, in accordance with the terms of Item B of its bid filed June 3, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$1,474.00 shall be required and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the bid bond and checks accompanying said bids shall be returned to the proper persons."

The meeting was adjourned at 4:20 p.m. to 4:30 p.m. on June 4, 1964, in honor of and out of respect to the memories of Mr. Sam Flint, Vice President and Secretary of Transamerica Development Corporation, and Mr. Joseph P. Sinclair, District Engineer, District IV, Division of Highways, State Department of Public Works.

At the hour of 4:30 p.m., Thursday, June 4, 1964, the Board reconvened in its office, Room 376, 66 Jack London Square, President Vukasin presiding.

Commissioners present: Brown, Kilpatrick, Tripp and
President Vukasin -4

Commissioners absent: Chaudet -1

Also present were the Executive Director, Assistant Executive Director, the Deputy Port Attorney, the Director of Fiscal Affairs, and the Secretary of the Board.

The work copies of the operating budget for the Port of Oakland for 1964-1965 were discussed.

There being no further business and on motion duly made and seconded the meeting was adjourned at 6:15 p.m.


Secretary

Board of Port Commissioners Meeting
Secretary *[Signature]*

Action JUL 1 1964
*Approved as written
and filed*

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

The meeting was held on Wednesday, June 17, 1964, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5

Commissioners absent: None

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

Visitors included: Mrs. John Vukasin, mother of the President of the Board, Mrs. Edward G. Brown, Mrs. Joseph W. Chaudet, Mrs. Emmett Kilpatrick, Mrs. Peter M. Tripp, Mrs. Ben E. Nutter, Mrs. Lloyd MacDonald, Mrs. J. Kerwin Rooney, Mrs. R. N. Compton; Mr. Cliff Sanders, representing East Bay Municipal Employees Union Local 90, AFL-CIO; and Messrs. Al and Joseph Zatkin of Atwood Imports, Ltd.

The minutes of the regular meeting of June 3, 1964, and the adjourned regular meeting of June 4, 1964, were approved as written and ordered filed.

The following bids were opened and publicly declared:

For proposed lease of certain lands located on the northwest side of Hegenberger Road and northeasterly of San Leandro Channel

for which one bid was received, that being the bid of Edward W. Engs, Jr., in the amount of \$435.00 per month, accompanied by a cashier's

check in the amount of \$750.00. Following approval of the Port Attorney as to form and legality, and review with the Manager, Properties Department, the Executive Director recommended award of the lease. An ordinance was passed to print awarding the lease to Edward W. Engs, Jr.

For proposed lease of certain lands located in the Middle Harbor Area at the mouth of the Estuary of San Antonio

for which one bid was received, accompanied by two certified checks in the amounts of \$25,000.00 and \$750.00, that being the bid of the Western Pacific Railroad Company offering to pay the following as rental:

For Parcel One, the sum of \$261.36 per acre per month;

For Parcel Two, the sum of \$174.24 per acre per month during the first 5 years of the term of the lease; and

For Parcel Three, the sum of \$130.68 per acre per month during the first 10 years of the term of the lease.

Upon approval of the Port Attorney as to form and legality and review with the Manager, Properties Department, and upon recommendation of the Executive Director, an ordinance was passed to print awarding the lease to Western Pacific Railroad Company.

Upon recommendation of the Manager, Properties Department, following approval of the bid received June 3, 1964, as to form and legality by the Port Attorney, an ordinance was passed to print awarding lease of certain land and water area lying south of the Embarcadero and on the East side of Sixth Avenue to Hans Glaser Boat Service, Inc.

The Assistant Executive Director made an oral report to the Board on the status of the hovercraft proposal, advising that the Civil Aeronautics Board has declined to accept jurisdiction on the grounds that any vessel which sustains itself on a cushion of air is not an aircraft. He stated that a foreign-bottom vessel falls under the jurisdiction of the U. S. Customs Bureau, and under existing law, unless exempted, is restricted from carrying on any commercial trade between two United States cities, but that the Bureau can grant an

exception if requested by the head of an official governmental agency, and that Congressmen Miller and Cohelan are scheduled to meet with the Housing and Home Finance Agency on June 18 in an attempt to have the head of that department make an official request to the U. S. Customs Bureau for an exception, and further, that the U. S. Customs Bureau has indicated it would give favorable approval if such a request is made. Commissioner Tripp made a motion that the Port of Oakland have exclusive control over the route and schedule of the vehicle if and when it is put in operation and that the name "Oakland" be included in the name of the operating company to the exclusion of any other city's name, during the test period of operation. This motion failed due to lack of a second. A motion was then made by Commissioner Chaudet, seconded by Commissioner Brown, ratifying the action of the staff in filing an application with the Housing and Home Finance Agency, with particular reference to the fourth paragraph listed on Page 3 of the application, which spells out the points in the San Francisco Bay Area to be served by the vehicle. This motion was passed by a vote of 4 ayes: Commissioners Brown, Chaudet, Kilpatrick and President Vukasin; 1 no: Commissioner Tripp. A motion was then made by Commissioner Brown, seconded and passed unanimously, that the staff be instructed that, if the application which has heretofore been made to the Housing and Home Finance Agency is approved and the Port of Oakland becomes involved in the hovercraft program, with regard to any contracts that are entered into, the Port of Oakland retains the authority for (1) the determination of the routes which may be operated by the hovercraft and for (2) the name under which the hovercraft program is operated.

The Assistant Executive Director informed the Board that the Port was represented at a meeting of the Alameda Planning Board on June 8, 1964, and opposed the project to develop tideland area on the south side of Bay Farm Island adjacent to the westerly approach to Runway 11-29 at the Metropolitan Oakland International Airport. He advised that the Planning Board approved the project by a vote of 4 to 1,

and that the matter was referred to the City Council and a public hearing by the Council had been set for June 29 at which the Port will again be represented. He further reported that the Local Agency Formation Commission of Alameda County will hold a hearing on June 25 regarding the formation of a reclamation district in connection with the above tideland filling project and that the Port will be represented at this meeting also to oppose the project. A motion was made by Commissioner Brown, seconded and passed unanimously by those present, affirming the actions of the staff as listed above. Commissioner Tripp had stepped out of the meeting momentarily at the time the vote was taken.

The Executive Director informed the Board that the Senate Fact Finding Committee on Transportation and the Assembly Transportation Committee will hold public hearings at the Oakland Airport on June 17 and 18 to accept testimony from various airlines regarding general problems of air service, and that plans to hold further hearings regarding noise problems in areas adjacent to airports, which had been planned for Friday, June 19, were cancelled due to the arrival of President Johnson in the Bay Area on that date.

President Vukasin explained the efforts which had been made, including the cooperation of Commissioner Chaudet and Congressman George Miller, to have President Johnson arrive in Oakland, but these efforts were unsuccessful as the President will arrive at San Francisco International Airport.

A letter was received from Mr. Paul Godkin, chairman of the 4th of July Committee for 1964, requesting that the traditional fireworks display on the 4th of July be allowed to originate from the Oakland Airport in approximately the same location as in 1963. A motion was made by Commissioner Chaudet, seconded by Commissioner Tripp, to approve the request. The Executive Director recommended that the Board grant approval but require all possible cooperation with the Police Department to keep the lanes open to and from the airport so

as not to interfere with passenger travel through the Oakland Airport. An amendment to the motion was moved by Commissioner Brown, seconded by Commissioner Chaudet, that the approval be subject to all of the restrictions and covenants applicable for the 1963 display of fire-works at the airport. The amendment to the motion was approved on a vote of 4 ayes: Commissioners Brown, Chaudet, Kilpatrick and Vukasin; and the motion as amended was approved by the same vote, Commissioner Tripp having excused himself temporarily from the meeting to accept a business telephone call.

The Executive Director explained that the ordinance which was to have been prepared regarding the position of the Board of Port Commissioners concerning planning and zoning in Jack London Square is not yet ready for Board action.

On recommendation of the Assistant Chief Engineer, concurred in by the Executive Director and Chief Engineer, the following contracts were awarded concerning service and materials for the fiscal year 1964-1965:

For furnishing and delivering Douglas Fir creosoted piles, awarded to J. H. Baxter & Co., by passage of Resolution No. 15470.

For furnishing labor, materials and equipment for washing exterior windows in Terminal Building M-102 at the Oakland Airport, to Crosetti & Musante Company, by passage of Resolution No. 15471.

For furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks, to Industrial Railways Company, by passage of Resolution No. 15472.

For furnishing and delivering rock fill and crusher run rock, to Gallagher & Burk, Inc., and the Executive Director and Chief Engineer was authorized to purchase fill and broken concrete in the open market, by passage of Resolution No. 15473.

For furnishing pile driver crews for repairs to Port of Oakland docks and waterfront facilities to LeBoeuf Dougherty Contracting Company, by passage of Resolution No. 15474.

For furnishing elevator maintenance for Port of Oakland Building, 66 Jack London Square, to Independent Elevator Co., Inc., by passage of Resolution No. 15475.

The bid for furnishing and delivering eucalyptus piles was rejected, and the Executive Director and Chief Engineer was authorized to purchase this material in the open market, by passage of Resolution No. 15469.

The following changes in Port tenancies were approved upon motion of Commissioner Kilpatrick, seconded and passed unanimously:

HARBOR LICENSE AGREEMENT RENEWALS: (As of August 1, 1964)

AAA Export Packaging Co.: 7,381 sq. ft. in Bldg. H-101 @ \$.045 psf; 546 sq. ft. of office space in H-101 @ \$.08 psf; 2,417 sq. ft. of lean-to in H-101 @ \$.011 psf; 6,000 sq. ft. in Bldg. H-108 @ \$.045 psf; 8,400 sq. ft. in Bldg. H-109 @ \$.045 psf; 16,912 sq. ft. of open paved area @ \$.011 psf; and 11,550 sq. ft. of open area @ \$.006 psf, for a total monthly rental of \$1,305.75, all located on the Embarcadero.

Cryer, William J. & Sons: 1.6 acre at the Foot of Dennison Street, and adjacent wharf area, for a rental of \$85.00 per month.

Lester Enterprises, Inc.: 2,463 sq. ft. in Bldg. H-210, located in the Ninth Avenue Terminal Area, @ \$.05 psf, for a monthly rental of \$123.15.

Oakland Harbor Anchorage, Inc.: 2.8 acres fronting on 19th Avenue, together with appurtenances, and including floats and other yacht equipment, for a rental of \$875.00 per month.

AIRPORT LICENSE AGREEMENT RENEWALS: (As of August 1, 1964)

Aero Dyne Supply Company: 2,135 sq. ft. in Bldg. L-731 on Boeing Street, @ \$.045 psf, for a monthly rental of \$96.08.

Boat Mart: 12,000 sq. ft. land area between Doolittle Drive and the Airport Channel @ \$.006 psf, and 300 sq. ft. in Bldg. K-304 @ \$.035 psf, for a total minimum rental of \$82.50, plus commission on annual sales.

Bonded Aircraft, Inc.: 734 sq. ft. in Bldg. L-142 on Earhart Road, @ \$.12 psf, for a monthly rental of \$88.08.

Encinal Sales Company: 1,802 sq. ft. in Bldg. L-647 on Doolittle Drive @ \$.045 psf, for a monthly rental of \$81.09.

General Surplus Sales Company: 5,448 sq. ft. in the west end of Bldg. L-725 located on Boeing Street @ \$.045 psf, for a monthly rental of \$245.16.

Hallett Marine Supply: Land area on Doolittle Drive and extending west to the Airport Channel, for a monthly rental of \$100.00.

Larsen, Marshall: 1,188 sq. ft. in Bldg. L-631 on Boeing Street @ \$.045 psf, for a monthly rental of \$53.46.

Lear Siegler Service, Inc.: 5,835 sq. ft. in Bldg. L-633 on Beachy Street @ \$.045 psf, for a monthly rental of \$262.58.

Olney, H. J.: 1,693 sq. ft. in Bldg. L-735 @ \$.045 psf, and 3,200 sq. ft. in Bldg. L-737 on Langley Street @ \$.055 psf, for a total monthly rental of \$252.19.

Paladin Sport Parachutes: 2,436 sq. ft. in Bldg. L-727 on Wright Street @ \$.045 psf, for a monthly rental of \$109.62.

NEW OCCUPANCY:

Trans Caribbean Airways: 785 sq. ft. on the first floor and 979 sq. ft. on the second floor of Hangar 5, on Earhart Rd., @ \$.085 psf, or \$149.94 per month as of June 15, 1964.

REDUCTION IN AREA:

A. I. R. Corporation: 2,779 sq. ft. in Bldg. L-645 @ \$125.06 per month. The company will retain 12,128 sq. ft. in Bldg. L-729 on Doolittle Drive, for a total monthly rental of \$485.12, as of June 30, 1964.

E. F. Felt: 632 sq. ft. in Bldg. L-545 and 632 sq. ft. in Bldg. L-547 on Earhart Road, a total of 1,264 sq. ft. @ \$.045 psf, or \$56.88 per month, as of May 31, 1964. The company will retain 5,336 sq. ft. in Bldg. L-606 on Earhart Road and 4,371 sq. ft. of adjacent ramp area, for a total monthly rental of \$304.28.

ADDITIONS:

Cam Tool Company: 632 sq. ft. in Bldg. L-545 and 632 sq. ft. in Bldg. L-547 on Earhart Road, for a total of 1,264 sq. ft. @ \$.045 psf, or \$56.88 per month, as of June 1, 1964. This is in addition to Bldg. L-549 at a minimum of \$50.00 and 1,000 sq. ft. of adjacent land area @ \$11.00 per month, for a total monthly rental of \$117.88. Entire area will be combined in a license agreement beginning July 1, 1964.

CANCELLATIONS:

Berglund Tool Co.: 1,200 sq. ft. in Bldg. L-240 on Earhart Road @ \$.055 psf, for a monthly rental of \$66.00, as of June 30, 1964.

AIRPORT SUBLEASE:

V. Nixon Associates: Request to temporarily sublease its offices in Bldg. L-510 on Earhart Rd. to Aerial Service Company on the same terms and conditions as its existing license agreement, with responsibility remaining with V. Nixon. Approved by passage of Resolution No. 15489.

The Manager and Assistant Manager of the Properties Department were called in to the Board meeting to make an oral report regarding two applications made to the Port to locate an import store in a Port building recently acquired from the Pacific Gas & Electric Co. on the east side of Clay Street between First and Second Streets. The Board was shown renderings of the painting and decorating proposed to be done to the building and was shown photographs of the proposed layout and display of imported materials in the interior of the building. The

applicants indicated an offer of \$500.00 per month minimum rental against 5½% of gross receipts. The Manager, Properties Department, explained that it was recommended the applicants be offered a short-term lease so that the area could be used for a higher-value purpose if needed, and that the merchandise to be sold would be largely in competition with Atwood's retail outlet located in the Port of Oakland Building. The Board was informed that a letter had been received from the Jack London Square Association on June 8, 1964 at 8:45 A.M., addressed to the Manager, Properties Department, and dated June 5, 1964, requesting that the Port demolish the above building in order to make additional parking spaces available to the customers of the tenants in Jack London Square. A motion was made by Commissioner Tripp, seconded by Commissioner Kilpatrick, that the matter of the import store be tabled until the request from the Jack London Square Association is acted upon. The motion to table was carried by 4 ayes: Commissioners Brown, Kilpatrick, Tripp and President Vukasin; 1 no: Commissioner Chaudet. The Board was advised that no estimates had been made as to the cost of the demolition of the building, and Commissioner Brown asked if there were any contractual agreements under which the Port of Oakland is required to continue to provide parking at no cost to the Jack London Square merchants, and was advised that no such contractual agreements exist. Commissioner Chaudet then moved that a meeting be held at 4:00 p.m. on Monday, July 6, 1964, with the Jack London Square Association to discuss parking problems in the Square. The motion was passed unanimously. A motion was then moved by Commissioner Tripp, seconded and passed unanimously, to remove the item of the import store at First and Clay Streets from the table. A motion then followed by Commissioner Chaudet, seconded and passed unanimously, that the application for the import store be denied. A motion was made by Commissioner Brown, seconded by Commissioner Chaudet, that the staff be instructed that the Board does not desire any additional import stores to be located in the Jack London Square complex which would be in direct competition with the present tenants, even though the lease for the present import

house in the Port of Oakland Building is not exclusive in nature. During the discussion on this subject President Vukasin was called out of the meeting for a telephone call and turned the gavel over to Commissioner Tripp. Following discussion, the motion was passed by a vote of 4 ayes: Commissioners Brown, Chaudet, Kilpatrick and Tripp. Mr. Joseph Zatkan thanked the Board for its action and assured the Board that the Jack London Square Association was anxious to cooperate with the Board of Port Commissioners in solving the parking problems in Jack London Square.

The Manager, Properties Department, transmitted a letter to the Board regarding negotiations being carried on with Powerine Oil Company toward a long-term lease to locate storage tanks in an area south of 7th Street adjacent to Terminal Street extended, with pipeline connections to the 7th Street Terminal presently under lease to McGuire Chemical Company, which has preferential, but not exclusive, use of the berthing facilities. The Board indicated unanimously that it had no objection to the proposal upon being assured by the Executive Director that such use of these properties are compatible with the Master Plan for the area and will not interfere with the proposed development of the Southern Pacific Mole Area for the bulk loading facility.

The Board was informed that Mr. Scammell of the Scammell Lumber Co. is retiring and is selling his business to Cutter Lumber Products, and has requested that his license agreement be assigned to the new company, together with an additional area of 32,000 square feet adjacent at the same rental rate of \$.006 per square foot per month. The Board indicated that it had no objection.

The Manager, Properties Department, informed the Board that the In-Flight Catering Service, located at the north airport, has requested by letter of June 10, 1964 that its rental be reduced and the Manager, Properties Department, recommended that a new rate be established requiring payment of 3% on the first \$22,000 of gross business

per month, and 4% on all business over \$22,000, with no minimum rental to be established. Upon motion of Commissioner Brown, seconded by Commissioner Tripp, the matter was referred to the Airport Manager for recommendation prior to a final decision by the Board. The motion was passed by a vote of 4 ayes: Commissioners Brown, Kilpatrick, Tripp and President Vukasin; Commissioner Chaudet being momentarily absent from the meeting.

The following building permits were approved:

For McGuire Chemical Co. for the installation of 4 additional storage tanks, a truck loading rack, and addition of 2 small offices in the transit shed, at an estimated cost of \$62,000.00, by passage of Resolution No. 15476.

To Engs Truck Service for construction of an industrial building on Hegenberger Road, at an estimated cost of \$90,000.00, by passage of Resolution No. 15487.

To Hammon, Jensen & Wallen for construction of a building in the Port of Oakland Industrial Park at a cost of \$142,000.00, by passage of Resolution No. 15488.

It was explained to the Board that the electrically operated rolling steel door at the entrance to Section "A" of the Grove Street Terminal had failed and required immediate repair in order for the terminal to continue to operate, and that repairs were ordered through Kinnear Manufacturing Co. of California at an estimated cost of \$1,650.00. Resolution No. 15477 was passed ratifying and confirming the emergency repairs made to the rolling steel door.

The Executive Director informed the Board that the Oakland Public Schools has requested that it be permitted to hold an art exhibit in the airport terminal building to display students' art work from May 15 to June 1, 1965. A motion was made by Commissioner Brown, seconded and passed unanimously, that the School Board be allowed to hold the art exhibit provided the Port is adequately protected from liability to the satisfaction of the Executive Director.

The Assistant Chief Engineer transmitted a letter to the Board regarding the fire damage which occurred to Port Building

No. J-305 on May 26, 1964, and explaining that the building formerly occupied by the S. T. Johnson Co. has outlived its usefulness and the cost of repairs are in excess of insurance coverage, which amounts to \$2,200.00. He recommended that payment in this amount be accepted from the insurance company and the building be demolished, at an estimated cost of \$500.00. This recommendation was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

The Manager, Marine Terminals Department, transmitted a letter to the Board explaining the labor jurisdiction ruling of the National Labor Relations Board regarding the operation of whirly cranes at the Grove Street Terminal.

The Port Attorney informed the Board that a claim had been received from Edgar W. Holcomb alleging damage to an airplane at the Oakland airport during a violent windstorm in February of 1964, in the amount of \$930.00 plus loss of use of the plane in the amount of \$690.00. He recommended that the claim be rejected, which was done by passage of Resolution No. 15490.

The Chief Port Accountant and the Port Attorney transmitted lists of uncollectible accounts to the Board, amounting to a total of \$5,994.91, and upon their recommendation Resolution No. 15491 was passed finding certain accounts receivable to be uncollectible and authorizing and directing the Chief Port Accountant and the City Auditor-Controller to write off the same from the books of the City.

At the request of Clyde Gibb Co., Resolution No. 15478 was passed authorizing the return of the security deposit of Clyde Gibb Co. in the amount of \$50,000.00 deposited with the Port in connection with the construction of the boatel in Jack London Square.

On recommendation of the Director of Fiscal Affairs, Resolution No. 15492 was passed appropriating certain moneys to provide for the expenditures proposed to be made by the estimated budget for the Port of Oakland for the fiscal year 1964-1965.

A motion was made by Commissioner Brown, seconded and passed unanimously, that hereafter the staff be instructed that on or before the 1st day of May of each year the proposed operating budget for the next fiscal year is to be submitted to the Commissioners for study and approval prior to the 30th day of June of each year.

Personnel matters as listed on the Board's calendar were approved by passage of Resolutions Nos. 15493 and 15494.

The continued item of the purchase of the Pacific Gas & Electric Co. property adjacent to the Grove Street Terminal on recommendation of the Executive Director was referred to Commissioner Tripp, as chairman of the Board's Marine Terminal Activities, and for discussion along with other capital expenditure items of the budget.

The continued item of the proposed operating budget for the fiscal year 1964-1965 was set for discussion at an adjourned regular meeting to be held at 3:00 p.m. on Monday, June 22.

The continued item of salary survey and recommendations to become effective July 1, 1964 was continued until the completion of the proposed operating budget.

A discussion ensued as to the problems of traffic speed control on Hegenberger Road between the entrance to Airport Drive and the Nimitz Freeway. The Executive Director was instructed to discuss the problem with the Oakland City Manager and report back to the Board.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of June 12, 1964.

Summary of Cash and Accounts Receivable, Port Revenue Fund #911 as of May 31, 1964.

Accounts Receivable 60 days or more in arrears as of May 31, 1964.

List of Claims paid on Port Revenue Fund #911 for the period of June 1 through June 12, 1964. Claims paid out of 1961 Project Construction Account Fund #503 for the week ended June 5, 1964, and Claim paid out of 1960 Project Construction Account Fund #502 for the week ended June 12, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15465

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH AAXICO AIRLINES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of December, 1963, with AAXICO AIRLINES, INC., a corporation, providing for the occupancy by Licensee of an area of 3,079 square feet in Building No. L-510, 1,406 square feet of area in Building No. L-633 and 4,862 square feet (26 spaces) of automobile parking area, Metropolitan Oakland International Airport, for a period of one year commencing December 1, 1963, at a monthly rental of \$378.47, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15466

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH GOLDEN GATE AVIATION, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of April, 1964, with GOLDEN GATE AVIATION, INC., a corporation, providing for the occupancy by Licensee of an area of 32,931 square feet in Building No. 310, Hangar No. 3, and 8,424 square feet in Building No. 230, Hangar No. 2D, Metropolitan Oakland International Airport, for a period of one year commencing April 1, 1964, at a monthly rental of \$2,136.99, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15467

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH WESTERN AIRMOTIVE COMPANY, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with WESTERN AIRMOTIVE COMPANY, INC., providing for the occupancy by Licensee of an area of 26,663 square feet in Building No. L-710 and 676 square feet in Building No. L-704, Metropolitan Oakland International Airport, for a period of one year commencing May 1, 1964, at a monthly rental of \$1,503.65, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15468

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH BROOKS TERMINAL COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with WILLIAM A. BROOKS, an individual doing business under the firm name and style of BROOKS TERMINAL COMPANY, dated the 1st day of May, 1964, modifying that certain License and Concession Agreement dated January 1, 1964, by adding thereto an area of 1,000 square feet on the first floor of Terminal Building "C" and 2,400 square feet on the second floor of Terminal Building "C" in the Outer Harbor Terminal Area at an additional monthly rental therefor of \$122.00, effective May 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15469

RESOLUTION REJECTING BID FOR FURNISHING AND DELIVERING EUCALYPTUS PILES TO THE PORT OF OAKLAND FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND DIRECTING THE EXECUTIVE DIRECTOR AND CHIEF ENGINEER TO PURCHASE EUCALYPTUS PILES IN THE OPEN MARKET.

WHEREAS, on June 3, 1964, the Board of Port Commissioners received sealed bids for furnishing and delivering eucalyptus piles to the Port of Oakland for the fiscal year commencing July 1, 1964 and ending June 30, 1965; and

WHEREAS, the bid of JACK J. TINGLEY, being the only bid received, is void by reason of lacking an affidavit of noncollusion and not being accompanied by a bid bond or check; now, therefore, be it

RESOLVED that said bid of JACK J. TINGLEY be and the same hereby is rejected and the Executive Director and Chief Engineer is hereby directed to arrange for the purchase of said eucalyptus piles in the open market."

"RESOLUTION NO. 15470

RESOLUTION AWARDING CONTRACT TO J. H. BAXTER & CO. FOR FURNISHING AND DELIVERING DOUGLAS FIR CREOSOTED PILES FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS.

RESOLVED that the contract for furnishing and delivering Douglas Fir creosoted piles for the fiscal year commencing July 1, 1964 and ending June 30, 1965 be and the same hereby is awarded to J. H. BAXTER & CO., a corporation, as the lowest responsible bidder, in accordance with the terms of its bid filed June 3, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$1,550.00 shall be required, and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the bid bonds accompanying said bids shall be returned to the proper persons."

"RESOLUTION NO. 15471

RESOLUTION AWARDED CONTRACT TO CROSETTI & MUSANTE COMPANY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR WASHING EXTERIOR WINDOWS IN THE TERMINAL BUILDING (M-102) AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965 AND FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH.

RESOLVED that the contract for the furnishing of labor, materials and equipment for washing exterior windows in the Terminal Building (M-102) at Metropolitan Oakland International Airport for the fiscal year commencing July 1, 1964 and ending June 30, 1965, be and the same hereby is awarded to CROSETTI & MUSANTE COMPANY, a corporation, as the lowest responsible bidder, in accordance with the terms of its bid filed June 3, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$1,320.00 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract."

"RESOLUTION NO. 15472

RESOLUTION AWARDED CONTRACT TO INDUSTRIAL RAILWAYS COMPANY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR RECONDITIONING, REPAIRING AND CONSTRUCTING PORT OF OAKLAND RAILROAD TRACKS DURING THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; AND DIRECTING RETURN OF BID BOND TO BIDDER.

RESOLVED that the contract for furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks for the fiscal year commencing July 1, 1964 and ending June 30, 1965 be and the same hereby is awarded to INDUSTRIAL RAILWAYS COMPANY, a corporation, as the lowest responsible bidder, in accordance with the terms of its bid filed June 3, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$7,500.00 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bid received for said contract be and it hereby is rejected and the bid bond accompanying said bid shall be returned to the proper person."

"RESOLUTION NO. 15473

RESOLUTION AWARDED CONTRACT TO GALLAGHER & BURK, INC., FOR FURNISHING AND DELIVERING ROCK FILL AND CRUSHER RUN ROCK FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; AND DIRECTING THE EXECUTIVE DIRECTOR AND CHIEF ENGINEER TO PURCHASE FILL AND BROKEN CONCRETE IN THE OPEN MARKET.

RESOLVED that the contract for furnishing and delivering rock fill and crusher run rock for the fiscal year commencing July 1, 1964 and ending June 30, 1965, described in Items C (1), C (2), D (1), D (2), E (1) and E (2) of its bid, be and the same hereby is awarded to GALLAGHER & BURK, INC., a corporation, as the lowest responsible bidder in accordance with the terms of said Items of its bid filed June 3, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$3,172.00 shall be required; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the bid of said GALLAGHER & BURK, INC., as to Items A (1), A (2) and B thereof be and the same hereby is rejected for the reason that said bid is deemed excessive and the Executive Director and Chief Engineer is hereby directed to arrange for the purchase of said fill and broken concrete in the open market."

"RESOLUTION NO. 15474

RESOLUTION AWARDED CONTRACT TO LeBOEUF DOUGHERTY CONTRACTING COMPANY FOR FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT OF OAKLAND DOCKS AND WATERFRONT FACILITIES FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING JUNE 30, 1965; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS.

RESOLVED that the contract for furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities for the fiscal year commencing July 1, 1964 and ending June 30, 1965 be and the same hereby is awarded to LeBOEUF DOUGHERTY CONTRACTING COMPANY, a corporation, as the lowest responsible bidder, in accordance with the terms of its bid filed June 3, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$25,000.00 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the bid bonds accompanying said bids shall be returned to the proper persons."

"RESOLUTION NO. 15475

RESOLUTION AWARDED CONTRACT TO INDEPENDENT ELEVATOR CO., INC., FOR FURNISHING ELEVATOR MAINTENANCE FOR PORT OF OAKLAND BUILDING, 66 JACK LONDON SQUARE, FOR THE FISCAL YEAR COMMENCING JULY 1, 1964 AND ENDING

JUNE 30, 1965; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER BID; AND DIRECTING RETURN OF CHECK TO BIDDER.

RESOLVED that the contract for furnishing elevator maintenance for Port of Oakland Building, 66 Jack London Square, for the fiscal year commencing July 1, 1964 and ending June 30, 1965, be and the same hereby is awarded to INDEPENDENT ELEVATOR CO., INC., a corporation, as the lowest responsible bidder, in accordance with the terms of its bid filed June 3, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$1,260.00 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bid received for said contract be and it hereby is rejected and the check accompanying said bid shall be returned to the proper person."

"RESOLUTION NO. 15476

RESOLUTION GRANTING MCGUIRE CHEMICAL COMPANY PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the applications and plans and specifications submitted by MCGUIRE CHEMICAL COMPANY for the installation of four (4) storage tanks and the construction of a truck loading rack and two (2) additional offices on applicant's leased premises on the west side of Terminal Street, north of Seventh Street, at a total cost to said applicant of approximately \$62,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15477

RESOLUTION RATIFYING AND CONFIRMING EMERGENCY REPAIRS MADE TO ROLLING STEEL DOOR, GROVE STREET PIER.

WHEREAS, on June 1, 1964, it became necessary to make immediate repairs to the rolling steel door at the main entrance to Section A of the Grove Street Pier in order that the terminal could continue to receive and deliver cargo; and

WHEREAS, the situation constituted an extreme emergency where delay incident to the making of such repairs pursuant to the competitive bidding requirements of the City Charter would have caused serious loss or injury to the City of Oakland; now, therefore, be it

RESOLVED that the Board of Port Commissioners does hereby find and determine that an extreme emergency existed where delay incident to the making of such repairs pursuant to the competitive bidding requirements of the City Charter would have caused serious loss or injury to the City of Oakland; and be it

FURTHER RESOLVED that the action of the Executive Director and Chief Engineer in causing the necessary repairs to be made to the said rolling steel door at a cost of approximately \$1,600.00, without the advertising for bids therefor, be and the same is hereby ratified and confirmed."

"RESOLUTION NO. 15478

RESOLUTION AUTHORIZING RETURN OF SECURITY DEPOSIT
TO CLYDE GIBB COMPANY.

RESOLVED that CLYDE R. GIBB, an individual doing business under the firm name and style of CLYDE GIBB COMPANY, Lessee of certain premises located westerly of Broadway and southerly of Water Street under that certain Lease with this Board dated December 24, 1962, having completed construction of the permanent improvements upon said demised premises as required by said Lease, this Board does hereby authorize the return to said Lessee of \$50,000.00 in securities deposited by Lessee with the Board pursuant to Paragraph 14 of said Lease to guarantee full and satisfactory performance of its obligation to provide such improvements."

"RESOLUTION NO. 15479

RESOLUTION DIRECTING RECORDATION OF LEASE WITH
TUBERCULOSIS AND HEALTH ASSOCIATION OF CALIFORNIA.

RESOLVED that the Port Attorney hereby is directed to record that certain Lease dated June 1, 1964, between the City of Oakland, acting by and through this Board, and TUBERCULOSIS AND HEALTH ASSOCIATION OF CALIFORNIA, a California non-profit corporation."

"RESOLUTION NO. 15480

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH KAISER JEEP CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with KAISER JEEP CORPORATION, a corporation, providing for the occupancy by Licensee of an area of 14,048 square feet in Building No. L-710, Metropolitan Oakland International Airport, for a period of one year commencing May 1, 1964, at a monthly rental of \$772.64, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15481

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH HILL & MORTON, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with HILL & MORTON, INC., a corporation, providing for the occupancy by Licensee of an area of 965 square feet of office space at the foot of Dennison Street on the Dennison Street Pier, for a period of one year commencing July 1, 1964, at a monthly rental of \$77.20, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15482

RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION
AGREEMENTS WITH UNION OIL COMPANY OF CALIFORNIA.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Cancellation Agreement dated June 17, 1964, cancelling that certain License and Concession Agreement dated June 1, 1961, with UNION OIL COMPANY OF CALIFORNIA, a corporation, effective May 31, 1964; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to execute, for and on behalf of this Board, that certain Cancellation Agreement dated June 17, 1964, cancelling that certain Dealer Agreement dated April 1, 1961, with UNION OIL COMPANY OF CALIFORNIA, a corporation, effective May 31, 1964."

"RESOLUTION NO. 15483

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH BAYAIRE AVIONICS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with BAYAIRE AVIONICS, a corporation, dated May 1, 1964, modifying and amending that certain License and Concession Agreement dated March 1, 1964, by deleting therefrom 3,000 square feet of adjacent ramp area at the Metropolitan Oakland International Airport, and that the total monthly rental for the remaining premises shall be the sum of \$796.57, effective May 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15484

RESOLUTION AUTHORIZING AGREEMENT WITH MERIDIAN INTERNATIONAL CORPORATION.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement with MERIDIAN INTERNATIONAL CORPORATION, a corporation, as Representative, dated July 1, 1964, to retain and employ the services of Representative in connection with the maintenance and expansion of trade and commerce between European trade centers and the commercial trade facilities of the Port, for a term of six months commencing July 1, 1964, with the option to renew said Agreement for an additional period of six months, at a fee therefor equal to \$200.00 per month, which compensation shall include all original set-up charges and costs and all traveling expenses, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15485

RESOLUTION APPROVING BOND OF FONTES ABBEY PRESS, INC.

RESOLVED that the bond of FONTES ABBEY PRESS, INC., a corporation, executed by THE AETNA CASUALTY AND INSURANCE COMPANY, a corporation, in the amount of \$1,794.00, for the faithful performance of its contract with the City of Oakland for printing, folding, binding and delivering the Flight Selector during the fiscal year commencing July 1, 1964 and ending June 30, 1965, be and the same hereby is approved."

"RESOLUTION NO. 15486

RESOLUTION APPROVING BOND OF THE RIX COMPANY, INC.

RESOLVED that the bond of THE RIX COMPANY, INC., a corporation, executed by LIBERTY MUTUAL INSURANCE COMPANY, a corporation, in the amount of \$1,474.00, for the faithful performance of its contract with the City of Oakland for furnishing and delivering an 85 CFM rotary air compressor, be and the same hereby is approved."

"RESOLUTION NO. 15487

RESOLUTION GRANTING EDWARD W. ENGS, JR., PERMISSION
TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by EDWARD W. ENGS, JR., for the construction of a building for truck sales and service on applicant's licensed premises on the northwest side of Hegenberger Road, northeasterly of San Leandro Channel, at a cost to said applicant of \$90,000.00, hereby are approved, and permission to perform the work hereby is granted, subject, however, to compliance by the applicant with the following terms and conditions:

1. Redwood slats shall be installed in the fence along the rear of the property which faces on the road;
2. The fence at the rear of the property must be set back 25 feet from the road;
3. The area between the rear fence and the roadway is to be landscaped when construction of the road has been completed;
4. All exterior concrete walls of the building shall be colored or painted. This requirement shall apply to concrete wall portions 1 and 2 facing northwest;
5. The type or manner of texturing the concrete shall be subject to Port approval before the panels are cast;
6. The details of patterned concrete shall have prior Port approval;
7. The fence facing Hegenberger Road shall be an architectural fence or screen and not a chain link fence;
8. The landscaping plans shall be submitted to the Board and approved by the Board prior to commencement of landscaping."

"RESOLUTION NO. 15488

RESOLUTION GRANTING HAMMON, JENSEN & WALLEN
PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by HAMMON, JENSEN & WALLEN for the construction of an office building on applicants' leased premises located on the southeast corner of Edgewater Drive and Pendleton Road in the Port of Oakland Industrial Park, at a cost to said applicant of \$140,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15489

RESOLUTION GRANTING PERMISSION TO V. NIXON ASSOCIATES
TO SUBLET PREMISES.

RESOLVED that V. B. NIXON, an individual doing business under the firm name and style of V. NIXON ASSOCIATES, hereby is permitted to sublet his licensed premises consisting of an area of 560 square feet in Building 510 and parking space for two automobiles opposite said building, in a location to be assigned by the Port, Metropolitan Oakland International Airport, to AERIAL SERVICE COMPANY, subject to each and all of the terms and conditions of the existing agreement between said V. NIXON ASSOCIATES and the Port."

"RESOLUTION NO. 15490

RESOLUTION REJECTING CLAIM OF EDGAR W. HOLCOMB.

WHEREAS, EDGAR W. HOLCOMB, on the 1st day of June, 1964, presented his claim against the Port of Oakland in the amount of \$1,620.00 for damages to that certain Cessna 180 Aircraft, No. 2821A, including loss of use thereof alleged to have been sustained on February 20 and 21, 1964, at Metropolitan Oakland International Airport; and

WHEREAS, this Board does hereby find that said claim is not a proper charge against the Board of Port Commissioners; now, therefore, be it

RESOLVED that said claim be and it is hereby rejected."

"RESOLUTION NO. 15491

RESOLUTION FINDING CERTAIN ACCOUNTS RECEIVABLE TO BE UNCOLLECTIBLE AND AUTHORIZING AND DIRECTING THE CHIEF PORT ACCOUNTANT AND THE CITY AUDITOR-CONTROLLER TO WRITE OFF THE SAME FROM THE BOOKS OF THE CITY.

WHEREAS, there are certain accounts receivable on the books of the Chief Port Accountant and the City Auditor-Controller which, by reason of being disputed and without sufficient proof to sustain them, or by reason of the fact that the debtor is financially unable to pay, or for other reasons, are uncollectible, and it has been recommended by the Port Attorney and the Chief Port Accountant that said accounts be written off the books of the City of Oakland; now, therefore, be it

RESOLVED that upon the recommendation of the Port Attorney and the Chief Port Accountant the various accounts receivable hereinafter set forth are hereby found and determined to be uncollectible, and the Chief Port Accountant and the City Auditor-Controller are hereby authorized and directed to write off from the books of the City of Oakland the following accounts receivable:

Ambassador Airways	\$	1.25
American Box Company		10.00
Anthony Aircraft		1.00
G. A. Armagost		10.00
Auto Imports		18.00
Bay City Fuel Oil Co.		110.22
Blatz Airlines		7.35
Gary Buckley		5.00
Walter Burgess		39.00
Arnold Corbett		12.00
Thomas Crocker		10.00
Detrick Management		1.00
R. G. Donnelly		6.50
Flawless Research		2.03
Golden Gate Airways		50.00
Cart Holm		22.00
H & H Flying Service		5.00
International Room (Talco Trading Corp.)		3,987.85
L. A. Johanson		2.40
H. Kuykendal		21.00
Let's Play Co.		210.19
M. Lukins		1.00
M. and C. Lumber		10.00

A. J. Mazuretto	\$	448.05
Joe Morrison		2.00
E. G. Norris		20.50
Melvin Oliver		13.00
Pacific Far East Line		109.23
James Parks		4.00
Robert Petty		7.00
Phil's Aero Service		1.00
William B. Powell		32.00
Riverside Hotel		100.05
Speeds Oil Tool Service		2.00
States Marine Lines		161.19
Earl Voorhees		1.00
Transocean Corp. of Calif.		380.48
Robert Wrigley		1.00
Compass Aviation		1.93
Curry Air Transport		36.48
Modern Air Transport		18.04
U. S. Air Force		10.53
Bruce Grinnell		9.00
Pilots, Incorporated		1.00
Swift Construction		15.00
G. McGeehee		50.00
Cliff Greger		18.20
R. H. Rhodes		9.44

and be it

FURTHER RESOLVED that notwithstanding the cancellation of said accounts, the Port Attorney shall hereafter take such action as may be appropriate to effect the collection thereof."

"RESOLUTION NO. 15492

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 1964-1965.

WHEREAS, the Executive Director and Chief Engineer has submitted to this Board a proposed estimate of budget expenditures presenting a financial plan for conducting the affairs of the Port of Oakland for the fiscal year commencing July 1, 1964 and ending June 30, 1965; now, therefore, be it

RESOLVED by the Board of Port Commissioners of the City of Oakland as follows:

Section 1. This resolution shall be known as 'The Annual Appropriation Resolution of the Port of Oakland for the Fiscal Year 1964-1965.'

Section 2. There are hereby appropriated for the purposes of Personal Services, Maintenance and Operation and Capital Outlay of the Port of Oakland, and for other purposes designated, for the fiscal year commencing July 1, 1964 and ending June 30, 1965, the following sums of money, to the respective purposes designated, it being resolved that such appropriations are made as follows:

(1) Appropriations are hereby made for the purposes of meeting the cost of salaries and wages paid officers and employees of the Port of Oakland in such amounts as are designated in the column entitled 'Appropriation' and set forth opposite the designation 'Personal Services';

(2) Appropriations are hereby made for the purposes of meeting the cost of supplies, materials, light, power, water, transportation, insurance, inspection, communication, port promotion, maintenance of outlay and other necessary expenses of operation and maintenance of the Port of Oakland in such amounts as are designated in the column entitled 'Appropriation' and set forth opposite the designation 'Maintenance and Operation';

(3) Appropriations are hereby made for the purposes of meeting the cost of capital outlay of the Port of Oakland in such amounts as are designated in the column entitled 'Appropriation' and set forth opposite the designation 'Capital Outlay';

(4) All of the appropriations herein provided for are made out of the Port Revenue Fund.

Said appropriations are in the following amounts, to wit:

	<u>Appropriation</u>
Personal services	\$1,737,094.00
Maintenance and Operation	1,778,338.00
Capital Outlay	<u>177,190.00</u>
Total expenditures	\$3,692,622.00

The funds available to the Port to service the budgeted expenditures consist of the following:

Total estimated revenue, fiscal year 1964-1965	\$3,709,418.00
Estimated unencumbered cash, July 1, 1964	<u>983,204.00</u>
Total	\$4,692,622.00"

"RESOLUTION NO. 15493

RESOLUTION RATIFYING APPOINTMENT OF DAGNY K. KLEIVEN TO THE POSITION OF RESERVATION CLERK.

RESOLVED that the appointment of DAGNY K. KLEIVEN to the position of Reservation Clerk for temporary services commencing June 10, 1964 and terminating September 30, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15494

RESOLUTION GRANTING LEAVE OF ABSENCE TO IVAN FAGOT.

RESOLVED that IVAN FAGOT, Port Maintenance Laborer, be and he hereby is granted a leave of absence for personal reasons for fifteen working days commencing July 7, 1964, without pay."

Port Ordinance No. _____ being, "AN ORDINANCE AWARDDING LEASE OF CERTAIN LANDS LOCATED ON THE NORTHWEST SIDE OF HEGENBERGER ROAD AND NORTHEASTERLY OF SAN LEANDRO CHANNEL TO EDWARD W. ENGS, JR., DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF," and

Port Ordinance No. _____ being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN LANDS LOCATED IN THE MIDDLE HARBOR AREA AT THE MOUTH
OF THE ESTUARY OF SAN ANTONIO TO WESTERN PACIFIC RAILROAD COMPANY,
DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING
THE EXECUTION THEREOF", and

Port Ordinance No. _____ being, "AN ORDINANCE AWAR-
DING LEASE OF CERTAIN LAND AND WATER AREA LYING SOUTH OF THE EMBARCADERO
AND ON THE EAST SIDE OF SIXTH AVENUE TO HANS GLASER BOAT SERVICE, INC.,
A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND
AUTHORIZING THE EXECUTION THEREOF", were read the first time and passed
to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick, Tripp and
President Vukasin -5

Noes: None

Absent: None

The meeting was adjourned at 4:45 p.m. to 3:00 p.m. Monday,
June 22, 1964.

* * * * *

The meeting reconvened on Monday, June 22, 1964, at the hour
of 3:00 p.m. in the office of the Board, Room 376, 66 Jack London
Square, President Vukasin presiding.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5

Commissioners absent: None

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

Visitors attending the meeting included Mr. Thomas J.
Mullen and Mr. Morgan A. Parker, both representing the Oakland Munic-
ipal Civil Service Employees Association.

The Board continued its review of the operating budget for the fiscal year 1964-1965, discussing the sections having to do with maintenance, engineering, marine terminals, rental facilities, and non-departmental items. The Board determined, as policy, that the overtime for pile repair crews, as listed on Page 40 of the work sheets of the budget, is to be on the basis of compensatory time off rather than paid overtime. This action was taken on motion of Commissioner Chaudet, seconded by Commissioner Kilpatrick, and passed by the following vote: 4 ayes - Commissioners Brown, Chaudet, Kilpatrick and President Vukasin; 1 no - Commissioner Tripp.

Upon completion of the review of the budget, the Director of Fiscal Affairs was instructed to prepare a budget as revised, and on motion of Commissioner Tripp, seconded by Commissioner Kilpatrick and passed unanimously, the budget as revised for the fiscal year 1964-1965 was approved.

Visitors at the meeting representing the Oakland Municipal Civil Service Employees Association were advised that this meeting would be adjourned to 5:00 p.m. on Wednesday, June 24, 1964, at which time salary adjustments would be considered.

On motion of Commissioner Chaudet, seconded by Commissioner Tripp and passed unanimously, the Executive Director was instructed to invite at least three firms to make bids regarding job analyses for positions in the maintenance and engineering departments of the Port.

Resolution No. 15495 was passed authorizing execution of license agreement with the Lake Merritt Rowing Club, Inc., and the Oakland Junior Chamber of Commerce regarding crew races which were held in the Oakland Estuary between June 18 and June 23, 1964.

The Port Attorney informed the Board that the Port will be represented at a meeting of the Local Agency Formation Commission of Alameda County which will be held on Thursday, June 25, and on his recommendation Resolution No. 15495 was passed in opposition to the proposed Reclamation District in the City of Alameda and in the

vicinity of the Metropolitan Oakland International Airport, which resolution will be presented, along with a similar resolution adopted by the Oakland City Council, to the Local Agency Formation Commission.

The Executive Director informed the Board that a proposal which has been received from Smith-Reynolds for a lease of approximately 10 acres of Port property facing on Edgewater Drive, if extended, upon which would be constructed a building for multiple tenancy by smaller business firms. It was proposed that land value would be set at \$1.00 per square foot with rent based on 6% per year of the value of the property, less the cost of piling required for the building construction up to 50% of the rental due the Port. The Executive Director explained that there were other prospects for this area of the Port's Industrial Park, but that this is the only firm offer received to date. Commissioner Kilpatrick abstained from participating in the discussion and decision in the Smith-Reynolds matter due to his personal interest in arranging financing for the company through the Standard Insurance Company. The Board indicated that the staff should proceed with negotiations as outlined by the Executive Director.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15495

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AGREEMENT WITH LAKE MERRITT ROWING CLUB, INC., AND OAKLAND JUNIOR CHAMBER OF COMMERCE.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain License Agreement with LAKE MERRITT ROWING CLUB, INC., a corporation, and the OAKLAND JUNIOR CHAMBER OF COMMERCE, a nonprofit corporation, jointly and severally, as Licensee, granting Licensee license and permission to use that portion of the Ninth Avenue Pier open area lying generally west of the center line of Ninth Avenue extended and

the automobile parking open area in the vicinity of Eighth Avenue in connection with the spectator viewing of crew races on the Oakland Estuary, which license shall be in effect from the 18th day of June, 1964 to and including the 23rd day of June, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15496

RESOLUTION OPPOSING FORMATION OF RECLAMATION
DISTRICT UPON AND ADJACENT TO BAY FARM ISLAND,
ALAMEDA, CALIFORNIA.

RESOLVED that the Board of Port Commissioners of the City of Oakland does hereby oppose the formation of a reclamation district upon and adjacent to Bay Farm Island, Alameda, California, the public hearing on which is to be held by the Local Agency Formation Commission of Alameda County on June 25, 1964; and be it

FURTHER RESOLVED that the Local Agency Formation Commission of Alameda County be and it is hereby requested to disapprove the proposal to create said reclamation district."

The meeting was adjourned at 6:33 p.m. to 5:00 p.m. on Wednesday, June 24, 1964.

At the hour of 5:00 p.m. on Wednesday, June 24, 1964, the Board reconvened in its office at Room 376, 66 Jack London Square, President Vukasin presiding.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin.-5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Director of Public Relations; Director of Fiscal Affairs; the Electrical and Mechanical Engineer; and the Secretary of the Board.

Visitors included Messrs. Thomas J. Mullen and Morgan A. Parker, representing the Oakland Municipal Civil Service Employees' Association.

The Executive Director explained that the operating budget as revised and approved by the Board at its adjourned meeting of June 22, 1964 allowed a balance of \$86,195.00, which could be allocated to salary increases for Port employees, and presented work sheets to the Board listing his recommendations for salary adjustments to employees other than those considered members of the staff. A

motion was made by Commissioner Chaudet, seconded by Commissioner Tripp, that the Executive Director be instructed to expend a total not to exceed \$75,000.00 on salary increases for the Port of Oakland employees, not including the eleven considered as staff members, as presented to the Board on work sheets subject to minor adjustments to be discussed. The Board then reviewed in detail the individual recommendations made including both reductions in salary brackets and increases in salary brackets. The Electrical and Mechanical Engineer was asked questions concerning adjustments recommended for employees under his supervision, and the Executive Director answered other questions raised by the Board. An amendment to the motion was then made by Commissioner Brown, seconded by Commissioner Chaudet and passed unanimously, that no employee is to receive an increase of more than \$87.00 per month in one step in connection with the adjustments being considered. A vote was then taken on the motion as amended and it was passed unanimously. An ordinance was then passed to print making the necessary changes in the salary ordinance as approved by the Board.

The Port Attorney made an oral report regarding the purchase of liquor licenses for use in publicly owned buildings with particular reference to the Boatel in Jack London Square and stated that none of the restaurants on the Square possessed licenses which would permit them to serve liquor to patrons of the Boatel.

The Executive Director informed the Board that a letter had been received from the U. S. Army Engineer District, Sacramento, dated 23 June, 1964, advising that Tract 16 (A-116) is being returned to the Port in its entirety, effective at the close of business on 30 June, 1964, and making formal demand on the Port in the amount of \$2,063,000.00 as the purchase price of the Government's improvements constructed on the property, with payment to be made within four months from date of receipt of this notice.

The Executive Director informed the Board that World Airways is negotiating with International Aircraft Services at the Oakland

Airport for the purchase of its business. As a condition of the purchase, the Port would be required to perform maintenance and construction in substantial amounts in the existing facilities and grant exclusive rights for certain maintenance operations to aircraft at Oakland. Very rough estimates of Port expense in this connection amount to \$1,000,000.00, but the Assistant Executive Director stated that this might be done at the rate of about \$250,000.00 per year, and that the exclusivity of the maintenance operations might be arranged on a basis of first refusal for any maintenance facility which became available. It was explained that World Airways desired a letter of understanding from the Port regarding the above, and on motion of Commissioner Tripp, seconded and passed unanimously, the Executive Director was authorized to sign such a letter.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15497

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH LOUVAU SYSTEMS, INC.

RESOLVED that the President of this Board be and he is hereby authorized to execute and the Secretary to attest that certain Agreement with LOUVAU SYSTEMS, INC., a corporation, as Consultant, dated the 25th day of May, 1964, in connection with the employment of Consultant to determine the feasibility of instituting a more mechanized system of accounting, which employment shall commence May 25, 1964 and continue until Consultant has completed performance of the services, at a total cost therefor not to exceed the sum of \$1,000.00, and that such agreement shall be upon a form approved by the Port Attorney."

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 CHANGING CERTAIN SALARY SCHEDULES AND ASSIGNING POSITIONS TO SCHEDULES IN THE PORT DEPARTMENT", was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5

Noes: None

Absent: None

There being no further business and on motion duly made
and seconded the meeting was adjourned at 6:02 p.m.



SECRETARY

Action AUG 5 1964

*Approved as written
and filed*

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

The meeting was held on Wednesday, July 1, 1964, at the hour of 2 p.m. in the office of the Board, Room 376, 66 Jack London Square, Vice President Brown presiding at the opening of the meeting and until President Vukasin arrived, due written notice having been given members of the Board.

Commissioners present: Brown, Kilpatrick, Tripp and
President Vukasin -4

Commissioners absent: Chaudet -1

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; the Deputy Port Attorney; Director of Public Relations; and the Secretary of the Board; and for a portion of the meeting the Airport Manager.

Visitors attending the meeting included Messrs. Robert L. Venable and Donald F. Johnson from the City of Alameda Planning Department.

The minutes of the regular meeting of June 17, 1964, the adjourned regular meeting of June 22, 1964, and the adjourned regular meeting of June 24, 1964, were approved as written and ordered filed.

The Executive Director transmitted to the Board a copy of a letter from Mr. John C. Kohl, Assistant Administrator of Transportation for the Housing and Home Finance Agency, dated June 23, 1964, advising that there had been insufficient time to solve the various problems surrounding the Port's application for the operation, on a test basis, of air cushion vehicles for public transportation in the Metropolitan Oakland Area prior to the close of the fiscal year on June 30, 1964, and that final action on the application will, therefore,

be postponed until a new program now before Congress comes into being sometime after July 1, 1964. The Executive Director and the Assistant Executive Director made oral reports concerning the Port's effort to expedite the program, and a motion was made by Commissioner Tripp, seconded and passed unanimously by those present, that "We, the Commission, feel that the Port staff has done everything in their power to expedite this project".

President Vukasin arrived at the meeting at 2:18 p.m.

The Assistant Executive Director reported orally to the Board regarding the proposed Bay Farm Island Development in the City of Alameda, advising that the Port staff, along with the President of the Board and the Mayor of the City of Oakland, had appeared before the Alameda County Local Agency Formation Commission at its meeting on June 25 regarding the application for the formation of a reclamation district which would include the tidelands of Bay Farm Island on its west and south sides. The hearing before this Commission was put over until Thursday, July 2, on motion of the applicant, and following the challenges of the Port's Assistant Executive Director and Mayor Houlihan against Mayor Godfrey of Alameda, sitting as a member of the Commission, due to conflict of interest. Following the challenge, Mayor Godfrey disqualified himself. It was also reported that the City Council of Alameda at its meeting on Monday, June 29, had approved the rezoning of certain areas of Bay Farm Island which would permit the construction of both single family and apartment house residential construction in an area adjacent to the westerly approach of Runway 11/29 at the Metropolitan Oakland International Airport, by giving first reading to a zoning ordinance, and that this was done over the objection of the Port of Oakland, Mr. Clyde Barnett, the State of California Director of Aviation, the Ninety-Nine's Club and an Oakland Airport Pilots' association group. The Executive Director explained that in opposing the project he had stated that the Port of Oakland would have no objection to the construction of the apartments and homes if the

buildings are properly soundproofed and the Port of Oakland is held harmless from any complaints resulting from airplane noises in the area. Commissioner Brown suggested that the Planning Commission of the City of Alameda might approve plans on the basis of adequate soundproofing construction and indemnification of the Port against complaints from noise. Mr. Johnson of the Alameda Planning Board staff indicated that the Alameda Planning Board had the power to require proper soundproofing, but questioned its authority to require indemnification of the Port. A motion was then made by Commissioner Brown, seconded and passed unanimously, that the Port be represented at the meeting of the Alameda County Local Agency Formation Commission on July 2, and attempt to secure a continuance of the hearing to allow additional time to negotiate with the proponents of the project, and to meet with the City of Alameda Planning Board at its meeting on July 13 regarding building restrictions and a hold harmless covenant for the Port. A motion was then made by Commissioner Brown, seconded and passed unanimously, that in the event that a continuance is not granted and the Port is unable to work out an amicable agreement with the proponents and the City of Alameda Planning Commission, the Port will continue its protest against the project.

The Executive Director informed the Board by letter that the Union Diesel Engine Company has been occupying an area of approximately 1.1 acre of Port property, generally, at the Foot of Diesel Street under a 25-year lease which expired June 30, 1964. He further advised that the firm is negotiating with the Properties Department for a new lease on this property, but is reluctant to enter into a license and concession agreement at the rate of \$.006 per square foot per month until such time as a new lease is prepared and advertised for public bidding. The Executive Director recommended that the company be allowed to continue occupancy of the property under the hold-over clause of the long-term lease, and, for the consideration of \$1.00, be granted the right of first refusal on the issuance of a

license and concession agreement for one year on the property occupied. This recommendation was approved upon motion of Commissioner Kilpatrick, seconded and passed unanimously.

The Executive Director transmitted to the Board a copy of a letter received from Mr. Clyde R. Gibb of "The Boatel" in Jack London Square advising that The Boatel is being seriously handicapped in its operation due to the restrictions in the lease prohibiting the Boatel from operating a cocktail lounge or from selling alcoholic beverages on the premises, and that during the last half of the month of June, during which time they actually maintained a record, they had received 170 complaints regarding the lack of such service at the Boatel. The Executive Director explained that in his opinion the inability of the Boatel to serve alcoholic beverages to its guests will be reflected in the revenue derived by the Port from the operation of the facility to a severe degree, and recommended that the Board approve an amendment to the lease which would allow the sale of alcoholic beverages to those guests actually residing at the Boatel but would not permit the operation of a public bar. This recommendation was approved upon motion of Commissioner Kilpatrick, seconded and passed unanimously, directing the Port Attorney to prepare an amendment to the lease for submission to the Board.

Upon recommendation of the Manager, Properties Department, Resolution No. 15498 was passed authorizing credit against rent for construction work at the Sea Wolf Restaurant consisting of enlargement of the Captain's Room, in the amount of \$5,020.52, through the retention by the lessee of all rents due the Port in excess of \$3,292.13 per month commencing May 1, 1964.

On motion of Commissioner Kilpatrick, seconded and passed by a vote of 3 ayes -- Commissioners Kilpatrick, Brown and Tripp -- the Board approved the following changes in Port tenancies, President Vukasin being temporarily absent from the meeting:

NEW OCCUPANCIES:

William Indreboe dba General Surplus Sales (Leif Enterprises): 5,448 sf in Airport Building L-725 on Wright Street @ \$.045 psf, or \$245.16 per month, as of July 1, 1964.

R. E. Rudisill: 714 sf in Airport Building L-142 on Earhart Road @ \$.12 psf, or \$85.68 per month, as of July 1, 1964, subject to receipt of rental deposit.

Powerine Oil Company: 80,000 sf on the southerly side of Seventh Street west of Terminal Street, @ \$.007 psf, or \$560 per month, as of July 1, 1964, which was approved on passage of Resolution No. 15523.

ADDITIONAL AREA:

Golden West Popcorn Company: 3,964 sf in Airport Building L-635 on Earhart Road @ \$.045 psf, or \$178.38 per month, as of July 1, 1964. They are vacating Airport Buildings L-731 and L-645 (at a monthly rental of \$92.35).

International Atlas Services: 3,960 sf in Airport Building L-711 on Earhart Road, @ \$.0475 psf, or \$188.10 per month, as of July 1, 1964.

Lamm Associates: Room #19 in Airport Building L-130 on Earhart Road, @ \$.12 psf, or \$27.72 per month, as of July 1, 1964, for a new total monthly rental of \$65.52.

U. C. Express & Storage: 30,000 sf in Building B-203 on Terminal Street, Outer Harbor Terminal Area, in addition to that presently under long-term lease in Building C-226 and license agreement in Terminal Building "A", @ \$.04 psf, or \$1,200 per month.

CANCELLATION:

General Surplus Sales: 5,448 sf in Building L-725, @ \$.045 psf or \$245.16 (area taken over by Leif Enterprises).

Towle Products, Inc.: 530 sf in Airport Building L-710 on Earhart Road, @ a monthly rental of \$50.00. Cancellation effective as of July 31, 1964.

HARBOR LICENSE AGREEMENT RENEWAL:

Oakland Yacht Club: 0.4 acre of land area on Nineteenth Avenue near the Embarcadero, at a monthly rental of \$125.00, as of August 1, 1964.

CHANGE IN OWNERSHIP:

Outer Harbor Lunch: Restaurant operation on Terminal Street is presently a copartnership consisting of Vivian Bowie and Margaret Gary; now requesting addition of Timothy Gilbert and Betty Lou Woodford as copartners, under the current license agreement dated December 1, 1963 which was approved on passage of Resolution No. 15499.

The Manager of the Properties Department transmitted a letter to the Board advising that San Francisco-Oakland Television,

Inc., will be liquidated and dissolved on or about June 30, 1964, and all of its assets are to be distributed to, and all of its liabilities and obligations are to be assumed by, Miami Valley Broadcasting Corporation, an Ohio Corporation, and that the assignee is to assume and agree to perform all of the terms and obligations of the Port lease, and that the Port is being asked to give its consent to the assignment and consent to a novation with Miami Valley Broadcasting Corporation, and that a resolution to this effect has been prepared and is on the calendar for action by the Board. It was explained orally that from a legal standpoint, San Francisco-Oakland Television, Inc., is being dissolved and would retain no financial responsibility whether the Port agreed to the complete novation or not. On motion of Commissioner Tripp, seconded by Commissioner Kilpatrick, approved by a vote of 3 ayes, President Vukasin being absent from the meeting temporarily, the Board approved the assignment of the lease to Miami Valley Broadcasting Corporation, with the resolution remaining silent as to the novation or release of San Francisco-Oakland Television, Inc. from responsibility under the lease. Resolution No. 15500 was later passed to this effect.

The Executive Director transmitted a letter to the Board advising that Mr. George Block, a local real estate broker, has approached the Port on behalf of a client to purchase 1.4 acres of Port land on the north side of San Leandro Channel at Hegenberger Road, adjacent to the property recently leased to Engs Motor Truck Company, and that his client proposes to establish a service station on this site as well as a small building for a district headquarters for the oil company. He further advised that since this request was received, the Manager, Properties Department, has contacted several major oil companies, and that at least three of these companies have indicated an interest to lease this site for a service station. The Executive Director recommended that the site be made available for lease for a service station and offered for public bidding, and that the Port

decline the sale of the property. This was approved on motion of Commissioner Brown, seconded and passed unanimously. With the unanimous approval of the Board, the Executive Director and Commissioner Kilpatrick were directed to meet with Mr. George Block to discuss the project and work out a procedure whereby Mr. Block might be compensated as the procuring broker under the lease, whether or not his client is the successful bidder for the lease.

The Airport Manager made an oral report to the Board regarding the formation of California Airlines, which is purchasing three Caravelle aircraft and will establish intrastate service in California, commencing with service from San Jose to Southern California airports, which service will later include San Francisco and Oakland.

The Executive Director recommended to the Board that the firm of Bolt-Beranek and Newman be engaged as noise consultants for the Port in connection with the potential noise problems arising from proposed residential developments near the Oakland Airport. He submitted to the Port a copy of a letter of June 29 from Mr. Dwight Bishop listing the basis on which the company would perform services for the Port. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the retention of Bolt-Beranek and Newman as noise consultants for the Port on the basis of listed fees, not to exceed \$2,500.

The Executive Director transmitted to the Board a proposed Federal Airport Aid program for the fiscal year 1964-65 which would include leveling and partial reconstruction of Runway 9L/27R, at an estimated cost of \$212,000, and leveling and strengthening of taxiways serving the old "Navy" hangar on the north Airport, at an estimated cost of \$65,000, on the basis of Federal allocations of 54%, subject to available funds, amounting to \$149,000, and the Port's share of 46%, amounting to approximately \$127,400, and recommended an application be made to the Federal Aviation Agency on this basis so that funds will be available if the Board determines at a later date that it wishes to

proceed with the projects. This was approved upon motion of Commissioner Brown, seconded and passed unanimously.

Resolution No. 15506 was passed approving plans and specifications for demolition of Building F-524 on Clay Street between First and Second Streets and calling for bids therefor to be received August 5, 1964.

The Executive Director transmitted a letter to the Board regarding the proposed use of the 9th Avenue open area and adjacent property for the handling of steel pipe and other steel products under an arrangement to be entered into with Encinal Terminals as to the dock operation, and with Mr. C. D. Ericson as to the storage facilities required on the area adjacent to the 9th Avenue Terminal, with the understanding that the agreement with Encinal Terminals would require the approval of the Federal Maritime Commission. The Executive Director explained that time is of the essence as to the preparation of the area which will require the construction of a shed to cover approximately 15,700 square feet of the Port area adjacent to the 9th Avenue Terminal, using steel trusses and columns salvaged from the dismantled Webster Street cargo shed, and would represent an estimated cost of \$24,000.00. The Executive Director recommended that the Board determine that an extreme emergency exists, and that delay in preparing the required facilities will result in a major loss of revenue to the Port and that the facilities be constructed without calling for public bids. On motion of Commissioner Tripp, seconded and passed unanimously, the Board made a finding that an extreme emergency does exist, and authorized the Executive Director to proceed with the erection of the necessary facilities at a cost not to exceed \$30,000.00, subject only to a written agreement with Mr. C. D. Ericson as to rental of the facilities when constructed. It was further understood that the handling of the steel pipes and steel products by Encinal Terminals will be done at regular Port of Oakland tariff rates until such time as an agreement with Encinal Terminals

to cover the operation is approved by the Federal Maritime Commission.

Upon recommendation of the Port Purchasing Agent, Resolution No. 15507 was passed authorizing sale of a used pile driver presently located on the former Southern Pacific Mole at the Foot of 7th Street.

A letter from Mr. L. F. Hamilton, Traffic Manager for Howard Terminal, requesting permission to make changes in the Howard Terminal tariff covering certain items of wharf demurrage and storage was presented to the Board. The request covered wharf demurrage and storage of specified steel articles at rates of \$.025 per square foot per month for inside covered areas, and \$.015 per square foot per month for outside uncovered areas, on the basis of a determination of the terminal management that rental space is available. The Executive Director explained that these proposed rates represent a return to the terminal operator which is too low for transit shed area, and he recommended that the proposal be submitted to the Committee on Tariffs and Practices of the California Association of Port Authorities by the Port prior to a final determination by the Board. This was approved on motion of Commissioner Brown, seconded and passed unanimously.

The Executive Director informed the Board that at the semi-annual meeting of the California Association of Port Authorities, a motion was made by the Port Director of the Port of San Francisco Authority that the California Association of Port Authorities oppose H. R. 10565, which bill has as its purpose the increasing of domestic sugar quotas to take up the slack left by the discontinuance of the U. S. imports of sugar from Cuba, and that as the Port of Oakland delegate at the meeting he had withheld his vote along with three other delegates. The Executive Director recommended that the Port vote "No" on the motion, which action would favor the domestic sugar production as against the interests of the foreign sugar producers. This action was approved by the Board on a motion of Commissioner Kilpatrick, seconded and passed unanimously.

The Port Attorney transmitted a letter to the Board regarding the investigation of wharfage charges on bulk grain at Pacific Coast ports (Federal Maritime Commission Docket No. 1084) advising that on June 23, 1964, the Hearing Examiner issued his initial decision that the practice of assessing wharfage charges on grain does not constitute an unjust or unreasonable practice within the meaning of Section 17 of the Shipping Act of 1916 and ordered the proceedings to be discontinued. In other words, the Hearing Examiner found in favor of the Pacific Coast Terminal operators.

On recommendation of the Port Attorney, concurred in by the Executive Director, an ordinance was passed to print relating to the delegation of duties by the Executive Director and Chief Engineer which will simplify the procedure for the delegation of authority for the signing of warrants upon Port funds, and approval of claims and demands which will be done through the means of a general order issued by the Executive Director, subject to the approval of the Board.

Personnel matters as listed on the Board's calendar were approved by passage of Resolutions Nos. 15508 and 15509.

The continued item of the proposed purchase of Pacific Gas & Electric Co. property adjacent to the Grove Street Terminal was called up for consideration, and on motion made by Commissioner Tripp, seconded and passed unanimously, the Board instructed the Executive Director to proceed with negotiations for the purchase of the property in line with his letter to the Board dated June 3, 1964.

The continued item of the request for reduction in rental by the In-Flight Catering Service at the Airport was brought up for discussion, and the Airport Manager recommended that a minimum rental of \$200.00 per month be established against 5% of the gross receipts from business done on the Metropolitan Oakland International Airport, with no charge to be made on sales off the Oakland

Airport. A discussion ensued as to the amount of business done by the company on and off the Airport and the need for such a service at the Oakland Airport. Following this discussion and upon motion made by Commissioner Brown, seconded and passed unanimously, the Board directed that an agreement be prepared with In-Flight Catering Service requiring that it pay a \$200.00 per month minimum charge against 5% of gross receipts of the business done on the Metropolitan Oakland International Airport, and 5% of the gross receipts of business over and above \$10,000 done off the Oakland Airport, and that this rate has been established on the basis that the Board believes that such service is vital to the furtherance and attraction of new services to the Metropolitan Oakland International Airport and is predicated as advantageous to the Airport promotion. The Board directed that the matter be brought back to the Board at the first meeting in October, 1964, for review as to the results of these new rates.

The Executive Director reminded the Board members that they had been invited by the Lusk Corporation to inspect the firm's industrial developments at both Tucson and Phoenix, Arizona, in connection with a proposed development in the Port of Oakland Industrial Park, and it was determined that Commissioner Kilpatrick, along with the Executive Director and the Principal Assistant to the Executive Director for Properties Promotion and Sales, would visit developments at Tucson and Phoenix, Arizona, on July 15 and 16, and a motion was made to that effect by Commissioner Brown, seconded by Commissioner Kilpatrick, and passed by the following vote: 3 ayes - Commissioners Brown, Kilpatrick and President Vukasin; 1 no - Commissioner Tripp. Resolution No. 15525 was later passed by the same vote authorizing this travel.

It was reported orally to the Board that Vice President Brown had participated in the ground breaking ceremonies for the Eng's Motor Truck Company in the Port of Oakland Industrial Park on the morning of July 1, and the Public Relations Director informed the Board that plans were being prepared for a ribbon cutting ceremony for the extended portion of Edgewater Drive and Pendleton Way.

Commissioner Brown made an oral report regarding discussions held by Commission members attending the meeting of the California Association of Port Commissioners, held at the Clift Hotel on June 18, concerning the Commissioners' choice of the official delegate to the California Association of Port Authorities. He informed the Board that the general consensus of opinion at the meeting was that the members of the commissions were not adequately informed as to the activities of the California Association of Port Authorities and that the CAPA, through the delegates, establishes policy at times without the full knowledge and consent of the commission members, and that some of the Commissioners had recommended that each member Port name a Commissioner as its official delegate, with the Port Director attending as an advisor. Commissioner Brown stated that he had contacted Commissioners representing each of the ports who had attended the meeting, and through these telephone calls, the Commissioners contacted agreed to recommend to their Boards that the Port Director of each port be named as the official delegate, with a Commission member as alternate, and that the Association would be requested to create a Commissioners' Committee which would be supplied with all of the agendas for the meetings in sufficient time for the Committee to consider them from a policy viewpoint. Commissioner Vukasin stated that in his opinion the lack of knowledge of the California Association of Port Authorities' activities on the part of the Commissioners was their own doing, in that they had either not attended Association meetings to which they had been invited, or had not been interested in reports made by those who had attended the meetings. On the recommendation of the Executive Director, further discussion on this was put over to a future meeting of the Board.

The following written reports were noted and ordered filed:

Status reports.

Summary of Cash - Port Revenue and Construction Accounts
as of June 26, 1964.

Revenue derived from lessees renting from the Port of
Oakland on a percentage basis for the month of May, 1964.

List of claims paid on Port Revenue Fund #911 for the
period of June 15 through June 26, 1964.

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

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

"RESOLUTION NO. 15498

RESOLUTION AUTHORIZING CREDIT AGAINST
RENT FOR CONSTRUCTION WORK AT "SEA
WOLF" RESTAURANT.

WHEREAS, the Lessees of the "SEA WOLF" Restaurant under that certain Lease with this Board dated May 14, 1951, have performed with the consent of this Board certain improvements upon the demised premises consisting of the enlargement of a private dining room known as the "Captain's Room", at a total cost of \$5,020.52; and

WHEREAS, it was agreed at the time such consent was granted that such improvements would be made at the cost and expense of the Lessees subject, however, to a limited rental credit; now, therefore, be it

RESOLVED that the Lessees of the "SEA WOLF" Restaurant shall be allowed a credit of \$5,020.52 upon rent for said premises in connection with the performance of said construction work, the said \$5,020.52 to be recovered by the Lessees by the retention of all rent in excess of \$3,292.13 per month until said sum of \$5,020.52 has been recovered in full; provided, however, that (1) such credit shall apply only against rent accruing from and after May 1, 1964, (2) the Lessees shall not have any right to recover any part of said sum after April 30, 1972, and any portion thereof remaining unrecovered on said date shall be unrecoverable and (3) that there shall be no charge to the Port for interest."

"RESOLUTION NO. 15499

RESOLUTION CONSENTING TO ASSIGNMENT OF
LICENSE AGREEMENT FROM VIVIAN BOWIE AND
MARGARET GARY, COPARTNERS, TO VIVIAN
BOWIE, MARGARET GARY, TIMOTHY GILBERT
AND BETTY LOU WOODFORD, COPARTNERS.

WHEREAS, the Port and VIVIAN BOWIE and MARGARET GARY, copartners doing business under the firm name and style of OUTER HARBOR LUNCH, as Licensee, entered into a certain License and Concession Agreement dated the 1st day of December 1963 for the occupancy by Licensee of Building No. B-102, located on Terminal Street at the foot of 14th Street, for the operation of a restaurant for a term of one year commencing December 1, 1963; and

WHEREAS, said VIVIAN BOWIE and MARGARET GARY requests the consent of the Port to the assignment of said License and Concession Agreement to VIVIAN BOWIE, MARGARET GARY, TIMOTHY GILBERT and BETTY LOU WOODFORD, copartners doing business under the firm name and style of OUTER HARBOR LUNCH; now, therefore, be it

RESOLVED that consent hereby is granted VIVIAN BOWIE and MARGARET GARY, copartners doing business under the firm name and style

of OUTER HARBOR LUNCH, to assign said License and Concession Agreement to VIVIAN BOWIE, MARGARET GARY, TIMOTHY GILBERT and BETTY LOU WOODFORD, copartners doing business under the firm name and style of OUTER HARBOR LUNCH, upon the express conditions that said VIVIAN BOWIE, MARGARET GARY, TIMOTHY GILBERT and BETTY LOU WOODFORD will assume all the obligations and liabilities of said VIVIAN BOWIE and MARGARET GARY under said License and Concession Agreement, and that said VIVIAN BOWIE and MARGARET GARY are not hereby released from any obligation or liability under said License and Concession Agreement."

"RESOLUTION NO. 15500

RESOLUTION CONSENTING TO ASSIGNMENT
OF LEASE FROM SAN FRANCISCO-OAKLAND
TELEVISION, INC., TO MIAMI VALLEY
BROADCASTING CORPORATION.

WHEREAS, the Port, as Lessor, and SAN FRANCISCO-OAKLAND TELEVISION, INC., a corporation, as Lessee, entered into that certain Lease dated the 9th day of January, 1958, for the occupancy by Lessee of certain premises at the foot of Washington Street, south of First Street, for the establishment, maintenance and operation of a radio and/or television broadcasting studio and offices in connection therewith for a term of twenty (20) years commencing on the 1st day of August, 1958; and

WHEREAS, said Lessee is a wholly owned subsidiary of MIAMI VALLEY BROADCASTING CORPORATION, an Ohio corporation, hereinafter referred to as "Assignee", and Lessee is to be liquidated and dissolved on or about the 30th day of June, 1964, and all of its assets are to be distributed to and all of its liabilities and obligations are to be assumed by said Assignee as the sole stockholder of said Lessee; and

WHEREAS, Lessee proposes to sell and assign to Assignee all of its right, title and interest in and to the said Lease; and

WHEREAS, Assignee is willing to accept such assignment subject to all of the terms, covenants, agreements and conditions contained in said Lease and Assignee is willing to covenant and agree to faithfully keep and perform each and all of said terms, covenants, agreements and conditions of said Lease to be kept and performed by Lessee, including without limiting the generality of the foregoing payment of all rental specified in said Lease, in the manner and at the times therein specified; and

WHEREAS, Lessee and Assignee have requested the consent of this Board to said assignment of said Lease; and

WHEREAS, this Board has determined that Assignee is financially responsible and capable of assuming and performing all of the terms, covenants, agreements and conditions of said Lease; now, therefore, be it

RESOLVED that consent hereby is granted Lessee to assign said Lease to Assignee upon the express condition, however, that Assignee shall assume and agree to be bound by and perform all of the terms, covenants, agreements and conditions set forth in said Lease."

"RESOLUTION NO. 15501

RESOLUTION EXTENDING COMMISSIONERS'
ABSENCE FROM THE STATE OF CALIFORNIA.

RESOLVED that the permission heretofore granted Commissioners TRIPP and BROWN by Resolution No. 15434 to absent themselves from the State of California to and including July 30 and July 31, 1964, respectively,

be and the same hereby is extended to and including August 9, 1964."

"RESOLUTION NO. 15502

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH ORVAL E. LIDDELL.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement with ORVAL E. LIDDELL, as Consultant, dated the 6th day of May, 1964, in connection with the employment of Consultant in the application of certain processes and apparatus designed to protect marine pilings, for a period of three years commencing May 6, 1964, with certain rights of cancellation, at a total fee therefor not to exceed \$2,000.00, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15503

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH BAY AREA MECHANICAL CONTRACTORS, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of June, 1964, with BAY AREA MECHANICAL CONTRACTORS, INC., a corporation, providing for the occupancy by Licensee of an area of 1,666 square feet in Building No. H-215, Ninth Avenue Terminal Area, for a period of one year commencing June 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15504

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH CABLES UNLIMITED.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with JOHN HARRIS, an individual doing business under the firm name and style of CABLES UNLIMITED, providing for the occupancy by Licensee of an area of 1,193 square feet in Building No. L-621, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$53.69, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15505

RESOLUTION ACCEPTING LETTER AGREEMENT
WITH BOLT BERANEK AND NEWMAN, INC.

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to accept that certain letter agreement dated June 29, 1964 with BOLT BERANEK AND NEWMAN, INC., for the performance by it of certain acoustical consulting services in connection with the potential noise problem which may arise from the proposed residential development near the take-off path from Runway 29 at Metropolitan Oakland International Airport at the rates set forth in said letter agreement and that the total compensation to be paid under said agreement shall not exceed the sum of \$2,500.00."

"RESOLUTION NO. 15506

RESOLUTION APPROVING PLANS AND
SPECIFICATIONS FOR DEMOLITION
OF BUILDING F-524 ON CLAY STREET
BETWEEN FIRST AND SECOND STREETS,
INNER HARBOR, AND CALLING FOR BIDS
THEREFOR.

RESOLVED that the plans and specifications and other provisions relative thereto filed with the Board for demolition of Building F-524 on Clay Street between First and Second Streets, Inner Harbor, and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15507

RESOLUTION RESCINDING PORTION OF
RESOLUTION NO. 13467 AND AUTHORIZING
SALE OF USED PILE DRIVER.

WHEREAS, the sale of a used pile driver, located at the former Southern Pacific Mole, to BROWN CONSTRUCTION COMPANY for the sum of \$301.00, was previously authorized by Resolution No. 13467 adopted by this Board July 14, 1961; and

WHEREAS, said BROWN CONSTRUCTION COMPANY since that date has made no attempt to consummate said sale; now, therefore, be it

RESOLVED that so much of said Resolution No. 13467 as pertains to this particular item of personal property is rescinded; and be it

FURTHER RESOLVED that said used pile driver, located at the former Southern Pacific Mole, be and the same is hereby sold to ACE IRON AND METAL COMPANY for the sum of \$250.00, being the highest and best bid therefor after receipt of informal bids; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to execute any necessary Bill of Sale in connection therewith."

"RESOLUTION NO. 15508

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that the following appointments hereby are approved or ratified, as the case may be:

IRA V. RENNER, Airport Serviceman, effective July 1, 1964;

CARL A. BLOMBERG, Airport Serviceman, effective July 1, 1964;

and be it

FURTHER RESOLVED that the temporary appointment of JAMES N. HENDERSON to the position of Janitor, effective June 19, 1964, be and the same hereby is ratified; and be it

FURTHER RESOLVED that the appointment of WEBSTER L. EDWARDS to the position of Airport Janitor for temporary services commencing June 19, 1964 and terminating October 14, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15509

RESOLUTION GRANTING JAMES E. LINDLEY
A LEAVE OF ABSENCE.

RESOLVED that JAMES E. LINDLEY, Building Maintenance Engineer, hereby is granted a leave of absence for personal reasons for seven (7) working days commencing August 13, 1964, without pay."

"RESOLUTION NO. 15510

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH ROBERT A. SPECK.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of June, 1964, with ROBERT A. SPECK, providing for the occupancy by Licensee of an area of 1,200 square feet in Building L-839, Metropolitan Oakland International Airport, for a period of one year commencing June 1, 1964, at a monthly rental of \$54.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15511

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH AMERICAN ELECTRO
FINISHING COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with F. L. ROBBINS, an individual doing business under the firm name and style of AMERICAN ELECTRO FINISHING COMPANY, providing for the occupancy by Licensee of an area of 4,629 square feet in Building No. L-230, with adjacent ramp space of 1,560 square feet and 2,000 square feet in Building No. L-227, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$481.76, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15512

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH ENCINAL TERMINALS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with ENCINAL TERMINALS, a corporation, providing for the occupancy by Licensee of an area of 778 square feet in Building No. B-302 in the Outer Harbor Terminal Area, for a period of one year commencing July 1, 1964, at a monthly rental of \$38.90, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15513

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH ESTHER STOCKMAN AND
CLARENCE A. STOCKMAN.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with ESTHER STOCKMAN and CLARENCE A. STOCKMAN, providing for the occupancy by Licensee of an area of 900 square feet on Nineteenth Avenue in the vicinity of Livingston Street Pier, including Building No. J-214, together with 3,192 square feet of adjacent open area, for a period of one year commencing July 1, 1964, at a monthly rental of \$69.15 plus 5½% of gross monthly sales after deducting therefrom the sum of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15514

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH CIVIL AIR PATROL,
EAST BAY SQUADRON 18.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with CIVIL AIR PATROL, EAST BAY SQUADRON 18, an association, providing for the occupancy by Licensee of the east end and center section in Building L-631, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$10.40, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15515

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH SCHNITZER BROTHERS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement and Lease of Real Property, dated the 1st day of July, 1964, with SCHNITZER BROTHERS, an Oregon corporation, providing for the occupancy by Licensee of 264,288 square feet of water area at the foot of Adeline Street, for a period of one year commencing July 1, 1964, at a monthly rental of \$450.00 minimum, and providing for the leasing by the Port from SCHNITZER BROTHERS of 5,125 square feet of water area, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15516

RESOLUTION AUTHORIZING SALE OF
BUILDING NO. 18 LOCATED AT THE
FORMER SOUTHERN PACIFIC MOLE.

RESOLVED that Building No. 18, located at the former Southern Pacific Mole, be and the same is hereby sold to NORDIC YACHT IMPORTS for the sum of \$1.00, being the highest and best bid therefor after the receipt of informal bids, upon the condition that the buyer shall dismantle and/or remove all surface material but not the foundations or concrete pavement; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute any necessary Bill of Sale in connection therewith."

"RESOLUTION NO. 15517

RESOLUTION APPROVING BOND OF
GALLAGHER & BURK, INC.

RESOLVED that the bond of GALLAGHER & BURK, INC., a corporation, executed by UNITED PACIFIC INSURANCE COMPANY, a corporation, in the amount of \$3,172.00, for the faithful performance of its contract with the City of Oakland for furnishing and delivering rock fill, crusher run rock, Grade 1, and crusher run rock, Grade 2, during the fiscal year commencing July 1, 1964 and ending June 30, 1965, in accordance with Items C, D and E of its bid, be and the same hereby is approved."

"RESOLUTION NO. 15518

RESOLUTION APPROVING BONDS OF
CROSETTI & MUSANTE COMPANY.

RESOLVED that the bonds of CROSETTI & MUSANTE COMPANY, a corporation, executed by HARTFORD ACCIDENT AND INDEMNITY COMPANY, a corporation, each in the amount of \$1,320.00, for the faithful performance of its contract with the City of Oakland for furnishing labor, materials and equipment for washing exterior windows in the Terminal Building (M-102) at Metropolitan Oakland International Airport during the fiscal year commencing July 1, 1964 and ending June 30, 1965, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15519

RESOLUTION APPROVING BONDS OF
INDEPENDENT ELEVATOR CO., INC.

RESOLVED that the bonds of INDEPENDENT ELEVATOR CO., INC., a corporation, executed by HARTFORD ACCIDENT AND INDEMNITY COMPANY, a corporation, each in the amount of \$1,260.00, for the faithful performance of its contract with the City of Oakland for furnishing elevator maintenance for Port of Oakland Building, 66 Jack London Square, during the fiscal year commencing July 1, 1964 and ending June 30, 1965, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15520

RESOLUTION APPROVING BONDS OF LeBOEUF
DOUGHERTY CONTRACTING COMPANY.

RESOLVED that the bonds of LeBOEUF DOUGHERTY CONTRACTING COMPANY, a corporation, executed by THE TRAVELERS INDEMNITY COMPANY, a corporation, each in the amount of \$25,000.00, for the faithful performance of its contract with the City of Oakland for furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities during the fiscal year commencing July 1, 1964 and ending June 30, 1965, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15521

RESOLUTION APPROVING BOND OF
J. H. BAXTER & CO.

RESOLVED that the bond of J. H. BAXTER & CO., a corporation, executed by FIREMAN'S FUND INSURANCE COMPANY, a corporation, in the amount of \$1,550.00, for the faithful performance of its contract with the City of Oakland for furnishing and delivering Douglas fir creosoted piles during the fiscal year commencing July 1, 1964 and ending June 30, 1965, be and the same hereby is approved."

"RESOLUTION NO. 15522

RESOLUTION APPROVING BONDS OF
INDUSTRIAL RAILWAYS COMPANY.

RESOLVED that the bonds of INDUSTRIAL RAILWAYS COMPANY, a corporation, executed by GLENS FALLS INSURANCE COMPANY, a corporation, each in the amount of \$7,500.00, for the faithful performance of its contract with the City of Oakland for furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks for the fiscal year commencing July 1, 1964 and ending June 30, 1965, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15523

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH POWERINE OIL COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with POWERINE OIL COMPANY, a corporation, providing for the occupancy by Licensee of an area of 80,000 square feet on the southerly side of Seventh Street and west of Terminal Street if extended southerly, Outer Harbor Terminal Area, for a period of one year commencing July 1, 1964 or until the commencement of a long-term lease, whichever shall occur first, at a monthly rental of \$560.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15524

RESOLUTION ASSIGNING EMPLOYEES AND
FINDING THEM TO BE ENTITLED TO CER-
TAIN RATES WITHIN SALARY SCHEDULES
FIXED BY PORT ORDINANCE NO. 867.

RESOLVED that the employees hereinafter named are hereby assigned to and found to be entitled to the rates set forth opposite their respective names and positions and within the salary schedules fixed by Port Ordinance No. 867.

<u>Employee</u>	<u>Position</u>	<u>Schedule</u>	<u>Rate</u>
<u>ADMINISTRATION</u>			
Evelyn B. Johnson	Secretary-Stenographer	33	d.
Arrece H. Jameson	Secretary-Stenographer	33	c.
Grace E. Freeman	Secretary-Stenographer	33	c.
Dorothy J. Hart	Intermediate Stenographer-Clerk	25	d.
Donna D. Land	Intermediate Stenographer-Clerk	25	b.
Helen I. Macklin	Intermediate Stenographer-Clerk	25	a.
Lynne M. Young	Intermediate Stenographer-Clerk	25	b.
Patricia M. Wilson	Intermediate Stenographer-Clerk	25	e.
Myrtle Murray	Intermediate Stenographer-Clerk	25	d.
Ruth I. Noe	Intermediate Stenographer-Clerk	25	d.
Dorothy Aboumrad	Intermediate Stenographer-Clerk	25	c.
Alice Stigen	Intermediate Stenographer-Clerk	25	d.
John F. Keating	Intermediate Clerk	25	c.
Gordon W. Powers	Intermediate Clerk	25	f.
Olaf Hansen	Intermediate Clerk	25	f.
Francis J. Hogan	Intermediate Clerk	25	f.
Charles C. Buckley	Intermediate Clerk	25	f.
Geraldine E. Martino	Intermediate Clerk	25	e.
Ross G. Linson	Port Purchasing Agent	65	c.
JoAnn E. Dorn	Duplicating Equipment Operator	28	c.
Ruth Jatho	Senior File Clerk	41	c.
Frankie E. Gamble	Telephone Operator and Clerk	21	c.
Margaret Carter	Intermediate Typist Clerk	21	c.
Diana G. Walters	Intermediate Typist Clerk	21	b.

<u>Employee</u>	<u>Position</u>	<u>Schedule</u>	<u>Rate</u>
George Ebey	Intermediate Typist Clerk	21	c.
Gloria M. Naas	Intermediate Typist Clerk	21	c.
Marilyn D. Savage	Intermediate Typist Clerk	21	b.
Mary K. Anderson	Intermediate Typist Clerk	21	b.
Judy R. Lawson	Intermediate Typist Clerk	21	b.
James R. Iles	Janitor	23	c.
Fay L. Henderson	Janitor	23	c.
James N. Henderson	Janitor	23	a.
<u>LEGAL</u>			
Evelyn Marie Wilkes	Legal Stenographer	33	c.
Carol A. Ashburner	Legal Stenographer	33	b.
Linda L. Saucedo	Legal Stenographer	33	a.
<u>ACCOUNTING</u>			
Anne Brandner	Chief Port Accountant	83	c.
Robert O. Bartels	Accountant Auditor	59	c.
Detlev J. Wilkens	Junior Accountant Auditor	45	a.
Anna Marie Bernhardt	Intermediate Account Clerk	27	d.
Virgil H. Wilkinson	Intermediate Account Clerk	27	c.
Jane E. Radke	Intermediate Account Clerk	27	c.
JoAnn K. Brown	Accounting Machine Operator, National Cash Register	27	c.
Hope D. Crippen	Accounting Machine Operator, National Cash Register	27	d.
Charlotte M. Gray	Accounting Machine Operator, National Cash Register	27	b.
<u>ENGINEERING</u>			
Jack B. Baines	Assistant Chief Engineer	101	c.
Roy A. Clark	Port Supervising Engineer	95	c.
Alfred J. Dix	Port Supervising Engineer	95	c.
Clayton C. Boisvert	Senior Engineer	87	d.
Paul H. Sorensen	Senior Engineer	87	c.
John L. Lambert, Jr.	Associate Engineer	76	c.

<u>Employee</u>	<u>Position</u>	<u>Schedule</u>	<u>Rate</u>
Keith Quan	Associate Engineer	76	c.
John M. Ellisen	Assistant Engineer	66	e.
William E. Havenor	Assistant Engineer	66	e.
Charles G. Goldthwaite	Assistant Engineer	66	c.
Roland C. Malone, Jr.	Chief of Field Party	66	c.
James R. Popplewell	Chief of Field Party	66	c.
Chester C. Hardesty	Engineering Aid	38	d.
Kazuo Oka	Engineering Aid	38	c.
Donald H. Relfe	Electrical and Mechanical Engineer	95	c.
Ara S. Malayan	Associate Mechanical and Electrical Engineer	76	c.
Richard H. Wilkes	Assistant Mechanical and Electrical Engineer	66	c.
Lyle D. Dickinson	Junior Mechanical and Electrical Engineer	55	c.
<u>PROPERTIES</u>			
William C. Russell	Assistant Manager, Properties Department	86	b.
<u>MAINTENANCE</u>			
Harold F. Carlson	Port Maintenance and Construction Supervisor	68	c.
Raymond Panelli	Port Maintenance Foreman	55	d.
Willis A. Anderson	Port Maintenance Foreman	55	c.
Frederick D. Rennacker	Port Maintenance Foreman	55	c.
Hector R. Salvail	Port Maintenance Foreman	55	c.
Donald Q. Sullivan	Port Equipment Maintenance Foreman	63	c.
Robert G. Canary	Automotive Equipment Mechanic	46	b.
Willard E. Walker	Heavy Equipment Mechanic	59	c.
John A. Morrill	Power Equipment Operator	59	d.
Herschel Maddox	Power Equipment Operator	59	c.
Ira W. Newman, Jr.	Power Equipment Operator	59	c.
Harry W. Adams	Port Maintenance Laborer	38	c.

<u>Employee</u>	<u>Position</u>	<u>Schedule</u>	<u>Rate</u>
Alfred J. Scatena	Port Maintenance Laborer	38	d.
Michael Medeiros	Port Maintenance Laborer	38	d.
Henry E. Bruce	Port Maintenance Laborer	38	c.
Lorence G. Johnson	Port Maintenance Laborer	38	c.
Frederick J. Oxley	Port Maintenance Laborer	38	c.
Joseph Kuszak	Port Maintenance Laborer	38	c.
Albin M. Gremillion	Port Maintenance Laborer	38	c.
Kenneth Jeffers	Port Maintenance Laborer	38	c.
Joaquin Estrella	Port Maintenance Laborer	38	d.
Ivan Fagot	Port Maintenance Laborer	38	c.
William A. Winchester	Port Maintenance Laborer	38	c.
Henry A. Burns	Port Maintenance Laborer	38	c.
Walter Robertson	Port Maintenance Laborer	38	c.
Willie Washington, Jr.	Port Maintenance Laborer	38	d.
Sheridan L. Butler	Port Maintenance Laborer	38	c.
Alvaro P. Campos	Port Maintenance Laborer	38	c.
Lawrence J. Donovan	Port Maintenance Laborer	38	c.
Tim Gardner	Port Maintenance Laborer	38	c.
Manuel Correira	Port Maintenance Laborer	38	c.
Allen Johnson	Port Maintenance Laborer	38	c.
Clyde Patten	Port Maintenance Laborer	38	c.
Carl H. Schmaltz	Port Maintenance Laborer	38	c.
Clarence A. Powell	Port Maintenance Laborer	38	c.
Michele A. Marraccini	Port Maintenance Laborer	38	c.
Velvo Pillors	Port Maintenance Laborer	38	c.
Stephen Leen	Port Maintenance Laborer	38	c.
Edward Dillinger	Port Maintenance Laborer	38	d.
Leon Thomas	Port Maintenance Laborer	38	c.
Jesse J. Greene	Port Maintenance Laborer	38	c.
Lawrence E. Harbison	Port Maintenance Laborer	38	c.
Donald W. Powers	Port Maintenance Laborer	38	b.

Employee	Position	Schedule	Rate
Daniel V. Reposa	Port Maintenance Laborer	38	c.
Byron D. Beck	Port Maintenance Laborer	38	d.
John Lydon	Port Maintenance Laborer	38	d.
Glen Y. Ruth	Truck Driver and Laborer	46	c.
William A. Lemos	Truck Driver and Laborer	46	c.
Kenneth O. Noe	Truck Driver and Laborer	46	c.
Willie C. Richmond	Truck Driver and Laborer	46	c.
Irvin V. Lee	Truck Driver and Laborer	46	c.
Curtis Johnson	Truck Driver and Laborer	46	c.
Edward F. O'Brien	Blacksmith-Welder	58	c.
Emil Severi	Carpenter	57	c.
Daniel J. Sullivan	Carpenter	57	c.
Robert H. Henning	Painter	54	c.
Gerald S. King	Painter	54	c.
Frank Beidleman	Plumber	68	c.
Louis R. McClenaghan	Plumber	68	c.
Raymond E. Street	Utilities Foreman	73	c.
John W. Cuthbertson	Utilities Foreman	73	b.
Vaughn M. King	Electrician	65	d.
Ralph Webring	Electrician	65	c.
William W. Ervin	Electrician	65	c.
Harry Beard	Electrician	65	c.
Robert D. Nicol	Electrician	65	c.
Spence M. Bussell, Jr.	Electrician	65	c.
Alexander Spilloway	Building Maintenance Engineer	50	a.
Estul F. Nessmith	Building Maintenance Engineer	50	c.
Elmer E. Jacobs	Building Maintenance Engineer	50	c.
James B. Keightley	Building Maintenance Engineer	50	c.
Leonard C. Landridge	Building Maintenance Engineer	50	b.

<u>Employee</u>	<u>Position</u>	<u>Schedule</u>	<u>Rate</u>
Robert W. Cochran	Building Maintenance Engineer	50	a.
James E. Lindley	Building Maintenance Engineer	50	a.
Eugene F. Morrison	Chief Building Maintenance Engineer	62	b.
<u>AIRPORT</u>			
George B. King	Assistant Airport Superintendent	69	c.
Ivon Dearborn	Airport Traffic Representative	67	c.
Lorraine Orcutt	Reservation Clerk	21	b.
Carolyn L. Barlow	Reservation Clerk	21	b.
Marilyn A. Larson	Reservation Clerk	21	a.
Dagny K. Kleiven	Reservation Clerk	21	a.
Linda M. Weston	Reservation Clerk	21	b.
Marlene M. Schabert	Reservation Clerk	21	b.
Jean P. Bennett	Reservation Clerk	21	b.
Rose M. Nutt	Airport Telephone and Teletype Operator	24	c.
Lucretia M. Hunt	Airport Telephone and Teletype Operator	24	c.
Maybelle Madden	Airport Telephone and Teletype Operator	24	c.
June M. Weir	Airport Telephone and Teletype Operator	24	c.
Gerald A. Davis	Chief Airport Serviceman	58	c.
Wilse Allen	Chief Airport Serviceman	58	c.
Willie H. Chew	Chief Airport Serviceman	58	c.
Julius Colberg	Chief Airport Serviceman	58	c.
James L. Henry	Chief Airport Serviceman	58	c.
Harold H. Clark	Chief Airport Serviceman	58	c.
Oscar Olson	Chief Airport Serviceman	58	c.
Wayne F. Kennedy	Chief Airport Serviceman	58	c.
Charles J. McCarty	Chief Airport Serviceman	58	c.

<u>Employee</u>	<u>Position</u>	<u>Schedule</u>	<u>Rate</u>
Frederick D. Patterson	Airport Serviceman	49	c.
Len Wade	Airport Serviceman	49	c.
William F. Tucker	Airport Serviceman	49	c.
Peter N. Vitale	Airport Serviceman	49	c.
Elliott R. Bristow	Airport Serviceman	49	c.
Walter M. Hatcher	Airport Serviceman	49	c.
Ansel Jeffries	Airport Serviceman	49	c.
Howard J. Bilund	Airport Serviceman	49	c.
Louis K. Shay	Airport Serviceman	49	c.
Carlos L. Sears	Airport Serviceman	49	c.
Frank L. Smith	Airport Serviceman	49	c.
Edward F. Gonder	Airport Serviceman	49	c.
Theodore F. Rodrigues	Airport Serviceman	49	c.
Melvin D. Ast	Airport Serviceman	49	c.
Wardel Woolridge	Airport Serviceman	49	c.
Frank W. Gallo	Airport Serviceman	49	c.
Robert P. McCoppin	Airport Serviceman	49	b.
Harold B. Walton	Head Airport Janitor	43	c.
Raymond W. Johnson	Airport Janitor	23	c.
Arthur R. Guthrie	Airport Janitor	23	c.
E. J. Johnson	Airport Janitor	23	c.
Everett B. Abernathy	Airport Janitor	23	c.
Harrison C. Sanders	Airport Janitor	23	c.
Elmus Cloud	Airport Janitor	23	c.
Clovis V. Williams	Airport Janitor	23	c.
Carl S. Smith	Airport Janitor	23	c.
Franklin D. Thompson	Airport Janitor	23	c.
Alonzo Bates	Airport Janitor	23	c.
Jerone Muldrew	Airport Janitor	23	a.
Theodore Terry	Airport Janitor	23	a.
Johnnie Abram	Airport Janitor	23	a.

<u>Employee</u>	<u>Position</u>	<u>Schedule</u>	<u>Rate</u>
Webster L. Edwards	Airport Janitor	23	a.
<u>TRAFFIC</u>			
Alvan L. Mitchell	Port Traffic Representative	67	b.
<u>MARINE TERMINAL OPERATIONS</u>			
M. J. Rattazzi	Assistant Terminal Superintendent (Office)	67	e.
Jack R. Warner	Dock Office Clerk	54	c.
Wallace F. Duncan	Dock Office Clerk	54	c.
Carl D. Armstrong	Port Messenger and Clerk	24	c.

and be it

FURTHER RESOLVED that this resolution shall take effect July 1, 1964."

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

AYES: Commissioner Brown, Kilpatrick and President
Vukasin -3

NOES: Commissioner Tripp -1

ABSENT: Commissioner Chaudet -1

"RESOLUTION NO. 15525

RESOLUTION AUTHORIZING CERTAIN TRAVEL.

RESOLVED that Commissioner KILPATRICK, the Executive Director and Chief Engineer and the Principal Assistant to the Executive Director for Properties Promotion and Sales be and they hereby are authorized to proceed to Tucson and Phoenix, Arizona, commencing July 15, 1964, for the purpose of inspecting the industrial developments at Tucson and Phoenix, Arizona, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

Port Ordinance No. 1272 being, "AN ORDINANCE AWARING LEASE OF CERTAIN LAND AND WATER AREA LYING SOUTH OF THE EMBARCADERO AND ON THE EAST SIDE OF SIXTH AVENUE TO HANS GLASER BOAT SERVICE, INC., A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. 1273 being, "AN ORDINANCE AWARING LEASE OF CERTAIN LANDS LOCATED IN THE MIDDLE HARBOR AREA AT THE MOUTH

OF THE ESTUARY OF SAN ANTONIO TO THE WESTERN PACIFIC RAILROAD COMPANY,
A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH
AND AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. 1274 being, "AN ORDINANCE AWARDDING LEASE
OF CERTAIN LANDS LOCATED ON THE NORTHWEST SIDE OF HEGENBERGER ROAD
AND NORTHEASTERLY OF SAN LEANDRO CHANNEL TO EDWARD W. ENGS, JR.,
DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING
THE EXECUTION THEREOF", and

Port Ordinance No. 1275 being, "AN ORDINANCE AMENDING
CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 CHANGING CERTAIN SALARY
SCHEDULES AND ASSIGNING POSITIONS TO SCHEDULES IN THE PORT DEPARTMENT",
having been duly introduced, read and published, were read a second
time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

Port Ordinance No. _____ being, "AN ORDINANCE RELATING
TO THE DELEGATION OF DUTIES BY THE EXECUTIVE DIRECTOR AND CHIEF
ENGINEER", was read the first time and passed to print by the following
vote:

Ayes: Commissioners Brown, Kilpatrick, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Chaudet -1

There being no further business and on motion duly made and
seconded the meeting was adjourned at 4:32 p.m.

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action AUG 5 1964
[Signature]
[Signature]

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

The meeting was held on Monday, July 6, 1964, at the hour of 3:45 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet and President
Vukasin -3

Commissioners absent: Kilpatrick and Tripp -2

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Director of Public Relations; Assistant Chief Engineer; Senior Engineer Paul Sorensen; the Secretary of the Board; and for a portion of the meeting, the Airport Manager.

Visitors included: Mr. Cy Lee of Johnson & Joseph; Messrs. William W. Westington and Lester C. Bedient of Harbor Tours, Inc.; Mr. Joseph Zatkan of Atwood Imports; Mr. Mobine of Jack London Gift & Art Gallery; Mr. Ron Goodman of Goodman's on the Square; Mr. W. C. Short of the Boatel; Mr. Edward Puccini of the Sea Wolf; Mr. George Martinovich of Kirby's Restaurant; Messrs. Mike Stipic and Tony Markovich of the Oakland Seafood Grotto; Mr. George Heinold of Heinold's First & Last Chance; and Mr. George Tribblehorn of the Castaway.

The Assistant Executive Director transmitted a letter to the Board advising that San Francisco-Oakland Helicopter Airlines, Inc., desires to transfer its maintenance base and main office from the San Francisco International Airport to Metropolitan Oakland International Airport, and plans to purchase the assets of the Hangar 4 Corporation at Oakland Airport. The corporation will go into the aircraft

maintenance business as a supplement to its scheduled certificated helicopter operations, and desires to lease either the former Navy hangar or Hangar 4 on the north airport, advising the Port prior to August 1 which of the facilities will best suit its purpose. It was proposed that a license agreement be executed for the chosen facility, which will be followed by a 5-year lease to be subject to public bidding, with the following minimum amounts being acceptable to the Port:

For the Navy hangar:

\$2,083 per month for any remaining portion of the year commencing September 1, 1964.

\$3,083 per month for the next year.

\$4,125 per month during the balance of the term of the lease.

For Hangar 4:

\$2,000 per month for any remaining portion of the year commencing September 1, 1964.

\$2,500 per month for the next year.

\$3,180 per month during the balance of the term of the lease.

It is further understood that the rent for either of the facilities would be increased \$1,000 per month during the hovercraft demonstration program if it proceeds, and that all utility charges will be paid by the tenant. On motion of Commissioner Brown, seconded and passed unanimously, the Board approved the proposal and authorized the Executive Director to proceed accordingly.

President Vukasin called on Commissioner Chaudet, as the Commissioner representing the Board in matters concerning Jack London Square, to take charge of the following segment of the meeting. Commissioner Chaudet stated that, following his observance on several occasions of automobiles touring the Jack London Square parking areas and leaving the area due to lack of parking spaces, he had asked for this meeting to be called to discuss parking problems in the Jack London Square area, and that all of the tenants of the Square had been invited to attend. The Executive Director explained, by the use of a

diagram, the locations of a total of 916 parking spots presently available on Jack London Square, and that the results of surveys made of traffic counts in and out of the Square indicates a shortage of some 250 stalls. Mr. Mike Stipic, representing the Jack London Square Association, stated that the tenants of the Square were very much concerned over the lack of sufficient parking stalls, but at present were opposed to controlled parking or validated parking in the Jack London Square area. He stated that the Association had had a parking survey made, a copy of which had been given to Commissioner Chaudet, which contained some suggestions. He stated further it was the consensus of opinion that the Harbor Tours, which operates public tours of the San Francisco Bay Area by boat and operates charter vessels from the Square, should relocate its base of operation at some point in Oakland other than Jack London Square, as one of the major solutions to the parking problem. Mr. Bedient, speaking for Harbor Tours, stated his company had been a tenant of Jack London Square for approximately 15 years and his operation had assisted in the development of the Square to its present position as a tourist attraction, and he felt the operation was a definite asset to the Square but his company would be willing to locate somewhere else if adequate facilities are available.

The Executive Director stated that, in his opinion, the Port was obligated as a port authority to retain the operation of Harbor Tours and to furnish adequate facilities for its operation, and he felt the traffic generated by Harbor Tours in the Jack London Square area is a benefit to the other tenants of the Square.

The Executive Director then stated there were three solutions to the problem, the first being the construction of additional parking stalls; the second, directing automobiles to presently available stalls which are not being used adequately; and the third, the erection of adequate signing to direct automobiles to the parking areas. He stated that bids have already been advertised for the

demolition of the building on Clay Street between First and Second Streets, and that the entire block will, after demolition, become available and will provide additional parking stalls. He recommended that a progressive program be entered into by the Port to provide 170 additional parking stalls, plus 26 metered stalls, additional lighting for the parking areas, and a signing program which altogether would result in the installation and/or utilization of 316 parking stalls.

Discussion ensued as to the feasibility of constructing a triple-decked parking area in the central parking lot between Broadway and Franklin Streets, which would provide an estimated 250 parking stalls, at an estimated cost of \$500,000. The Executive Director recommended that the Board proceed with the program which he had outlined, and that a long-range program be prepared as a permanent solution to future parking problems, and that the construction of a multi-decked parking area on the main parking lot be postponed until such time as adequate parking is made available in the area to serve the Square during any reconstruction program. A motion was then made by Commissioner Brown, seconded and passed unanimously, that the Port proceed with the program as outlined by the Executive Director as speedily as possible, subject to its financial ability.

Commissioner Chaudet then made a motion, which was seconded and passed unanimously, that a study be made by the Port staff of a long-range program for automobile parking in Jack London Square, to be presented to the Board not later than the first Board meeting in January, 1965.

There being no further business, and on motion duly made and seconded, the meeting was adjourned at 5:40 p.m.


SECRETARY

Port Commissioners
AUG 5 1964
Approved with
and filed

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

The meeting was held on Monday, July 13, 1964, at the hour of 3:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, Vice President Brown presiding, due written notice having been given members of the Board.

Commissioners present: Chaudet, Kilpatrick and Vice President Brown -3

Commissioners absent: Tripp and President Vukasin -2

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

The Executive Director reported to the Board on the reclamation project proposed for the southern shore of Bay Farm Island in the City of Alameda adjacent to the westerly approach to Runway 11/29 of the Metropolitan Oakland International Airport. He stated that he had received telephone calls from Mr. Charles Travers of the Utah Construction Co. and from Mayor Godfrey of the City of Alameda, and that the Assistant Executive Director had received telephone calls from the attorney for the developer. The calls, in general, were to assure the Port that the City of Alameda and the developer did not wish to do anything which would hinder the operation or development of the Oakland Airport. The Port's reply in each case was to the effect that the Port did not wish to impede the proper development of Bay Farm Island but that present planning would create an intolerable situation and that the Port of Oakland needed some legal assurance that it would be protected from claims for damages because of noise resulting from present or future aircraft operations from the airport and that the verbal assurance offered was not sufficient.

The Executive Director then recommended that the Board direct the Port Attorney to proceed with action in condemnation for the acquisition of an easement in the property south of Bay Farm Island, which has recently been rezoned to R-1 and R-5 residential and lies within the zone where sound from aircraft using the airport is most likely to be objectionable, as pointed out on a chart to the Board. The purpose of this easement is to protect the Port from claims for damages from such sound.

Copies of a proposed ordinance were shown to members of the Board, and Vice President Brown recommended certain changes in the title and text. The proposed ordinance and amendments were discussed.

A motion was then made by Commissioner Chaudet calling for a vote on the ordinance as amended, which motion was seconded, and the ordinance was passed to print.

Commissioner Kilpatrick then asked if it would be helpful to the Port Attorney and beneficial to the Port to employ special counsel to assist in these proceedings, and the Port Attorney stated that such assistance would be welcomed. Commissioner Kilpatrick then moved that the staff be authorized to negotiate with the firm of Breed, Robinson & Stewart for its retention as special counsel in this proceeding, and the motion was seconded and passed unanimously.

Copies of a proposed ordinance establishing a design review procedure regulating the use of land and the design and construction of structures in Jack London Square, and copies of a proposed joint ordinance with the Oakland City Council relating to the zoning of certain property bounded by Clay and Washington Streets, Fifth Street, Franklin and Harrison Streets and the Oakland Estuary, were distributed to those present and discussed. A motion was made by Commissioner Chaudet, seconded and passed unanimously, that the ordinance relative to the design review and the joint ordinance relating to zoning of certain properties be adopted in principle as the thinking of the Board of Port Commissioners and that the Port Attorney be authorized

to review the ordinances with the City Attorney and the staff be instructed to submit them to the City of Oakland Planning Commission and to the City Council.

Port Ordinance No. _____ being, "AN ORDINANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION OF AN AIR EASEMENT IN THE AIR SPACE ABOVE THE SURFACE OF CERTAIN REAL PROPERTY OR AN EASEMENT IN AND UPON SAID REAL PROPERTY, OR BOTH, IN THE VICINITY OF METROPOLITAN OAKLAND INTERNATIONAL AIRPORT AND AUTHORIZING THE FILING OF AN ACTION IN CONDEMNATION FOR THE ACQUISITION THEREOF", was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet and Vice President
Kilpatrick -3

Noes: None

Absent: Commissioner Tripp and President Vukasin -2

There being no further business, and on motion duly made and seconded, the meeting was adjourned at 4:06 p.m.


Secretary

Action AUG 5 1964

*Approved as written
and filed*

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

The meeting was held on Monday, July 27, 1964, at the hour of 11:00 a.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Chaudet, Kilpatrick and President Vukasin -3

Commissioners absent: Brown and Tripp -2

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Public Relations Director; Secretary of the Board; and for a portion of the meeting, the Assistant Chief Engineer.

Visitors included Mr. Ned Robinson, Attorney with Breed, Robinson & Stewart.

The Public Relations Director informed the Board that, in order to follow the Board's instructions issued following the 1963 Jack London Square Art Festival that the Port should receive a percentage from the refreshment concessionaire during the next Art Festival, it will be necessary to ask the Oakland City Council to temporarily close certain streets in Jack London Square in order that the Port will have jurisdiction and be able to control vendors, and that such a resolution making this request of the City Council was prepared for the Board's action. Following a discussion on the matter, the resolution was called and failed to pass by a vote of 3 noes, 2 members being absent. The Public Relations Director was then instructed to arrange with vendors of refreshments for the Art Festival so that the services would be available to the public without payment of a percentage to the Port.

The Executive Director informed the Board that the matter of rezoning property in the lower Broadway and Jack London Square areas has been deferred for an additional 4 weeks by the City Council, at his request.

The Assistant Chief Engineer was called into the meeting to report on the request from Radio Station KDIA for a building permit for the construction of two 200-ft. high towers adjacent to the San Francisco-Oakland Bay Bridge on Port property. The Executive Director inquired as to whether or not the radio station had obtained high tower permits from the Federal Aviation Agency, and the Assistant Chief Engineer replied that he could not confirm that such permits had been obtained, but it was the intent that the building permit be approved by the Board and not be released until the high tower permits were obtained. With this understanding, Resolution No. 15530 was passed granting KDIA permission to perform the work.

The Executive Director transmitted a letter to the Board advising that Clark Enterprises has submitted a bid to the Port offering to pay \$525.13 for the right to remove the old control tower on the North Airport down to the concrete foundation, and recommended approval of the offer. Resolution No. 15528 was then passed authorizing agreement with Clark Enterprises for removal of the control tower at the airport.

The Assistant Chief Engineer transmitted a letter to the Board recommending the purchase of a used backhoe-loader in the open market at an estimated cost of \$6,669.00 on an emergency basis due to the immediate needs of the Port. This was approved by passage of Resolution No. 15529 finding that an extreme emergency exists which requires the purchase of a backhoe-loader without competitive bidding.

The Assistant Chief Engineer was excused from the meeting at 11:18 a.m.

On recommendation of the Executive Director, Resolution No. 15526 was passed authorizing travel to New York and Washington, D. C.,

by the Executive Director and Chief Engineer, and to Washington, D. C.,
by the Assistant Executive Director.

Mr. Ned Robinson of the law firm of Breed, Robinson & Stewart was introduced to those present as the attorney who would be representing the Port as Special Counsel for the condemnation proceedings concerning Bay Farm Island property, and Resolution No. 15527 was passed appointing and employing special counsel in these condemnation proceedings.

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

Ayes: Commissioners Chaudet, Kilpatrick and President
Vukasin -3

Noes: None

Absent: Commissioners Brown and Tripp -2

"RESOLUTION NO. 15526

RESOLUTION CONCERNING CERTAIN TRAVEL.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to proceed to New York, New York, and Washington, D. C., on or about July 27, 1964, and the Assistant Executive Director to proceed to Washington, D. C., on July 28, 1964, to attend to business of the Port, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

"RESOLUTION NO. 15527

RESOLUTION APPOINTING AND EMPLOYING SPECIAL
COUNSEL IN CERTAIN CONDEMNATION PROCEEDINGS.

RESOLVED that the law firm of BREED, ROBINSON & STEWART be and it is hereby appointed and employed as Special Counsel, Part Time, pursuant to the provisions of Section 6.05 of Port Ordinance No. 867 to render expert assistance to the Port Attorney in certain condemnation proceedings authorized by Port Ordinance No. 1277, instituted for the purpose of acquiring certain interests in real property in the vicinity of Metropolitan Oakland International Airport required for the benefit and protection of said airport; and be it

FURTHER RESOLVED that the compensation of said Special Counsel shall not exceed the sum of \$5,000.00 without further authorization of this Board."

"RESOLUTION NO. 15528

RESOLUTION AUTHORIZING AGREEMENT WITH CLARK
ENTERPRISES FOR REMOVAL OF CONTROL TOWER AT AIRPORT.

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to enter into an agreement on behalf of

this Board with CLARK ENTERPRISES providing for the removal of the old airport control tower located adjacent to Hangar No. 5, which agreement shall provide for payment to the Port of the sum of \$525.13 and contain such provisions as shall be required for the protection of the interests of the Port."

"RESOLUTION NO. 15529

RESOLUTION FINDING THAT AN EXTREME EMERGENCY EXISTS WHICH REQUIRES THE PURCHASE OF BACKHOE LOADER WITHOUT COMPETITIVE BIDDING.

WHEREAS, the Port has immediate need for a backhoe loader in connection with its maintenance and public work programs; and

WHEREAS, a suitable used backhoe loader is immediately available at a fair and reasonable price and there is no assurance that such equipment would be available at a comparable price if the delay incident to competitive bidding ensued; now, therefore, be it

RESOLVED that the Board of Port Commissioners does hereby find and determine that an extreme emergency exists where delay in purchasing such backhoe loader pursuant to the requirements of competitive bidding would cause serious loss to the City of Oakland; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized and directed to purchase one used John Deere "2010" Wheel Loader with backhoe, at a cost of approximately \$6,669.00, including taxes, without advertising for bids therefor."

"RESOLUTION NO. 15530

RESOLUTION GRANTING KDIA PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by KDIA for the construction of two transmitting towers on applicant's leased premises in the North Harbor Area, north of the Bay Bridge approach, at a cost to said applicant of \$15,000.00, hereby are approved, and permission to perform the work hereby is granted."

Port Ordinance No. 1277 being, "AN ORDINANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION OF AN AIR EASEMENT IN THE AIR SPACE ABOVE THE SURFACE OF CERTAIN REAL PROPERTY OR AN EASEMENT IN AND UPON SAID REAL PROPERTY, OR BOTH, IN THE VICINITY OF METROPOLITAN OAKLAND INTERNATIONAL AIRPORT AND AUTHORIZING THE FILING OF AN ACTION IN CONDEMNATION FOR THE ACQUISITION THEREOF", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Chaudet, Kilpatrick and President Vukasin -3

Noes: None

Absent: Commissioners Brown and Tripp -2

There being no further business, and on motion duly made and seconded, the meeting was adjourned at 11:25 a.m.


Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE
CITY OF OAKLAND

Board of Port Commissioners Meeting
Secretary

Action AUG 19 1964

*Approved as expected
and filed*

The meeting was held on Wednesday, August 5, 1964, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Public Relations Director; the Secretary of the Board; and, for a portion of the meeting, the Director of Fiscal Affairs.

Visitors included Messrs. Clyde Gibb and Sidney Mackin of The Boatel, and Messrs. Gordon Louvau and Irving Glaubman of Louvau Systems, Inc.

The minutes of the regular meeting of July 1, 1964, and of the special meetings of July 6, 1964, July 13, 1964, and July 27, 1964, were all approved as written and ordered filed.

Bids were opened and publicly declared for the demolition of Building No. F-524 on Clay Street between First and Second Streets, Inner Harbor, five bids being received as follows:

<u>Bidder</u>	<u>Amount Bid</u>	<u>Security</u>
Abdo S. Allen Co.	\$3,740	10% Bid Bond
Charles L. Campanella Co.	3,768	" " "
National Demolition Corp.	3,777	" " "
Knapp Excavators, Inc.	4,620	" " "
A. C. Bashnick	5,350	" " "

Upon approval of the low bid as to form and legality by the Port Attorney and upon recommendation of the Assistant Chief Engineer, Resolution No. 15588 was passed awarding the contract to Abdo S. Allen Co.

Commissioner Tripp arrived at the meeting at 2:10 p.m.

Mr. Clyde Gibb appeared before the Board in support of his request made in a letter to the Executive Director, dated August 4, that the existing Boatel lease be amended to permit an "on sale" license for the sale of alcoholic beverages and establishing a percentage to be paid to the Port on the gross receipts from the sale of alcoholic beverages which he requested be set at $1\frac{1}{2}\%$, and permission to operate a meeting room in the facility. Mr. Gibb stated that The Boatel has had in excess of 700 requests from its patrons for the service of alcoholic beverages and that the type of clientele catered to by The Boatel expects to have this type of service available, and the lack of such service is affecting both The Boatel and the Port of Oakland financially. Mr. Gibb was questioned as to the type of liquor license he intended to acquire and the method of serving the alcoholic beverages in The Boatel. He explained that he intended to purchase an "on sale" liquor license on the open market because the license issued for a publicly owned building did not apply as the building is not owned by the Port, and even if title were vested in the Port this type of license requires the serving of food, which is restricted under the lease. He stated further that it was his intent to serve the beverages from a service bar in the kitchen, which would not be available to the public as a sit-down bar, provided the Alcoholic Beverage Control Board would permit such arrangements under the license. If such arrangements are not permitted, he may be required to invest up to \$25,000 or \$30,000 for the construction of a bar, and under these circumstances would have to push the bar business in order to recover his investment. Commissioner Chaudet stated that he is and always has been, from the very start of the planning for The Boatel, opposed to a public bar in The Boatel. He stated that if a proposal were presented for a bar entirely separate and apart from The Boatel, he would support this, but not in connection with The Boatel. He stated later that the Commissioners understood that Mr. Gibb was at a disadvantage in competing with other facilities in the area and that he, as one Commissioner, would have no objection to the operation

of a service bar for the guests of The Boatel and their guests, but not for the general public. Other Commissioners indicated that they agreed with Commissioner Chaudet's statement. Following a lengthy discussion on the subject, the Executive Director recommended that the Board permit the serving of alcoholic beverages as requested by Mr. Gibb, with the understanding that there would be no advertising done on the part of The Boatel and no outside solicitation based on the bar facilities, and that a $2\frac{1}{2}\%$ payment to the Port be applied on the sale of alcoholic beverages, and that if any advertising or solicitation is done, the percentage payment would be increased to $3\frac{1}{2}\%$. Commissioner Brown asked that Mr. Gibb determine from the Alcoholic Beverage Control Board exactly what arrangements it would require and whether they would allow a transfer of an "on sale" beverage license to The Boatel if the Board granted the requested permission on a year-to-year agreement. Following further discussion, Commissioner Brown asked Mr. Gibb if an agreement would be satisfactory which would authorize the service of alcoholic beverages in The Boatel, subject to the payment of $2\frac{1}{2}\%$ of the gross sales to the Port and a prohibition against any advertisement of such service, and subject to termination on 30 days' notice if violations are determined to have occurred in the sole judgment of the Board. Mr. Gibb replied that such restrictions would be exceedingly hard to live with because of violations which might occur in his absence over which he had no control. Mr. Gibb was then asked to obtain the information requested from the Alcoholic Beverage Control Board and to investigate further the feasibility of acquiring the less expensive license available for public buildings, and to report back to the Board as to exactly what he was required to do and exactly what his investment would be. The matter was then calendared for the meeting of August 19.

Commissioner Kilpatrick was called out of the meeting for a telephone call at 3:02 p.m.

The Manager, Properties Department, presented a request from Bier-Hof, Inc., for abatement of rental on Building L-136 at the North Airport until September 1, 1964, which was approved by passage of Resolution No. 15532.

The Board approved renewal of the following license and concession agreements at the Airport, on motion of Commissioner Tripp, seconded and passed unanimously by those present:

Railway Express Agency: For occupancy of 400 square feet in the north end of the Ticketing Building, for handling air cargo and air express, at \$2.88 per sq. ft., or \$1,152.00 yearly, as of September 1, 1964.

Oakland International Airport Limousine Service: For operation of a ground transportation limousine service to and from the Airport, @ a percentage payment to the Port of 2% of the first \$10,000 gross receipts, 3% over \$10,000 but less than \$20,000 and 6% over \$20,000 per month, effective September 1, 1964.

The Board approved the following changes in Port tenancies, on motion of Commissioner Brown, seconded and passed unanimously by those present:

HARBOR LICENSE AGREEMENT RENEWALS (as of September 1, 1964):

Amerio Drug Company: 2,000 sq. ft. in Bldg. J-316 at \$.03 psf, or a monthly rental of \$60.00.

Ensco Plywood Company: 28,825 sq. ft. in Bldg. J-215 on 19th Ave. and Livingston St., @ \$.04 psf, or \$1,153 per month.

Firestone Stores of Oakland: 3,920 sq. ft. in Bldg. G-308 on Fifth Avenue West area @ \$.035 psf, or \$137.20 per month, as of August 1, 1964.

Foster & Kleiser Division of Metromedia, Inc.: 18 unilluminated poster panels along Doolittle Drive and Hegenberger Road, at a monthly rental of \$75.06.

The Mikado Corporation: 800 sq. ft. additional restaurant area, and 200 sq. ft. office area in Building F-107, at \$200.00 per month.

Hurricane Steel Industries: 1,034 sq. ft. in Bldg. P-210 on 19th Avenue @ \$.10 psf, and 24,000 sq. ft. open area @ \$.007 psf, or \$271.40 per month, as of August 1, 1964.

The Museums Commission: 40,000 sq. ft. on the second floor of Terminal Building "B", Outer Harbor Terminal, @ \$1.00 per year, as of August 1, 1964.

Naegele Outdoor Advertising Co., Inc.: 22 unilluminated poster panels on Doolittle Drive and Hegenberger Road @ \$4.17 each, and 1 illuminated painted signboard on Hegenberger Road at \$12.50, or a total of \$104.18 per month.

AIRPORT LICENSE AGREEMENT RENEWALS: (as of September 1, 1964)

Aluminum Service Company: 6,148 sq. ft. in Bldg. L-711 on Earhart Road @ \$.0475 psf, and 180 sq. ft. in Bldg. L-713 on Earhart Road @ \$.0325 psf, or a total of \$297.88 per month.

C and M Sales Company: 2,650 sq. ft. in Bldg. L-635 on Beachy St. @ \$.045 psf, or \$119.25 per month.

Savage Magneto Service: 2,000 sq. ft. of land area under Bldg. L-629 on Boeing Street (lessee owns building), for a minimum of \$50.00 per month.

NEW OCCUPANCIES:

Aqua Craft: 1,937 sq. ft. in Bldg. C-305, Outer Harbor Terminal, @ \$.03 psf, or \$58.11 per month, as of August 1, 1964.

Associated Aerospace Activities, Inc.: Airport Bldg. L-719 on Wright Street, containing 12,250 sq. ft., at \$.045 psf, or \$551.25 per month, as of August 1, 1964.

C. D. Ericson Company, Inc.: 750 sq. ft. in Bldg. H-217 @ \$.10 psf; 1,500 sq. ft. in Bldg. H-203 @ \$.02 psf; and 84,041 sq. ft. of open area at the foot of and easterly of 8th Avenue @ \$.006 psf, for a total monthly rental of \$609.24, as of August 1, 1964.

George L. Fawkner: 374 sq. ft. in Airport Bldg. L-142 on Earhart Road @ \$.12 psf, or \$44.88 per month, as of August 1, 1964.

ADDITIONAL AREA:

Bayaire Avionics: 3,000 sq. ft. ramp area adjacent to area presently occupied in Airport Bldg. L-810 on Earhart Road @ \$.011 psf, or \$33.00 per month, as of July 1, 1964, making a new total monthly rental of \$829.57.

Flightways: 400 sq. ft. in Airport Bldg. L-218 on Earhart Road \$.055 psf; 960 sq. ft. in Airport Bldg. 856 @ \$.045 psf; 150 sq. ft. in Bldg. L-858 @ \$.045 psf; 708 sq. ft. in Bldg. L-863 @ \$.045 psf; and 600 sq. ft. land area adjacent, all in the former Naval Air Station, @ \$.007 psf, in addition to 121 sq. ft. presently occupied in Airport Bldg. L-216 on Earhart Rd. @ \$.055 psf, for a total monthly rental of \$114.67, as of August 1, 1964.

Press/Craft: 216 sq. ft. in Room 4 of Airport Bldg. L-130 on Earhart Road @ \$.12 psf, or \$25.92 per month, as of August 1, 1964, for a new total monthly rental of \$105.96.

Western Airmotive: 3,000 sq. ft. ramp area adjacent to area presently occupied in Airport Bldg. L-710 on Earhart Road @ \$.011 psf, or \$33.00 per month, for a new total monthly rental of \$1,536.65 as of July 1, 1964.

CHANGES IN AREA:

Charles L. Campanella: Use of an area along Oakport Street for cleaning of bricks, at a rental of \$50.00 per month, as of August 1, 1964.

REDUCTION IN AREA:

American Tire Products: Relinquishing of 2,250 sq. ft. of open area near foot of Sixth Avenue, reducing presently occupied area to 7,500 sq. ft. @ a minimum rental of \$50.00 per month, as of Sept. 1, 1964.

John Uding: Has withdrawn application for occupancy of Bldg. C-305 at Outer Harbor, for which Board previously granted approval @ \$.03 psf, or \$58.11 per month. Other area retained by them brings a rental of \$263.94 per month.

CANCELLATIONS:

Bay-Col Aluminum Industries: Airport Bldg. L-833T in former Naval Air Station containing 758 sq. ft. @ \$.045 psf, and land area at a rental of \$50.00, for a total monthly rental of \$84.11, as of July 31, 1964.

Der Hafen Haus: 216 sq. ft. in Room 4 of Airport Bldg. L-130 on Earhart Road @ \$.12 psf, or \$25.92 per month, as of March 1, 1964. Mr. Derr had requested area for use as an office, but never used due to his subsequent injury in a hunting accident.

International Atlas Services, Inc.: Various buildings and open areas on the north airport, rented for a total of \$11,250.00 per month, vacated as of July 31, 1964.

International Aviation Development Corp.: 960 sq. ft. of warehouse space in Airport Bldg. L-860 in former Naval Air Station @ minimum rental of \$50.00 per month, as of August 31, 1964.

Lear Siegler Service, Inc.: 5,835 sq. ft. in Airport Bldg. L-633 on Beachy Street @ \$.045 psf, or a monthly rental of \$262.58, as of July 31, 1964.

R. E. Rudisill: Has withdrawn application for occupancy of 714 sq. ft. in Airport Bldg. L-142, @ \$.12 psf, or \$85.68 per month, which was approved by the Board on July 1, 1964.

The Manager, Properties Department, informed the Board that Atwood, Ltd., has requested a long-term lease, to run concurrently with its lease for other space in Building No. F-107, Port of Oakland Building, to cover occupancy of 2,680 square feet for warehousing and storage space for its retail merchandise, at a rental rate of \$350.00 per month, subject to public bidding, with the understanding that permanent lighting and display area would be installed in the three bays fronting on First Street. This request was approved on motion of Commissioner Chaudet, seconded and passed unanimously by those present.

Commissioner Kilpatrick returned to the meeting at 3:10 p.m.

The Manager, Properties Department, transmitted a letter to the Board, along with a copy of the letter from Ericksen, Ericksen & Kincaid, a firm of attorneys, requesting a 10-year lease to cover occupancy of 3,027 sq. ft. of space in the southeast corner of the Clay Street Pier, Building E-520, in which the firm would construct offices and facilities estimated to cost \$25,000 to \$30,000. The request was approved on motion of Commissioner Brown, seconded and passed unanimously.

The Port Attorney transmitted to the Board a proposed lease of certain lands located on the south side of the Embarcadero, east of 10th Avenue, together with notice of intention therefor, and the Manager, Properties Department, transmitted a letter outlining the terms of the proposed lease; and Resolution No. 15535 was passed determining that the lease should be made and calling for bids to be received at the Board meeting of August 19, 1964.

The Manager, Properties Department, informed the Board by letter that the East Bay Municipal Utility District is entitled to certain rents collected by the Port on property in the Industrial Park which was relinquished to the City of Oakland and subsequently conveyed to the East Bay Municipal Utility District, and Resolution No. 15536 was passed authorizing payment of certain rents to the East Bay Municipal Utility District.

The Manager, Properties Department, informed the Board by letter that Mardeco, Inc., has requested the right to sublease a portion of its office building now under construction to the Standard Financial Corporation of New York, and a second portion to a group of lawyers headed by Donald MacLeod, with payment to the Port of 3% of the rental received. The request was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously, provided the activities of the tenants are in accordance with the existing terms of the lease between the Port and Mardeco, Inc., and does not broaden the terms of this lease.

The Manager, Properties Department, informed the Board that Mr. George Block is entitled to a commission in the amount of \$2,192.40 in connection with the long-term lease awarded to the Tuberculosis & Health Association of California for occupancy of property in the Port of Oakland Industrial Park, which was approved upon passage of Resolution No. 15537.

The Board was informed by the Manager, Properties Department, that the California Speedboat Association has requested permission to conduct an inboard and outboard speedboat regatta on the airport channel Sunday, August 16, 1964, and that the required insurance certificates will be furnished to the Port. The request was approved upon motion of Commissioner Chaudet, seconded and passed unanimously. The motion of Commissioner Chaudet also provided that in the future the Executive Director will be responsible for approving such events, provided proper insurance coverage is obtained.

The Executive Director informed the Board by letter that Howard Terminal has requested it be granted a preferential assignment of Berth No. 10 and the associated transit shed in the Outer Harbor Terminal area, recently returned to the Port by the Army. The assignment would be for one year, with either party having the right to cancel on three months' notice, and would provide for equal division of wharfage, dockage, wharf demurrage, and other charges in which the Port normally shares. The agreement would require the approval of the Federal Maritime Commission and would, in essence, be the same as the preferential assignment recently approved by the Board for Encinal Terminals for the use of the Ninth Avenue open area. This was approved upon motion of Commissioner Chaudet, seconded and passed unanimously.

On recommendation of the Manager, Marine Terminals Department, an ordinance was passed to print setting a rate of 1¢ per bushel for Cargo in bulk, Wheat, in the Wharfage Rates Section of

the Port of Oakland Tariff, to become effective August 25, 1964, and on motion of Commissioner Chaudet, seconded and passed unanimously, the Board approved the request of Encinal Terminals for a similar rate change in its terminal tariff, effective August 3, 1964.

The Executive Director made an oral report to the Board regarding the request from Howard Terminal for changes in its tariff covering certain items of wharf demurrage and storage on steel products which had been referred at the Port's request to the California Association of Port Authorities' Committee on Tariffs and Practices, to the effect that there had been sufficient votes in this committee to defeat the proposal, and he was not ready to recommend that the Port take independent action at this time.

The Board was informed that informal bids were received for the sale and removal of certain surplus material from the Port, and on recommendation of the Executive Director, Resolution No. 15585 was passed authorizing the sale of the gatehouse at the former Naval Air Station at the Airport to D. D. Durant for the sum of \$1.00, and a used safe presently at the Grove Street Pier to A. J. Gainley for the sum of \$25.00 plus tax, and on motion of Commissioner Tripp, seconded and passed unanimously, the Board also approved terms of proposed agreements with John C. Lyons, et al, for removal of certain buildings on payment of \$86.00 to the Port, and with Red's Yard for removal of Ramp No. 6 on payment of \$1,286.51 to the Port, all structures being in the former Southern Pacific Mole area.

Following an oral report by the Assistant Executive Director, Resolution No. 15538 was passed authorizing first supplemental agreement with the Oakland International Airport Limousine Service, whereby the company will be reimbursed in the amount of \$100.00 per month for its out-of-pocket costs for space rental in the Barrett Garage in San Francisco in connection with its limousine service furnished to the Oakland Airport.

The work performed under the following contracts was accepted as being complete:

Contract with N. V. Heathorn, Inc., for installation of air conditioning equipment, first floor, Port of Oakland Building F-107, by passage of Resolution No. 15539;

Contract with The Rix Company, Inc., for furnishing and delivering an 85 CFM rotary air compressor, by passage of Resolution No. 15579; and

Various 1963-1964 fiscal year contracts for services and supplies, by adoption of Resolutions Nos. 15569 through 15570, inclusive.

The Board was informed that the contract for the reerection of steel frame and wood roof purlins for Building H-227, Foot of Eighth Avenue, had been awarded to the Arrow Steel Erection Co. in the amount of \$5,176.00, and Resolution No. 15580 was passed approving bonds of Arrow Steel Erection Co.

Resolution No. 15540 was passed granting John W. Cutter permission to perform certain work consisting of the construction of a lumber storage shed at the Foot of Fallon Street at an estimated cost of \$1,800.00, and Resolution No. 15541 was passed granting Union Oil Co. permission to perform certain work consisting of the construction of a service station at the intersection of Edgewater Drive and Hegenberger Road, at an estimated cost of \$24,000.00.

Upon recommendation by the Executive Director, Resolution No. 15542 was passed authorizing agreement with American District Telegraph of San Francisco for central station protective signal service to Terminal Building H-309, the 9th Avenue Terminal area, at an annual cost of \$4,547.00, of which \$4,008.00 will be reimbursed to the Port by Encinal Terminals.

The Executive Director transmitted to the Board a letter from Mr. William A. Sparling, General Manager, Oakland Chamber of Commerce, outlining the activities of the Chamber on behalf of the Port of Oakland and requesting payment in the amount of \$9,000.00 for services on behalf of the Port of Oakland during the fiscal

year 1964-1965, which amount includes the Port's share for the maintenance of special liaison counsel in Washington, D. C.

Commissioner Tripp brought up the matter of the Port of Oakland being represented on the Board of Directors of the Chamber of Commerce, as the Port has not been officially represented since the retirement of Commissioner Nat Levy. The Executive Director was instructed to discuss the matter with Mr. Sparling, and approval of the annual contract with the Chamber was held over for the report of the Executive Director.

On recommendation of the Executive Director, Resolution No. 15543 was passed appropriating \$4,400.00 to defray the assessment for the Port of Oakland as a participating member of Northern California Ports & Terminals Bureau, Inc., during the fiscal year 1964-1965.

The Assistant Executive Director informed the Board by letter that various firms had been requested to submit proposals to the Port for a study of the financial aspects of land uses in the Port of Oakland Industrial Park and that such proposals were actually received from three firms. He recommended that the proposal from Lybrand, Ross Bros. & Montgomery be accepted, and that the Board authorize the conclusion of a contract with this firm for a study which will cost between \$7,500.00 and \$9,000.00. His recommendation was approved, upon motion of Commissioner Tripp, seconded and passed unanimously.

The Executive Director and the Port Attorney transmitted letters to the Board regarding the proposed moratorium on filling and developing San Francisco Bay, as presented to the City Council by the Association of Bay Area Governments. The Executive Director recommended that the Board approve the proposal, provided it could be amended to permit the filling required for the future development of the airport and the requirements of the marine terminals and channel and turning basin projects. Following discussion, a motion

was made by Commissioner Tripp, seconded and passed unanimously, that a request be made directly to the Association of Bay Area Governments that the proposed agreement be revised to meet the Port's requirements as stated above.

The Port Attorney transmitted a draft of the proposed amendments to the City Charter which had been prepared in accordance with Board policy and which were originally intended to be included in the November, 1964, ballot. The proposed amendments were approved upon motion of Commissioner Chaudet, seconded and passed unanimously, and the Port Attorney informed the Board that it was doubtful if the amendments would appear on the November ballot, as the County Clerk has already been instructed that no additional items were to be added to the ballot.

Resolution No. 15544 was passed requesting the City Council to enlarge the Port Area to include the Sandport Annex recently acquired by the City of Oakland from the City of San Leandro.

The Assistant Executive Director informed the Board by letter that San Francisco-Oakland Helicopters, Inc., will occupy the former Navy Hangar at the Airport under terms already approved by the Board and that negotiations will commence immediately for a 5-year lease, for which San Francisco-Oakland Helicopter Airlines will enter a bid.

The Secretary of the Board made an oral report to the Board regarding the costs involved in the preparation of an annual report for the Port of Oakland, advising that the retention of an advertising agency for the art work and layout and preparation for printing would cost an estimated \$3,000.00, plus a printing cost of approximately \$2,100.00 for 5,000 copies. There was a brief discussion on the type of report actually required by the Port, and the Executive Director was instructed to review the matter and make a recommendation to the Board.

The Executive Director made an oral report to the Board on the status of the hovercraft proposal, advising that he had met with

various agencies in Washington, D. C., and that many of the problems confronting the Port were being taken care of satisfactorily and that the project now awaits the passage of the appropriations bill by Congress.

The Assistant Executive Director made an oral report to the Board on the status of negotiations concerning the return of Tract 116 to the Port, stating that meetings were held in Washington, D. C., on this matter and that progress was being made toward settlement.

The Director of Fiscal Affairs arrived at the meeting at 4:00 p.m. along with Mr. Gordon Louvau and Mr. Irving Glaubman. Mr. Louvau made a presentation to the Board of a feasibility study for applying electronic data procedure to the Port accounting system and made an oral report to the Board on the application, recommending use of IBM Model 1401 equipment, with the Port personnel key punching on a rented machine and processing through rented time on an IBM 1401, but that the programs set up for the system could be readily converted to the City-owned National Cash Register No. 315 machine when time is available on the facility. The matter was taken under advisement by the Board. The Board and staff were invited to view a demonstration of an IBM 1401 at Safeway Stores' office in East Oakland on August 12.

On recommendation of the Director of Fiscal Affairs, Resolution No. 15581 was passed amending Resolution No. 15492 appropriating certain moneys to provide for the expenditures proposed to be made by the estimated budget for the fiscal year 1964-1965.

The Director of Fiscal Affairs and Messrs. Louvau and Glaubman left the meeting at 4:05 p.m.

On recommendation of the Port Attorney, Resolution No. 15545 was passed authorizing and ratifying the filing of certain legal actions to recover unpaid rents and other charges due the Port.

On recommendation of the Executive Director, Resolution No. 15531 was passed approving designation by the Executive Director and Chief Engineer of officers and employees authorized to sign warrants and other documents, which will be included in General Order No. 38 to be issued by the Executive Director.

The Executive Director transmitted a letter to the Board recommending the appointment of Mr. Harold C. Marsh as Manager, Properties Department, to become effective August 18, 1964 at a salary of \$1,250.00 per month, following the resignation of Mr. Phil Wagner from that position effective August 17, 1964. This was approved by passage of Resolution No. 15546.

Personnel matters as contained in the Board calendar were approved by passage of Resolutions Nos. 15546 and 15547.

The Executive Director informed the Board that he had met with the American Hawaiian Steamship Company in New York and discussed the possibilities of its returning to the inter-coastal trade with containerized cargo vessels similar to those of Sea-Land of California, and that the company had advised that it would soon apply for 50% Federal mortgage insurance on new hulls following the receipt of bids later this fall for their construction, but that the company was not anxious to commit itself to the use of the Port of Oakland Ninth Avenue Terminal. The Executive Director recommended that the Port proceed with establishing the Ninth Avenue Area as a major steel-handling

facility, noting that one building is already under construction as previously reported to the Board, and a second building is now being considered. He also reported on the possible expansion of Sea-Land Services and its future plans for Outer Harbor.

Commissioner Brown excused himself from the meeting at 4:37 p.m. following the passage of resolutions and ordinances.

The Port Attorney made an oral report to the Board on the zoning and design review in Jack London Square, stating that review with the City Attorney indicates that in the opinion of the City Attorney the Council has zoning control over the Port Area and the proposed rezoning is compatible with Port plans. He recommended that the Board make no further objection to the City Council passage of a zoning ordinance which would rezone Lower Broadway, including Jack London Square from "Heavy Industry I" to "Urban Renewal, General Business District F." The design review ordinance of the City Council, when passed, would not apply to Jack London Square and this Board would pass an ordinance for design review in the Square. His recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously by those present.

The following written reports were noted and ordered filed:

Status report.

Summary of Cash and Accounts Receivable, Port Revenue Fund #911 for the month of June, 1964.

Revenue derived from lessees renting from the Port of Oakland on a percentage basis for the month of June, 1964.

Port of Oakland Accounts 60 days or more in arrears as of July 31, 1964.

Summary of Cash - Port Revenue & Construction Accounts as of July 31, 1964.

List of Claims paid on Port Revenue Fund #911 for the period of June 25 to July 31, 1964; and claims paid out of 1961 Project Construction Account Fund No. 503 for the weeks ending June 26 and June 30, 1964; and Claims paid out of Special Aviation Fund No. 921 for the week ending June 19, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15531

RESOLUTION APPROVING DESIGNATION BY EXECUTIVE DIRECTOR AND CHIEF ENGINEER OF OFFICERS AND EMPLOYEES AUTHORIZED TO SIGN WARRANTS AND OTHER DOCUMENTS.

RESOLVED that the designation by the Executive Director and Chief Engineer, pursuant to Port Ordinance No. 1276, of the officers and employees of this Board hereinafter named to sign warrants upon the funds hereinafter designated and to approve claims, demands and other similar documents, be and the same is hereby approved:

Warrants upon the Port Revolving Fund, Port Promotion and Development Fund and Petty Cash Fund: Executive Director and Chief Engineer; Assistant Executive Director; Director of Fiscal Affairs, Port Department, or Secretary of the Board.

Payroll register and list of claims: Initially by Director of Fiscal Affairs, Port Department, or Accountant Auditor, with countersignature by Executive Director and Chief Engineer, Assistant Executive Director or Secretary of the Board.

Journal vouchers, individual claim documents, contract adjustments, petty cash vouchers and monthly reports to the Auditor-Controller, demands payable and Port Promotion and Development Fund: Director of Fiscal Affairs, Port Department, or Accountant Auditor."

"RESOLUTION No. 15532

RESOLUTION ABATING RENTAL OF BIER-HOF.

RESOLVED, good cause appearing therefor, that the minimum monthly rental required to be paid by BIER-HOF, a corporation, under its lease with this Board dated the 6th day of April, 1964, be and the same is hereby abated from the 1st day of May, 1964 to and including the 31st day of August, 1964, or until the opening of the restaurant facilities covered by said lease, whichever event shall first occur; and be it

FURTHER RESOLVED that the Director of Fiscal Affairs, Port Department, be and he is hereby authorized and directed to commence billing rental pursuant to said lease as of the 1st day of September, 1964 or upon the opening of the said restaurant facilities, whichever event shall first occur, and to apply any moneys on deposit with the Board pursuant to the provisions of Paragraph 8 of said lease against such rental."

"RESOLUTION NO. 15533

RESOLUTION AUTHORIZING EXECUTION OF SECOND
SUPPLEMENTAL AGREEMENT WITH BAYAIRE AVIONICS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a Second Supplemental Agreement with BAYAIRE AVIONICS, a corporation, dated the 1st day of July, 1964, modifying that certain License and Concession Agreement dated March 1, 1964, by adding thereto an area of 3,000 square feet of adjacent ramp area at Metropolitan Oakland International Airport, and by increasing the rental for the premises occupied by Licensee to the sum of \$829.57 per month, effective July 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15534

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH WESTERN AIRMOTIVE
COMPANY, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with WESTERN AIRMOTIVE COMPANY, INC., a corporation, modifying that certain License and Concession Agreement dated May 1, 1964, by adding thereto an area of 3,000 square feet of adjacent ramp area, Metropolitan Oakland International Airport, at an additional monthly rental of \$33.00, effective July 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15535

RESOLUTION DETERMINING THAT LEASE OF CERTAIN
LANDS LOCATED ON THE SOUTH SIDE OF THE EMBARCADERO
EAST OF TENTH AVENUE SHOULD BE MADE, APPROVING
FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECT-
ING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located on the south side of the Embarcadero east of Tenth Avenue and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of twenty-five (25) years, with an option to extend said term for an additional period of ten (10) years, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each to be accompanied by a cash deposit, a

certified check or a cashier's check of a responsible bank in an amount equal to four (4) times the rent bid for one (1) month of said lease and each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in the amount of \$750.00), with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 19th day of August, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15536

RESOLUTION AUTHORIZING PAYMENT OF CERTAIN
RENTS TO THE EAST BAY MUNICIPAL UTILITY
DISTRICT.

RESOLVED that the City of Oakland having conveyed to the EAST BAY MUNICIPAL UTILITY DISTRICT on April 28, 1964 that certain real property relinquished by this Board to the City Council pursuant to Port Ordinance No. 1235 the following rentals in the total amount of \$257.50, collected by the Port upon said real property for the month of May 1964, are hereby authorized to be paid to the EAST BAY MUNICIPAL UTILITY DISTRICT:

Giacomazzi Bros. Transportation . . .	\$182.50
Charles Campanella Wrecking Co. . . .	25.00
Williams & Burrows, Inc. . . .	50.00"

"RESOLUTION NO. 15537

RESOLUTION APPROVING AND AUTHORIZING PAYMENT
OF REAL ESTATE BROKERAGE COMMISSION TO GEORGE
G. BLOCK.

RESOLVED that this Board does hereby approve the payment to GEORGE G. BLOCK of the sum of \$2,192.40 as the agreed real estate brokerage commission in connection with the negotiation and consummation of that certain Lease awarded by this Board by the adoption of Port Ordinance No. 1257 to Tuberculosis and Health Association of California, a corporation, covering certain premises located upon the easterly side of a sixty-foot wide street to be constructed extending southerly from Edgewater Drive; and be it

FURTHER RESOLVED that there is hereby appropriated out of the Port Revenue Fund the sum of \$2,192.40 for the purpose of paying said commission."

"RESOLUTION NO. 15538

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH OAKLAND INTERNATIONAL AIRPORT LIMOUSINE SERVICE.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with OAKLAND INTERNATIONAL AIRPORT LIMOUSINE SERVICE, a corporation, as Licensee, dated the 1st day of February, 1964, modifying that certain License and Concession Agreement dated the 1st day of June, 1963 by amending Paragraph 7 thereof to provide for the payment by the Port of the sum of \$100.00 per month for reimbursement to Licensee of the cost of the use of the facilities of the downtown San Francisco Airline Terminal in the pickup and delivery by Licensee of passengers bound to and from Metropolitan Oakland International Airport, effective February 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15539

RESOLUTION ACCEPTING WORK PERFORMED BY N. V. HEATHORN, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION.

WHEREAS, N. V. HEATHORN, INC., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port dated February 13, 1964 (Auditor-Controller's No. 12660) for the installation of air conditioning equipment, first floor, Port of Oakland Building F-107; now, therefore, be it

RESOLVED that said work be and it is hereby accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15540

RESOLUTION GRANTING JOHN W. CUTTER PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by JOHN W. CUTTER for construction of a 40' x 66' lumber storage shed on applicant's licensed premises at the foot of Fallon Street, at a cost to said applicant of \$1,800.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15541

RESOLUTION GRANTING UNION OIL COMPANY PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the applications and plans and

specifications submitted by UNION OIL COMPANY for the construction of a service station building and canopy therefor, to be located on applicant's premises at the intersection of Hegenberger Road and Edgewater Drive, at a cost to said applicant of \$24,000.00, hereby are approved, and permission to perform the work, hereby is granted."

"RESOLUTION NO. 15542

RESOLUTION AUTHORIZING AGREEMENT WITH AMERICAN DISTRICT TELEGRAPH COMPANY OF SAN FRANCISCO FOR CENTRAL STATION PROTECTIVE SIGNALING SERVICE TO TERMINAL BUILDING H-309, NINTH AVENUE TERMINAL AREA.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to enter into an agreement with AMERICAN DISTRICT TELEGRAPH COMPANY OF SAN FRANCISCO, dated August 5, 1964, providing for a Central Station Protective Signaling System in Terminal Building H-209, Ninth Avenue Terminal Area, effective July 1, 1964, and continuing thereafter for a period of five years, at an annual cost to the Port of \$4,547.00."

"RESOLUTION NO. 15543

RESOLUTION APPROPRIATING \$4,400.00 TO DEFRAY THE ASSESSMENT FOR THE PORT OF OAKLAND AS A PARTICIPATING MEMBER OF THE NORTHERN CALIFORNIA PORTS AND TERMINALS BUREAU, INC.

RESOLVED that there hereby is appropriated out of the Port Revenue Fund the sum of \$4,400.00 for the purpose of defraying the assessment for the Port of Oakland as a participating member of the NORTHERN CALIFORNIA PORTS AND TERMINALS BUREAU, INC., for the period commencing July 1, 1964 and ending June 30, 1965."

"RESOLUTION NO. 15544

RESOLUTION REQUESTING THE CITY COUNCIL TO ENLARGE THE PORT AREA.

RESOLVED that the City Council be and it is hereby requested to enact an appropriate ordinance enlarging the Port Area by including therein the territory described in Council Ordinance No. 6983 C.M.S. and recently annexed to the City of Oakland by said Ordinance No. 6983 C.M.S."

"RESOLUTION NO. 15545

RESOLUTION AUTHORIZING AND RATIFYING THE FILING OF CERTAIN LEGAL ACTIONS.

RESOLVED that the commencement of actions by the Port Attorney against LAWRENCE AGEE and BOYD E. POTTER and A. D. POTTER, copartners doing business under the firm name and style of SOUTH BAY BOX, for unpaid rent and the repossession of Port property, be and the same is hereby ratified, confirmed and approved; and be it

FURTHER RESOLVED that the Port Attorney be and he is hereby authorized to commence an action against PARADISE AIRLINES, a corporation, for unpaid rent, landing fees, plane storage, use

of the public address system and defueling charges; and be it

FURTHER RESOLVED that the Port Attorney be and he is hereby authorized to take such steps in such proceedings as he may deem advisable."

"RESOLUTION NO. 15546

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that the following appointments hereby are approved or ratified, as the case may be:

MARVELL L. HERREN, Intermediate Stenographer-Clerk, Rate "b", effective July 8, 1964;

HAROLD C. MARSH, Manager, Properties Department, effective August 18, 1964."

"RESOLUTION NO. 15547

RESOLUTION GRANTING MILITARY LEAVE OF ABSENCE TO WILLIAM C. RUSSELL.

RESOLVED that WILLIAM C. RUSSELL, Assistant Manager, Properties Department, be and he hereby is granted a leave of absence for temporary military service for a period of fifteen consecutive days commencing August 9, 1964, with pay."

"RESOLUTION NO. 15548

RESOLUTION APPROVING CERTAIN EXPENSES AND AUTHORIZING PAYMENT THEREFOR.

RESOLVED that the following expenses be and the same are hereby approved and payment therefor be and the same is hereby authorized:

1. The cost of roundtrip transportation by helicopter between Metropolitan Oakland International Airport and San Francisco International Airport for the following executives of the Oakland Chamber of Commerce: President Harold Carr, Past President Nils Eklund and General Manager William A. Sparling, in connection with travel to San Diego for attendance at meeting with officials of the Port of Oakland relating to air transportation service at Oakland;

2. The cost of hotel accommodations at The Boatel, Jack London Square, July 22, 1964, for the Director of Aviation, Port of New York Authority, in connection with meeting with officials of the Port of Oakland concerning airport problems."

"RESOLUTION NO. 15549

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH JOHN L. UDING.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with JOHN L. UDING, providing for the occupancy by Licensee of

an area of 4,819 square feet in Building C-307 and 3,979 square feet in Building C-306, Outer Harbor Terminal Area, for a period of one year commencing July 1, 1964, at a monthly rental of \$263.94, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15550

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH EMBARCADERO YACHT HARBOR.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of June, 1964, with EDWARD C. LANDWEHR, JR., an individual doing business under the firm name and style of EMBARCADERO YACHT HARBOR, providing for the occupancy by Licensee of an area of 1.48 acres at the foot of and westerly of Fifth Avenue, for a period of one year commencing June 1, 1964, or until the commencement of a long-term lease, whichever shall occur first, at a monthly rental of \$225.70, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15551

RESOLUTION DIRECTING RECORDATION OF LEASE
WITH KDIA, INC.

RESOLVED that the Port Attorney hereby is directed to record that certain Lease dated July 7, 1964, between the City of Oakland, acting by and through this Board, and KDIA, INC., a corporation."

"RESOLUTION NO. 15552

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT WITH BOLDT-BEACOM LUMBER COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of June, 1964, with BOLDT-BEACOM LUMBER COMPANY, a corporation, providing for the occupancy by Licensee of an open area of 99,000 square feet, together with Buildings H-303, H-304, H-305, H-306, all located in the Ninth Avenue Terminal Area, for a period of one year commencing June 1, 1964, at a monthly rental of \$1,090.36, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15553

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT WITH PRESS/CRAFT.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with JAMES C. HARRIS, an individual doing business under the firm name and style of PRESS/CRAFT, providing for the occupancy by Licensee of an area of 667 square feet in Building No. L-130, Rooms 1, 2 and 3, Metropolitan Oakland International Airport, for a period of one year commencing May 1, 1964, at a monthly rental of \$80.04, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15554

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH PACIFIC TRENCHER & EQUIPMENT CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with HARRY H. SMEDLEY, an individual doing business under the firm name and style of PACIFIC TRENCHER & EQUIPMENT CO., dated the 1st day of May, 1964, modifying that certain License and Concession Agreement dated November 1, 1963, by adding thereto an area of 9,876 square feet of open paved yard adjacent to Building H-211, Ninth Avenue Terminal Area, at an additional monthly rental therefor of \$108.64, effective May 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15555

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH STRESS - CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with WARNER HAYES, an individual doing business under the firm name and style of STRESS - CO., providing for the occupancy by Licensee of an area of 4,761 square feet in Building No. F-523, and an open paved area of 2,421 square feet, Grove Street Terminal Area, for a period of one year commencing May 1, 1964, at a monthly rental of \$238.88, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15556

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH JETCO SUPPLY COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with ADAM J. CASABAT, an individual doing business under the firm name and style of JETCO SUPPLY COMPANY, providing for the occupancy by Licensee of an area of 1,052 square feet in Building No. L-711, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15557

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH CHARLES WEST HOSE SHOP.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with CHARLES WEST, an individual doing business under the firm name and style of CHARLES WEST HOSE SHOP, providing for the occupancy by Licensee of an area of 1,537 square feet in Building L-543, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$69.17, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15558

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH R. J. BUFFETT.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with R. J. BUFFETT, providing for the occupancy by Licensee of an area of 750 square feet in Building No. L-834, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a semiannual rental of \$202.50 payable on or before July 1, 1964, and January 1, 1965, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15559

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH AIRPORT BARBER SHOP.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain First Supplemental Agreement with JOHN GUERRA, an individual doing business under the firm name and style of AIRPORT BARBER SHOP, dated the 1st day of June, 1964, amending Paragraph 5 of that certain License and Concession Agreement dated January 15, 1962, as extended, concerning rental, effective the 1st day of June, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15560

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH THARCO CONTAINERS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with THARCO CONTAINERS, a corporation, providing for the occupancy by Licensee of an area of 2.72 acres, more or less, at 265 Hegenberger Road, including Building No. K-101, containing 72,806 square feet, located thereon, for a period of one year commencing July 1, 1964, at a monthly rental of \$2,813.20, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15561

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SECURITY PARACHUTE CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with JOHNNY MAGGI, an individual doing business under the firm name and style of SECURITY PARACHUTE CO., providing for the occupancy by Licensee of an area of 1,214 square feet in Building No. L-210, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$42.49, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15562

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH H. RIGBY BALLARD.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with H. RIGBY BALLARD, providing for the occupancy by Licensee of an open land area fronting on Doolittle Drive and west of Hegenberger Road, for a period of one year commencing July 1, 1964, at a monthly rental of \$200.00 minimum based on 10% of the gross sales, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15563

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH DONALD S. MITCHELL.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with DONALD S. MITCHELL, providing for the occupancy by Licensee of an area of 1,061 square feet in Building L-845, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15564

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH ALUMINUM SERVICE COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with DOUGLAS C. HANSEN, an individual doing business under the firm name and style of ALUMINUM SERVICE COMPANY, dated the 1st day of June, 1964, modifying that certain License and Concession Agreement dated September 1, 1963, by adding thereto an area of 1,295 square feet in Building No. L-711 and 180 square feet in Building No. L-713, Metropolitan Oakland International Airport, at an additional monthly rental therefor of \$61.51, effective June 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15565

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH CAM TOOL CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with CAM TOOL CORPORATION, a corporation, dated the 1st day of June, 1964, modifying that certain License and Concession Agreement dated September 1, 1963, by adding thereto an area of 632 square feet in Building L-545 and 632 square feet in Building L-547, Metropolitan Oakland International Airport, at an additional monthly rental therefor of \$56.88, effective June 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15566

RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION AGREEMENT WITH SCAMMELL LUMBER CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain Cancellation Agreement with J. W. SCAMMELL, an individual doing business under the firm name and style of SCAMMELL LUMBER CO., dated the 30th day of June, 1964, providing for the cancellation and termination of that certain License and Concession Agreement dated March 1, 1964, between the Port and SCAMMELL LUMBER CO., covering an area of 13,800 square feet of open area near the foot of Fallon Street, adjacent to the north arm of the Estuary, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15567

RESOLUTION FINDING THAT AN EXTREME EMERGENCY EXISTS WHICH REQUIRES THE CONSTRUCTION OF A CARGO SHED AND RELATED FACILITIES WITHOUT COMPETITIVE BIDDING.

WHEREAS, facilities are immediately required at the foot of Eighth Avenue for the handling and storage of steel pipe and other steel products unloaded from water carriers at the Ninth Avenue Terminal Area; and

WHEREAS, such business, being substantial in volume, would be lost to the Port of Oakland if the necessary facilities were constructed after compliance with competitive bidding requirements; now, therefore, be it

RESOLVED that the Board of Port Commissioners does hereby find and determine that an extreme emergency exists where delay incident to the performance of such work pursuant to the competitive bidding requirements of the City Charter would cause serious loss or injury to the City of Oakland; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to cause a cargo shed and related facilities to be constructed in order to handle said cargo at a cost not to exceed \$30,000.00 without advertising for bids therefor."

"RESOLUTION NO. 15568

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH LAMM ASSOCIATES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with LAMM ASSOCIATES, INC., a corporation, dated the 1st day of July, 1964, modifying that certain License and Concession Agreement dated December 1, 1963, by adding thereto an area of 231 square feet in Room 19, Building L-130, Metropolitan Oakland International Airport, and that Paragraph 3 of said license agreement hereby is amended to fix the total monthly rental for said premises at \$65.52, effective July 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15569

RESOLUTION ACCEPTING WORK PERFORMED BY
INDUSTRIAL RAILWAYS COMPANY AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION.

WHEREAS, INDUSTRIAL RAILWAYS COMPANY, a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated May 22, 1963 (Auditor-Controller's No. 12419), for furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks for the fiscal year commencing July 1, 1963 and ending June 30, 1964; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15570

RESOLUTION ACCEPTING WORK PERFORMED BY
MANOR PAINTERS AND AUTHORIZING RECORDATION
OF NOTICE OF COMPLETION.

WHEREAS, FRANK F. NELSON and JANE NELSON, copartners doing business under the firm name and style of MANOR PAINTERS, have faithfully performed all the terms and conditions of and have completed that certain contract with the Port, dated May 22, 1963 (Auditor-Controller's No. 12421), for painting various Port of Oakland structures for the fiscal year commencing July 1, 1963 and ending June 30, 1964; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15571

RESOLUTION ACCEPTING WORK PERFORMED BY
LeBOEUF DOUGHERTY CONTRACTING COMPANY AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION.

WHEREAS, LeBOEUF DOUGHERTY CONTRACTING COMPANY, a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port,

dated May 22, 1963 (Auditor-Controller's No. 12423), for furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities for the fiscal year commencing July 1, 1963 and ending June 30, 1964; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15572

RESOLUTION ACCEPTING WORK PERFORMED BY
CROSETTI & MUSANTE COMPANY AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION.

WHEREAS, CROSETTI & MUSANTE COMPANY, a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated May 22, 1963 (Auditor-Controller's No. 12417), for furnishing labor, materials and equipment for washing exterior windows in the Terminal Building (M-102) at Metropolitan Oakland International Airport for the fiscal year commencing July 1, 1963 and ending June 30, 1964; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15573

RESOLUTION ACCEPTING WORK PERFORMED BY
INDEPENDENT ELEVATOR COMPANY, INC., AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION.

WHEREAS, INDEPENDENT ELEVATOR COMPANY, INC., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated May 22, 1963 (Auditor-Controller's No. 12418), for furnishing elevator maintenance for Port of Oakland Building, 66 Jack London Square, for the fiscal year commencing July 1, 1963 and ending June 30, 1964; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection

with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15574

RESOLUTION ACCEPTING WORK PERFORMED BY ALAMEDA-
CONTRA COSTA COUNTY TRUCKING COMPANY AND
AUTHORIZING RECORDATION OF NOTICE OF COMPLETION.

WHEREAS, ALAMEDA-CONTRA COSTA COUNTY TRUCKING COMPANY, a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated May 22, 1963 (Auditor-Controller's No. 12420), for furnishing and delivering rock fill, crusher run rock, Grade 1, and crusher run rock, Grade 2, for the fiscal year commencing July 1, 1963 and ending June 30, 1964, in accordance with Items B, C and D of its bid; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15575

RESOLUTION ACCEPTING WORK PERFORMED BY KOPPERS
COMPANY, INC.

WHEREAS, KOPPERS COMPANY, INC., a corporation has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated May 22, 1963 (Auditor-Controller's No. 12422), for furnishing and delivering Douglas fir creosoted piles to the Port of Oakland for the fiscal year commencing July 1, 1963 and ending June 30, 1964; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved."

"RESOLUTION NO. 15576

RESOLUTION ACCEPTING WORK PERFORMED BY LOOP
LUMBER & MILL CO.

WHEREAS, LOOP LUMBER & MILL CO., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated May 22, 1963 (Auditor-Controller's No. 12412), for furnishing and delivering rough Douglas fir lumber and timbers, standard grade or better (no more than twenty-five per cent (25%) standard) to the Port of Oakland

for the fiscal year commencing July 1, 1963 and ending June 30, 1964; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved."

"RESOLUTION NO. 15577

RESOLUTION ACCEPTING WORK PERFORMED BY
COLOR ART PRESS.

WHEREAS, H. WARREN TURNER, an individual doing business under the firm name and style of COLOR ART PRESS, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated July 30, 1963 (Auditor-Controller's No. 12486), for printing, folding, binding and delivering the Flight Selector to the general offices of the Port of Oakland during the remainder of the fiscal year ending June 30, 1964; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved."

"RESOLUTION NO. 15578

RESOLUTION ACCEPTING WORK PERFORMED BY AIR
FILTER SALES & SERVICE CO., INC.

WHEREAS, AIR FILTER SALES & SERVICE CO., INC., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated November 6, 1963 (Auditor-Controller's No. 12598), for furnishing and delivering activated charcoal for the remainder of the fiscal year ending June 30, 1964, to the Terminal Building, Metropolitan Oakland International Airport; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved."

"RESOLUTION NO. 15579

RESOLUTION ACCEPTING WORK PERFORMED BY
THE RIX COMPANY, INC.

WHEREAS, THE RIX COMPANY, INC., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated June 9, 1964 (Auditor-Controller's No. 12753), for furnishing and

delivering an 85 CFM rotary air compressor; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved."

"RESOLUTION NO. 15580

RESOLUTION APPROVING BONDS OF ARROW STEEL ERECTION CO.

RESOLVED that the bonds of ROBERT H. SAWYER, INC., a corporation, doing business under the firm name and style of ARROW STEEL ERECTION CO., executed by ARGONAUT INSURANCE COMPANY, a corporation, each in the amount of \$2,588.00, for the faithful performance of its contract with the City of Oakland for the reerection of steel frame and wood roof purlins for Building H-227, foot of 8th Avenue, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15581

RESOLUTION AMENDING RESOLUTION NO. 15492 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 1964-1965.

RESOLVED that that portion of Resolution No. 15492 adopted by this Board on the 17th day of June, 1964, reading as follows:

	<u>'Appropriation</u>
'Personal services	\$1,737,094.00
Maintenance and Operation	1,778,338.00
Capital Outlay	177,190.00
Total expenditures	<u>\$3,692,622.00</u>

'The funds available to the Port to service the budgeted expenditures consist of the following:

'Total estimated revenue, fiscal year 1964-1965	\$3,709,418.00
Estimated unencumbered cash, July 1, 1964	983,204.00
Total	<u>\$4,692,622.00'</u>

be and the same hereby is amended, effective July 1, 1964, to read as follows:

	<u>'Appropriation</u>
'Personal services	\$1,803,747.00
Maintenance and Operation	1,772,540.00
Capital Outlay	291,694.00
Total expenditures	<u>\$3,867,981.00</u>

'The funds available to the Port to service the budgeted expenditures consist of the following:

'Total estimated revenue, fiscal year 1964-1965	\$3,709,418.00
Estimated unencumbered cash, July 1, 1964	1,158,563.00
Total	\$4,867,981.00"

"RESOLUTION NO. 15582

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH H. J. OLNEY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with H. J. OLNEY, providing for the occupancy by Licensee of an area of 1,693 square feet in Building No. L-735 and 3,200 square feet in Building No. L-737, Metropolitan Oakland International Airport, for a period of one year commencing August 1, 1964, at a monthly rental of \$252.19, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15583

RESOLUTION AMENDING RESOLUTION NO. 15511 CONCERNING AGREEMENT WITH AMERICAN ELECTRO FINISHING COMPANY.

RESOLVED that, in order to correct a typographical error, Resolution No. 15511, adopted by this Board on July 1, 1964, be and the same hereby is amended as of the date of its adoption, and shall read as follows:

'RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with F. L. ROBBINS, an individual doing business under the firm name and style of AMERICAN ELECTRO FINISHING COMPANY, providing for the occupancy by Licensee of an area of 4,629 square feet in Building No. L-230, with adjacent ramp space of 1,560 square feet and 2,000 square feet in Building No. L-227, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$381.76, and that such agreement shall be upon the form of license agreement customarily used for such purposes.'

"RESOLUTION NO. 15584

RESOLUTION DIRECTING RECORDATION OF LEASE WITH OAKLAND SEA FOOD GROTTTO, INC.

RESOLVED that the Port Attorney hereby is directed to record that certain Lease dated July 14, 1964, between the City of Oakland, acting by and through this Board, and OAKLAND SEA FOOD GROTTTO, INC., a corporation."

"RESOLUTION NO. 15585

RESOLUTION AUTHORIZING SALE OF PERSONAL
PROPERTY.

RESOLVED that, the consent of the FEDERAL AVIATION AGENCY having been given thereto, the gate house at the entrance to the former Naval Air Station, Oakland, upon Metropolitan Oakland International Airport, be and the same hereby is sold to D. D. DURANT for the sum of \$1.00 plus tax, being the highest and best bid therefor after receipt of informal bids, upon the condition that the purchase and removal thereof by said buyer shall be accomplished in accordance with the bid of the buyer therefor; and be it

FURTHER RESOLVED that the proceeds from such sale shall be used for public airport purposes; and be it

FURTHER RESOLVED that one used safe, 3' wide, 4'4" high and 2'5" deep, located at Grove Street Pier, be and the same hereby is sold to A. J. GAINLEY for the sum of \$25.00 plus tax, being the highest and best bid therefor after the receipt of informal bids; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to execute any necessary bills of sale in connection with the foregoing."

"RESOLUTION NO. 15586

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT WITH HOLLANDER, LIPIAN & HORWITZ.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1964, with HOLLANDER, LIPIAN & HORWITZ, a copartnership, providing for the occupancy by Licensee of an area of 6,270 square feet fronting on Second Street, westerly of Broadway, for a period of one year commencing November 1, 1964, at a monthly rental of \$250.80, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15587

RESOLUTION AUTHORIZING EXECUTION OF AGREE-
MENT WITH C. D. ERICSON COMPANY, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 8th day of July, 1964, with C. D. ERICSON COMPANY, INC., a corporation, providing for the occupancy by Licensee of an area of 1,500 square feet in Building No. H-203, all of Building No. H-217 and 84,041 square feet of open area at the foot of and easterly of Eighth Avenue, commencing on July 8, 1964, and continuing to and including June 30, 1965, at a monthly rental of \$609.24, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15588

RESOLUTION AWARDING CONTRACT TO ABDO S. ALLEN CO. FOR DEMOLITION OF BUILDING F-524 ON CLAY STREET BETWEEN FIRST AND SECOND STREETS, INNER HARBOR; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS.

RESOLVED that the contract for the demolition of Building F-524 on Clay Street between First and Second Streets, Inner Harbor, be and the same hereby is awarded to ABDO S. ALLEN, an individual doing business under the firm name and style of ABDO S. ALLEN CO., as the lowest responsible bidder, in accordance with the terms of his bid filed August 5, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$1,870.00 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the bid bonds accompanying said bids shall be returned to the proper persons."

Port Ordinance No. 1276 being, "AN ORDINANCE RELATING TO THE DELEGATION OF DUTIES BY THE EXECUTIVE DIRECTOR AND CHIEF ENGINEER", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 8.20 OF PORT ORDINANCE NO. 867 CHANGING THE SALARY OF THE POSITION OF MANAGER, PROPERTIES DEPARTMENT", was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

There being no further business and on motion duly made and seconded the meeting was adjourned at 4:40 p.m.

Board of Port Commissioners Meeting
Secretary: *[Signature]*

Action SEP 2 1964

*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 19, 1964, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Commissioners absent: None

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

Visitors included Mr. John F. Tulloch, former Port Commissioner; Mr. Clyde Gibb of The Boatel in Jack London Square; Mr. and Mrs. Roy L. Burge; and Mr. R. O. Fagg, attorney.

The minutes of the regular meeting of August 5, 1964 were approved following a correction to include remarks of Commissioner Chaudet having to do with his opposition to a general liquor license for The Boatel in Jack London Square, which remarks were to be added to Page 2 of the minutes as submitted.

Bids were opened and publicly declared for lease of certain lands located on the south side of the Embarcadero east of 10th Avenue, for which one bid was received, that being the bid of Roy L. Burge, Inc., offering to pay the amount of \$115.00 per month as rental. Following approval of the bid as to form and legality by the Port Attorney and upon recommendation of the Executive Director, an ordinance was passed to print awarding the lease to Roy L. Burge, Inc.

On motion of Commissioner Brown, seconded and passed unanimously, the Board approved the following changes in Port tenancies:

HARBOR LICENSE AGREEMENT RENEWALS: (as of Oct. 1, 1964)

East Bay Oil Company: 15,000 square feet of open area at the Foot of Eighth Avenue @ \$.007 psf per month, or \$105.00.

Macmillan Ring-Free Oil Co., Inc.: Occupancy of Terminal Building "G", Outer Harbor Terminal, at a monthly rental of \$250.00.

Son-Nel Products Co.: Area in Building J-215, Dennison Street area, consisting of 26,080 square feet at \$.045 psf, and 13,380 square feet @ \$.04 psf, for a total monthly rental of \$1,708.80.

Southern California Freight Lines, Ltd.: 33,413 square feet of open area adjacent to its long-term lease area at 7th and Ferry Streets @ \$.005 psf, or #167.07 per month.

AIRPORT LICENSE AGREEMENT RENEWALS: (as of Oct. 1, 1964)

Boy Scouts of America: Second floor conference room in Airport Bldg. L-142, for use by the Air Explorer Post #534, Arroyo District, Oakland Area Council, at no rental.

Chi American Air Commerce, Inc.: 532 square feet in Airport Bldg. L-510 on Earhart Road at a minimum rental of \$50.00 per month.

Kaiser Aluminum & Chemical Sales, Inc.: 5,758 sq. ft. in Airport Bldg. L-819 between Earhart Road and Doolittle Drive @ \$.045 psf, or \$259.11 per month.

Orville E. Hoskins: Bldg. L-806 on Earhart Road @ a monthly rental of \$50.00.

Pacific Airmotive Corporation: Occupancy in Airport Bldg. L-230 on Earhart Road consisting of 1,396 sq. ft. on the 1st floor @ \$.075 psf; 1,362 sq. ft. on the 2nd floor @ \$.055 psf; 1,320 sq. ft. of storage @ \$.05 psf; 3,968 sq. ft. of hangar space @ \$.055 psf; and 3,044 sq. ft. of office area @ \$.055 psf; for a total monthly rental of \$631.27.

Physics International, Inc.: 2 small storage buildings at the west end of the north airport at a minimum monthly rental of \$50.00.

Resistoflex Corporation: 231 sq. ft. in Airport Bldg. L-130 on Earhart Road at a rental of \$83.16 quarterly.

NEW OCCUPANCIES:

Aero Parts Unlimited: 4,100 sq. ft. in Airport Bldg. L-804 on Earhart Road @ \$.045 psf, or \$184.50 per month, as of September 1, 1964.

L. J. Luster: Area for cleaning of bricks, as assigned, along Oakport Street south of the railbed, at a monthly rental of \$50.00 as of August 1, 1964.

J. M. Siebel: Bldg. J-304 on 19th Ave. and Dennison Street at a minimum monthly rental of \$50.00, as of Sept. 1, 1964.

ADDITIONAL AREA:

Contractors Supply: Approximately 19,000 sq. ft. adjacent to their present licensed area at 7th Ave. and the Embarcadero, @ \$.006 psf, or \$114.00 per month, as of Sept. 1, 1964.

The Port Attorney transmitted to the Board a form of proposed lease for certain lands located at the Foot of Broadway in Jack London Square together with notice of intention therefor, and the Manager, Properties Department, transmitted a letter to the Board explaining the terms of the proposed lease which includes provision for the reconstruction of the restaurant facilities and its supporting structure, when and if required, similar to the arrangements made for the Oakland Sea Food Grotto. A motion was made by Commissioner Chaudet, seconded and passed unanimously by those present, approving the terms of the proposed lease, and Resolution No. 15594 was passed determining that the lease should be made and authorizing advertising for bids to be received September 2.

The Executive Director transmitted a letter to the Board explaining the terms of a proposed lease for the convention and banquet hall facilities on Jack London Square, recommending that the Port purchase from the present operator his equipment, furnishings and fixtures and that the new lessee, whoever this might be, would be required to purchase from the Port the furnishings, fixtures and equipment that the Port purchases from the present operators. On motion of Commissioner Chaudet, seconded and

passed unanimously by those present, the Executive Director was authorized to proceed with negotiations for the purchase as recommended, and the Port Attorney to prepare a long-term lease for public bidding accordingly. Commissioner Chaudet reminded the Board that Commissioner Tripp had suggested some two years ago that bidders on leases for occupied facilities should be required to purchase the existing equipment in the facility.

On recommendation of the Director of Fiscal Affairs, contained in his letter to the Board, Resolution No. 15607 was passed unanimously by those present authorizing the City Treasurer to invest funds of the Port, amounting to \$500,000.00, in United States Treasury notes.

Mr. Clyde Gibb appeared again before the Board in connection with his request for the Board's approval to sell alcoholic beverages at The Boatel, to establish the percentage to be paid to the Port on the gross sale of alcoholic beverages, and for permission to operate a meeting room facility. Commissioner Chaudet reiterated his position opposing a general liquor license for The Boatel and supporting a service bar operation which would permit the sale of alcoholic beverages to guests of The Boatel and their guests. Commissioner Chaudet asked the Port Attorney, "Would not the Board of Port Commissioners be subject to a suit if the rules were now changed to permit a public bar operation at The Boatel, open to the general public off the street?" The Port Attorney replied that the change could be permitted without jeopardy because that part of the lease was not an item of bidding. Mr. Gibb informed the Board that approximately 1,000 square feet of the garage area on the street level of The Boatel would be used for the cocktail lounge if a general liquor license were obtained. President Vukasin reviewed the background of the existing restrictions prohibiting the sale of alcoholic beverages in the building

and stated that he now feels there is a real need for such service in order that The Boatel can meet competition in the area. (Commissioner Tripp arrived at the meeting at 2:28 p.m.) Commissioner Tripp stated that he is still opposed to any public bar in any motel and objects to the change in bidding procedure and rules at this late date. He stated he feels that the service required for the guests of The Boatel can be accomplished by the acquisition of a club liquor license. Commissioner Brown stated that he feels the Board cannot be placed in a position of jeopardizing the investment made by Mr. Gibb in The Boatel by refusing him permission to properly service his guests. The Board directed that the Port Attorney obtain full information from the Alcoholic Beverage Control Board as to what manner of licenses can be obtained and report back to the Board on September 2.

The Manager, Properties Department, informed the Board by letter that AAA Export Packaging Co. desires to add 530 sq. ft. of office space to its existing facilities, at a cost not to exceed \$3,000.00, exclusive of labor and carpenter work to be donated by AAA Export Packaging Co. The company requests that it be reimbursed through a reduction of rental at the rate of \$150.00 per month until the cost of the improvements have been returned, following which the company will pay an additional 8¢ per sq. ft. per month for the improved office space. The proposal was approved upon motion of Commissioner Brown, seconded and passed unanimously, and Resolution No. 15590 was passed granting AAA Export Packaging Co. permission to perform certain work.

The Manager, Properties Department, informed the Board by letter that "The Ark" Restaurant, located on the Embarcadero approximately at the Foot of 10th Avenue if extended, desires to expand its operation to include a second restaurant adjacent to its present facilities, which would be operated as a steak house. The company would bid on a long-term lease based on a minimum

rental of \$.006 per sq. ft. per month, or \$450.00 for 75,200 square feet. Such an operation would require the relocation of the Foster Lumber Company which pays the Port a rental of \$276.36 per month. On motion of Commissioner Tripp, seconded and passed unanimously, the Board authorized continued negotiations with the principals of "The Ark" Restaurant as outlined above.

On recommendation of the Executive Director, Resolution No. 15591 was passed approving plans and specifications for roofing Building H-227 now under construction at the Foot of 8th Avenue and calling for bids therefor to be received September 2, 1964.

The Assistant Executive Director made an oral report to the Board regarding the proposed agreement between the Port, the City of San Leandro, and the Oakland Scavenger Co. concerning dumping of refuse in the golf course area east of the Airport, and Resolution No. 15614 was passed authorizing execution of this agreement, following which the Executive Director made an oral report regarding the financing of the proposed golf course advising that it has been suggested that the Port of Oakland be the instrument for selling project revenue bonds based on a contract with the City of Oakland for lease of the area at a rental sufficient to pay for the bond servicing, and that the feasibility of such a proposal has been referred to bond counsel and Stone & Youngberg for a report.

On recommendation of the Executive Director, the Board approved the purchase for the Port of two pickup trucks, three panel trucks, and a $1\frac{1}{2}$ -ton truck by the City of Oakland at the time the City purchases similar equipment, with the Port to retain the right to specify color for the Port's vehicles, on motion of Commissioner Chaudet, seconded and passed unanimously.

The Board asked that consideration be given to changing the colors of the Port truck fleet, and the Executive Director stated that the colors now being used were the specifications of the Federal Aviation Agency for vehicles operating on an airport, but that a further study would be made as to more up-to-date F.A.A. requirements.

Resolution No. 15592 was passed accepting work performed by O. C. Jones and Sons under contract for construction of road improvements in the Port of Oakland Industrial Park.

On recommendation of the Executive Director, Resolution No. 15593 was passed abating rental of American News Company to provide for the waiver or deferment of minimum rental under the lease for the airport concessions for a one-year period commencing September 15, 1964.

The Executive Director transmitted a letter to the Board proposing the purchase of furnishings as recommended by interior decorator Robert Forman for the OAK Club on the 8th floor of the Tower Lounge at the Airport, at an estimated cost of \$4,870.00, plus Mr. Forman's fee of \$850.00, which includes the writing of specifications and supervision of installation of furnishings. The furniture to be acquired includes chairs, sofas, card tables, coffee tables, desk, lamps, screens and pictures. This was approved by the Board upon motion of Commissioner Kilpatrick, seconded and passed unanimously.

Resolution No. 15605 was passed authorizing President Vukasin, Commissioner Brown, and the Executive Director and Chief Engineer to proceed to Boston and Philadelphia in connection with industrial park matters; and Resolution No. 15597 was passed ratifying authorization for the Airport Manager to proceed to Seattle, Washington, in connection with airport matters.

The Port Attorney made a written report to the Board on the Investigation and Route Realignment, Docket 13415 of the Civil

Aeronautics Board concerning the West Coast Airlines "Use it or Lose it" case, advising that the final ruling in the matter states that West Coast Airlines has not properly tested the Oakland market because of its failure to provide acceptable service, and based upon these conditions the C.A.B. will make no modification in West Coast's certificate with respect to service at Oakland. Commissioner Brown stated that this was an example of the splendid relationship which has been developed between the Port of Oakland and members of the C.A.B.

Resolution No. 15598 was passed authorizing the sale of certain scrap corrugated metal to the Learner Co. at \$12.00 per ton.

A suggestion was made to the Board as to a procedure for selling scrap metals which would relieve the Port from the cost of hauling materials to the dump near the airport and which would speed up the handling of such surplus material. The matter was referred to the Executive Director for further recommendation.

The proposed Port of Oakland Functional Chart of Organization which had previously been handed to the Board members for study was approved on motion of Commissioner Tripp, seconded and passed unanimously, and a second organizational chart listing official titles of Port employees was handed to the Board members for study.

Personnel matters as listed on the Calendar were approved by adoption of Resolutions Nos. 15599 and 15608.

The matter of retention of an advertising agency for work on the Port of Oakland Annual Report was called for discussion, and Commissioner Chaudet moved that the matter be tabled. The motion failed for lack of a second. Commissioner Chaudet then informed the Board regarding his position, which is that of opposition to an annual report on a scale which would require an

outside advertising agency, and Commissioner Tripp concurred in his statement. The Executive Director stated he felt the staff could assemble an annual report which would be acceptable to the Board, and a motion was made by Commissioner Chaudet, seconded and passed unanimously, that the staff prepare an annual report without the employment of an outside advertising agency.

The subject of the annual contract for services with the Oakland Chamber of Commerce was called up for discussion, and the Executive Director informed the Board that he had discussed the matter of Port representation on the Board of Directors of the Chamber of Commerce with Mr. Sparling, its general manager, and was informed that contributing organizations, such as the Port of Oakland, the City of Oakland, and some of the larger utility companies, are not officially represented on the Chamber's Board of Directors, even though some of them have members elected to that body. Following discussion, Resolution No. 15615 was passed authorizing execution of agreement with the Oakland Chamber of Commerce for the fiscal year 1964-1965.

The Port Attorney and the Assistant Executive Director informed the Board that H. J. and W. Timberlands has requested a modification in its lease agreement regarding the distribution of funds received from fire insurance claim payments as required by the financing agency for construction of the company's new facilities in the Industrial Park, and Resolution No. 15616 was passed approving First Supplemental Agreement with H. J. and W. Timberlands to provide for the requested changes in the lease agreement.

The continued item of the feasibility of applying electronic data processing procedure to the Port accounting

system was called up for discussion, and Commissioner Brown raised certain questions regarding the programming costs of using an IBM system and possibly later changing to the National Cash Register system in order to utilize the City of Oakland equipment. The matter was referred to the Executive Director and the Director of Fiscal Affairs for further information.

A motion was made by Commissioner Chaudet, seconded and passed unanimously, that the Board adopt a resolution commending Councilman Robert McKeen on his services to the City of Oakland and to the community, and Resolution No. 15617 was later passed accordingly.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue & Construction
Accounts as of August 14, 1964.

List of Claims paid on Port Revenue Fund #801
for the weeks ended August 7 and August 14,
1964.

The resolutions and ordinances listed later in these minutes were acted upon as indicated.

At 4:10 p.m. the Board convened in Executive Session to consider a personnel matter, and reconvened again in regular session at 4:25 p.m., at which time Resolution No. 15618 was passed suspending James R. Iles, janitor, without pay for the period from the 20th day of August, 1964, to the 26th day of August, 1964, both dates inclusive, for misconduct and failure to perform his duties.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick
and President Vukasin - 4

Noes: None

Absent: Commissioner Tripp - 1

"RESOLUTION NO. 15594

RESOLUTION DETERMINING THAT LEASE OF CERTAIN PREMISES LOCATED AT THE FOOT OF BROADWAY IN JACK LONDON SQUARE SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain premises located at the foot of Broadway in Jack London Square and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of fifty (50) years, subject to certain rights of cancellation, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by two separate cash deposits, certified checks or cashier's checks of a responsible bank in the respective amounts of \$1,000.00 and \$3,000.00) with bids to be received prior to the hour of 1:45 P. M., on Wednesday, the 2nd day of September, 1964, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it and to award the proposed lease to one other than the highest bidder if the best interests of the City and Port will be served thereby; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15607

RESOLUTION AUTHORIZING THE CITY TREASURER
TO INVEST FUNDS OF THE PORT IN UNITED
STATES TREASURY NOTES.

RESOLVED that the City Treasurer be and he is
hereby authorized to invest funds of the Port in an amount
not exceeding \$500,000.00 in United States Treasury Notes
bearing 3 3/4% interest and maturing August 15, 1967."

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

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

"RESOLUTION NO. 15615

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH OAKLAND CHAMBER OF
COMMERCE.

RESOLVED that the President of this Board be and
he hereby is authorized to execute and the Secretary to
attest that certain Agreement dated the 1st day of July,
1964, with OAKLAND CHAMBER OF COMMERCE, a corporation,
providing for the performance by the Chamber of certain
advertising and Port promotion and development services during
the fiscal year 1964-1965, at a total fee of \$9,000.00, and
that such Agreement shall be upon a form approved by the
Port Attorney."

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin - 5
Noes: None
Absent: None

"RESOLUTION NO. 15589

RESOLUTION COMMENDING PHIL WAGNER FOR
HIS SERVICES TO THE PORT OF OAKLAND.

WHEREAS, PHIL WAGNER, Manager, Properties Department,
of the Port of Oakland since January 1, 1957, is resigning
from the service of the Port, effective August 17, 1964; and

WHEREAS, at the time of his appointment PHIL WAGNER
was the first Manager of the newly created Properties
Department; and

WHEREAS, PHIL WAGNER has performed his duties with devotion and distinction; and

WHEREAS, this Board desires to give recognition to the services of PHIL WAGNER; now, therefore, be it

RESOLVED that this Board does hereby commend PHIL WAGNER for his services to the Port of Oakland, express its regret upon his termination of service, and does hereby extend to him its wish that he shall enjoy many more years of health and happiness."

"RESOLUTION NO. 15590

RESOLUTION GRANTING AAA EXPORT PACKAGING CO. PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by AAA EXPORT PACKAGING CO., for the construction of two offices on the north side of Building No. H-101 on applicant's licensed premises at the foot of 6th Avenue, at a cost to said applicant of \$3,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15591

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR ROOFING BUILDING H-227, FOOT OF 8TH AVENUE, AND CALLING FOR BIDS THEREFOR.

RESOLVED that the plans and specifications and other provisions relative thereto filed with the Board for roofing Building H-227, foot of 8th Avenue, and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15592

RESOLUTION ACCEPTING WORK PERFORMED BY O. C. JONES AND SONS AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION.

WHEREAS, HAROLD R. JONES and ROBERT C. JONES, copartners doing business under the firm name and style of O. C. JONES AND SONS, have faithfully performed all the terms and conditions of and have completed that certain contract with the Port, dated March 6, 1964 (Auditor-Controller's No. 12683), for construction of road improvements in the Port of Oakland Industrial Park; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in

connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15593

RESOLUTION ABATING RENTAL OF THE
AMERICAN NEWS COMPANY.

RESOLVED, good cause appearing therefor, that the minimum monthly rental, but not the percentage rental, required to be paid by THE AMERICAN NEWS COMPANY, a corporation, successor to THE UNION NEWS COMPANY, a corporation, as Lessee, under its Lease with this Board dated the 21st day of December, 1959, with respect to certain restaurant, bar and other facilities and services provided in the new Airport Terminal Building, be and the same is hereby abated to and including the 15th day of September, 1965; and be it

FURTHER RESOLVED that the abatement of rental heretofore granted said Lessee by motions of this Board be and the same is hereby ratified, confirmed and approved."

"RESOLUTION NO. 15595

RESOLUTION AUTHORIZING EXECUTION OF
PREFERENTIAL ASSIGNMENT AGREEMENT
WITH HOWARD TERMINAL.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Preferential Assignment Agreement with HOWARD TERMINAL, a corporation, dated the 19th day of August, 1964, covering the use of Port of Oakland Berth 10, Outer Harbor Terminal Area, for a term of one year commencing on the first day of the month next succeeding thirty days after the approval of said agreement by the Federal Maritime Commission or a ruling by said Commission that such approval is not required and subject to certain rights of cancellation set forth therein, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15596

RESOLUTION AUTHORIZING EXECUTION OF
PREFERENTIAL ASSIGNMENT AGREEMENT
WITH ENCINAL TERMINALS.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Preferential Assignment Agreement with ENCINAL TERMINALS, a corporation, dated the 19th day of August, 1964, covering the use of the open wharf area at the Ninth Avenue Terminal for a term of one year commencing on the first day of the month next succeeding thirty days after the approval of said agreement by the Federal Maritime Commission or a ruling by said Commission that such approval is not required and subject to certain rights of cancellation set forth therein, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15597

RESOLUTION RATIFYING AUTHORIZATION FOR
AIRPORT MANAGER TO PROCEED TO SEATTLE,
WASHINGTON.

RESOLVED that the authorization for the Airport Manager to proceed to Seattle, Washington, on August 17, 1964 to attend to certain airport matters and for the allowance of his reasonable expenses in connection therewith upon presentation of claim therefor, be and the same hereby is ratified."

"RESOLUTION NO. 15598

RESOLUTION AUTHORIZING SALE OF CERTAIN
SCRAP CORRUGATED METAL.

RESOLVED that approximately four (4) tons of scrap corrugated metal removed from Port of Oakland Building No. C-307 be and the same hereby is sold to LEARNER CO., for the sum of \$12.00 per ton, being the highest and best bid therefor after the receipt of informal bids; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute any necessary Bill of Sale in connection therewith."

"RESOLUTION NO. 15599

RESOLUTION CONCERNING CERTAIN
LEAVES OF ABSENCE.

RESOLVED that leaves of absence for the following employees, with or without pay, for the reasons and time respectively shown, be and the same hereby are ratified:

JOHN L. LAMBERT, Associate Engineer, with pay, for temporary military service, for fifteen consecutive days commencing August 16, 1964;

JAMES E. LINDLEY, Building Maintenance Engineer, without pay, for personal reasons, for seven working days commencing August 15, 1964."

"RESOLUTION NO. 15600

RESOLUTION DIRECTING RECORDATION OF
LEASE WITH THE MEAD CORPORATION.

RESOLVED that the Port Attorney hereby is directed to record that certain lease dated December 30, 1963, between the City of Oakland, acting by and through this Board, and THE MEAD CORPORATION, a corporation."

"RESOLUTION NO. 15601

RESOLUTION DIRECTING RECORDATION OF
LEASE WITH SIMAS BROS. DISTRIBUTING
CORPORATION.

RESOLVED that the Port Attorney hereby is directed to record that certain lease dated May 21, 1964, between the City of Oakland, acting by and through this Board, and SIMAS BROS. DISTRIBUTING CORPORATION, a corporation."

"RESOLUTION NO. 15602

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH TERMINAL LUNCH.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with BENNY U. RINGOR, an individual doing business under the firm name and style of TERMINAL LUNCH, providing for the occupancy by Licensee of that certain restaurant store situate in the building adjacent to the quay wall between Grove Street and Clay Street Piers, for a period of one year commencing July 1, 1964, at a monthly rental of \$60.00 minimum based on 5 1/2% of the gross sales, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15603

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH ELECTRO GADGETS SUPPLY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with ELECTRO GADGETS SUPPLY, a corporation, providing for the occupancy by Licensee of an area of 4,000 square feet in Building L-741, 4,000 square feet in Building L-743 and 4,000 square feet of land between Buildings L-741 and L-739, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$384.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15604

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH WOOD PREFINISHING
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of June, 1964, with JOSEPH CORTESE and WILLIAM E. MacBEATH, copartners doing business under the firm name and style of WOOD PREFINISHING COMPANY, providing for the occupancy by Licensee of an area of 4,000 square feet in Terminal Building "A", Outer Harbor Terminal Area, for a period of one year commencing June 1, 1964, at a monthly rental of \$200.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15605

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH HALLETT MARINE
SUPPLY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with FRED C. HALLETT, an individual doing business under the firm name and style of HALLETT MARINE SUPPLY, providing for the occupancy by Licensee of an area

of .4579 acres, more or less, on Doolittle Drive, for a period of one year commencing August 1, 1964, at a monthly rental of \$100.00 minimum based on 15% of the gross receipts from boat storage, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15606

RESOLUTION AUTHORIZING PRESIDENT GEORGE J. VUKASIN, COMMISSIONER EDWARD G. BROWN AND THE EXECUTIVE DIRECTOR AND CHIEF ENGINEER TO PROCEED TO BOSTON, MASSACHUSETTS, AND PHILADELPHIA, PENNSYLVANIA.

RESOLVED that President GEORGE J. VUKASIN, Commissioner EDWARD G. BROWN and the Executive Director and Chief Engineer be and they hereby are authorized to proceed to Boston, Massachusetts, and Philadelphia, Pennsylvania, commencing August 21, 1964, to attend to certain industrial park matters, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

"RESOLUTION NO. 15608

RESOLUTION APPOINTING JOHN L. LAMBERT, JR., TO THE POSITION OF SENIOR ENGINEER.

RESOLVED that JOHN L. LAMBERT, JR., hereby is appointed to the position of Senior Engineer, effective September 1, 1964."

"RESOLUTION NO. 15609

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH HOLLANDER, LIPIAN & HORWITZ.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1964, with HOLLANDER, LIPIAN & HORWITZ, a copartnership, providing for the occupancy by Licensee of an area of 6,270 square feet fronting on Second Street, westerly of Broadway, for a period of one year commencing November 1, 1964, at a monthly rental of \$250.80, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15610

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH JOHN C. LYONS, CLABIN CHRISTIAN AND AMOS HALL.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute for and on behalf of this Board that certain Agreement dated the 7th day of August, 1964, with JOHN C. LYONS, CLABIN CHRISTIAN and AMOS HALL, individually and doing business as a copartnership, Contractors, providing for the demolition and scrapping of Buildings Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17, and 17a at the former Southern Pacific Mole premises in the Outer Harbor Area by Contractors, said work to commence

not later than the 12th day of August, 1964 and be completed by the 28th day of February, 1965, and that Contractors shall pay to the Port therefor the total sum of \$86.00, plus sales tax, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15611

RESOLUTION APPROVING BONDS OF ABDO S.
ALLEN CO.

RESOLVED that the bonds of ABDO S. ALLEN, an individual doing business under the firm name and style of ABDO S. ALLEN CO., executed by NATIONAL UNION FIRE INSURANCE COMPANY, a corporation, each in the amount of \$1,870.00, for the faithful performance of his contract with the City of Oakland for the demolition of Building F-524 on Clay Street between First and Second Streets, Inner Harbor, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15612

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH BOAT MART.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with UNO LEHIKAINEN, an individual doing business under the firm name and style of BOAT MART, providing for the occupancy by Licensee of an open area of 12,000 square feet with a 50-foot frontage on Doolittle Drive, and Building No. K-304 located thereon, for a period of one year commencing August 1, 1964, at a monthly rental of \$82.50 minimum based on certain percentages of the gross receipts, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15613

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH AERO DYNE SUPPLY CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with ED MORENO and MARVIN J. LANDRUM, copartners doing business under the firm name and style of AERO DYNE SUPPLY CO., providing for the occupancy by Licensee of an area of 2,135 square feet in Building No. L-731, Metropolitan Oakland International Airport, for a period of one year commencing August 1, 1964, at a monthly rental of \$96.08, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15614

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THE CITY OF SAN LEANDRO
AND OAKLAND SCAVENGER COMPANY.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to

attest that certain Agreement between this Board, the CITY OF SAN LEANDRO and OAKLAND SCAVENGER COMPANY, dated the 1st day of August, 1964, relating to the deposit of refuse fill upon the property of the Port located easterly of Airport Drive and southerly of Doolittle Drive and the property of Oakland Scavenger Company located in the City of San Leandro in connection with the development of the Port property for use as a public golf course, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15616

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
H. J. & W. TIMBERLANDS AND AUTHORIZING
RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain First Supplemental Agreement with H. J. & W. TIMBERLANDS, a corporation, dated the 19th day of August, 1964, amending that certain Lease between this Board and H. J. & W. TIMBERLANDS dated the 1st day of April, 1964 and recorded the 26th day of May, 1964 in Reel 1212 Official Records of Alameda County, California, at Image 805, to permit the financing of improvements thereunder, and that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said First Supplemental Agreement."

"RESOLUTION NO. 15617

RESOLUTION COMMENDING COUNCILMAN
ROBERT V. McKEEN FOR HIS SERVICES
TO THE CITY OF OAKLAND.

WHEREAS, Oakland City Councilman ROBERT V. McKEEN has announced his resignation from the City Council effective September 1, 1964; and

WHEREAS, ROBERT V. McKEEN, at the time of his election, became the youngest City Councilman ever to have been elected to that office; and

WHEREAS, ROBERT V. McKEEN quickly exhibited dynamic energy in the promotion of those projects which he felt are in the best interests of the people of the City of Oakland; and

WHEREAS, ROBERT V. McKEEN, as Councilman, displayed unusual insight into the problems of the Port of Oakland and always cooperated with the Port in the solution of those problems; now, therefore, be it

RESOLVED that this Board does hereby commend Councilman ROBERT V. McKEEN for his services to the City of Oakland and extends to him its best wishes for his continued health, happiness and prosperity as a private citizen."

"RESOLUTION NO. 15618

RESOLUTION SUSPENDING JAMES R. ILES,
JANITOR, WITHOUT PAY.

RESOLVED that JAMES R. ILES, Janitor, be and he is hereby suspended from his position for a period from the 20th day of August, 1964 to the 26th day of August, 1964, both dates inclusive, without pay, for misconduct and failure to perform his duties under and observe the rules and regulations of the Port Department."

Port Ordinance No. 1278 being, " AN ORDINANCE AMENDING SECTION 8.20 OF PORT ORDINANCE NO. 867 CHANGING THE SALARY OF THE POSITION OF MANAGER, PROPERTIES DEPARTMENT, and Port Ordinance No. 1279 being "AN ORDINANCE AMENDING ITEM NO. 767 OF PORT ORDINANCE NO. 964 RELATING TO WHARFAGE RATES," having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin - 5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AWARDING LEASE OF CERTAIN LANDS LOCATED ON THE SOUTH SIDE OF THE EMBARCADERO EAST OF TENTH AVENUE TO Roy L. Burge, Inc. _____, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF," was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin - 5

Noes: None

Absent: None

There being no further business and on motion duly made and seconded the meeting was adjourned at 4:30 p.m.



SECRETARY

Commissioners Meeting
ASSISTANT Sec: *Corrathy Hart*
Action SEP 16 1964
*Approved as written
and ordered filed*

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

The meeting was held on Wednesday, September 2, 1964, at the hour of 2 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Tripp and
President Vukasin -4

Commissioners absent: Kilpatrick -1

Also present were the Executive Director; the Port Attorney; the Public Relations Director; the Secretary of the Board; also the Assistant Chief Engineer and the Airport Manager for a portion of the meeting.

Visitors included: Mr. Antonio Alcalde, Consul of Chile in Oakland, and Mr. Hector Burr, Consul of Chile in San Francisco; Mr. Boots Erb of the Bow and Bell Restaurant; and Mr. Brian Cooke, representing World Air Center.

The minutes of the regular meeting of August 19, 1964 were approved as written and ordered filed.

Bids were opened and publicly declared on the following:

FOR ROOFING OF BUILDING H-227
AT THE FOOT OF 8TH AVENUE

Six bids were received as follows:

<u>Bidder</u>	<u>Lump Sum</u>
Malott & Peterson Roofing Company	\$ 1,989.00
Fidelity Roof Company	2,030.00
New Art Roofing Company	2,245.00
Elliott & Elliott Company	2,314.00
Alta Roofing Co. of San Francisco, Inc.	2,412.00
Bender Roofing, Inc.	2,491.00

All bids were accompanied by a 10% bid bond.

Upon approval of the Port Attorney as to form and legality, and upon recommendation of the Assistant Chief Engineer, Resolution No. 15639 was passed awarding the contract to Malott & Peterson Roofing Company.

LEASE OF CERTAIN PREMISES
LOCATED AT THE FOOT OF
BROADWAY IN JACK LONDON
SQUARE

One bid was received, that being the bid of Bootjack, Inc., offering to pay 5% gross revenue against a minimum of \$1,000.00 per month. The bid was accompanied by two cashier's checks, one in the amount of \$1,000.00 and one in the amount of \$3,000.00, together with a statement as required in the call for bids. Upon approval as to form and legality by the Port Attorney, and recommendation of the Executive Director, an ordinance was passed to print awarding the lease to Bootjack, Inc.

The Assistant Chief Engineer was excused from the meeting following the bid opening.

Mr. Antonio Alcalde, Consul of Chile in Oakland, appeared before the Board and introduced Mr. H. Burr, the recently appointed Consul of Chile in San Francisco. Mr. Burr made a brief statement to the Board indicating his appreciation of the Port's cooperation in providing office space for the Consul in Oakland and his interest in the California-Chile program. President Vukasin replied that the Port of Oakland was most interested in cooperating and continuing to improve the relationship between the City of Oakland and the Republic of Chile.

The Executive Director made a written report to the Board regarding negotiations being carried on with World Air Center for its occupancy of space at the Oakland Airport formerly occupied by International Atlas Services. He presented the Board with a copy of a letter dated September 1, 1964 from World Air Center, signed by Mr. Brian A. Cooke, Vice President and Treasurer, listing a proposal for modification and long-term lease of Airport Building

L-610 (Hangar No. 6) and adjacent buildings to satisfy their needs for the operation of a major jet aircraft maintenance base. The Executive Director informed the Board members that he would be making a recommendation to them as soon as the staff has had an opportunity to review the entire matter.

Resolution No. 15630 was passed authorizing the Executive Director to attend the annual meeting of the Pacific Coast Association of Port Authorities to be held at Harrison Hot Springs, British Columbia, September 22 - 25, 1964. On motion of Commissioner Tripp, seconded and passed unanimously, the Executive Director was empowered to tender the Port of Oakland's resignation from membership in the Pacific Coast Association of Port Authorities if, in his judgment, the proposed changes in the structure of the Association would result in no further benefit to the Port of Oakland.

The Executive Director transmitted a letter to the Board regarding the proposed wholesale development of the Port of Oakland Industrial Park, and recommended that the final time for receiving any proposals in this connection by the Port be set for 5 p.m. on September 15, 1964, which was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

On recommendation of the Secretary of the Board, Resolution No. 15631 appointing Mrs. Dorothy Hart and Mr. Lloyd S. MacDonald as Assistant Secretaries of the Board to replace Mrs. Florence Dougan and Mr. Fernand E. Dubois, effective September 15, 1964.

The Executive Director by letter to the Board recommended the appointment of Mr. Fernand E. Dubois, the present Public Relations Director, to the position of Supervisory Airport Traffic Representative at his present salary of \$1,125.00 per month, and the appointment of Mr. Walter A. Abernathy, who is presently Manager of the Civic Department of the Oakland Chamber

of Commerce, to the position of Public Relations Director at a salary of \$10,000.00 per year, with both appointments to become effective October 1, 1964. This recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously, and an ordinance was later passed to print fixing the salary of Public Relations Director and creating the position of Supervisory Airport Traffic Representative.

The Airport Manager arrived at the meeting and remained to adjournment.

The Executive Director informed the Board by letter that San Francisco-Oakland Helicopter Airlines has applied for permission to operate heliport service to the Railway Express Agency Terminal located on Port property on 7th Street in the Outer Harbor Terminal area, and that approval of such service has been received from the Federal Aviation Agency, Air Carrier Division, and approval is pending with the State Aeronautics Commission. The Executive Director recommended that permission be granted with the stipulation that it be revocable at any time that it is not in the best interest of the Port to allow continuance. His recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

The Airport Manager transmitted a letter to the Board regarding the renaming of the General Aviation area of Metropolitan Oakland International Airport which was suggested by the former Airport Manager. In his letter he stated that a thorough investigation has indicated that no useful purpose would be served by naming the original area of the Airport, and that having a separate name for this area would cause much confusion. He recommended that no new name be established at this time, which was approved upon motion of Commissioner Brown, seconded and passed unanimously.

The Executive Director by letter to the Board stated that the circumstances surrounding the control and management of Airport rentals indicate the advisability of returning this control to the Airport Manager rather than the present arrangement of its being under the supervision of the Manager of the Properties Department, which change would entail having Mr. Ivon Dearborn, Airport Traffic Representative, report directly to the Airport Manager rather than the Manager of the Properties Department. The recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The Airport Manager advised the Board by letter that Mr. John Guerra, operator of the Airport Barber Shop, has requested that he be released from his license agreement which expires November 30, 1964 as he does not intend to renew this agreement. The Airport Manager recommended that the Port negotiate with Mr. Guerra for the purchase of his personally owned fixtures in the barber shop at a cost not to exceed \$2,750.00. Cancellation of the license agreement and the recommendation for the purchase of trade fixtures was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

In considering the cancellation of the barber shop license agreement, the Board members indicated their concern regarding the manner in which the waiver of minimum rental had been handled, both with the barber shop and with the Savarin Restaurant interests, in that such waiver had been formalized with an amendment to existing agreements which could not be revoked without mutual consent between the Port and the tenant. The Board requested of the Port Attorney that he give the Board his opinion as to whether or not such waiver of rental minimums can be handled on a less formal basis so that minimum rentals can be reinstated at the will of the Board in order to protect the Port's interests, and that the Port Attorney present the Board with a list of contracts which have been

altered by the Board, and that the Port Attorney present an opinion to the Board as to whether or not a waiver of minimum rentals can be considered a gift of public funds. The Board also requested, at the suggestion of Commissioner Brown, that the Airport Manager advise the Board as to his recommendation for rental to be charged a new operator of the barber shop in the light of the Port's owning the trade fixtures in the shop.

Resolution No. 15632 was passed granting Aaxico Airlines, Inc., permission to perform certain work consisting of relocation of partitions in Building 820, the former Navy Hangar at the north Airport, at a cost estimated at \$2,500.00.

Resolution No. 15638 was passed approving the plans and specifications and calling for bids for the construction of a sanitary sewer adjacent to Hegenberger Road in the Port of Oakland Industrial Park, with bids to be received September 16, 1964.

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

REDUCTION IN AREA

Trans International Airlines: 1,888 sf of office space in Bldg. L-130 @ \$.12 psf, or \$226.56 per month, to be vacated as of August 31, 1964. Licensee will retain warehouse area of 3,911 sf in Bldg. L-711 on Earhart Road @ \$.0475 psf, or \$185.77 per month.

Aircraft Workers Lodge: 283 sf in Bldg. L-731 on Langly Street to be vacated as of August 31, 1964. Licensee will retain 1,530 sf in same building @ \$.045 psf, or \$68.85 per month. Permission was granted to sublet 275 sf to Edward Cantwell.

ADDITIONAL AREA

Aluminum Service Company: Occupies 4,853 sf of Bldg. L-711 (Earhart Road) at \$236.37 per month, and will add 900 sf in Bldg. L-711 at \$.0287 psf, or \$25.87 per month. This is one-half the regular rate, granted in consideration of the tenant spending \$700.00 in improvements within one year.

CHANGE IN AREA

Servicemaster of Alameda County: 1,463 sf in Bldg. L-645 on Wright Street @ \$.045 psf, or \$65.84 per month, as of July 1. This area is in lieu of area in L-633 @ \$50.00 per month.

CHANGE IN OWNERSHIP AND NAME

Archer Engineering Co.: Maurice R. Archer dba Archer Engineering Co. at 911 - 19th Avenue granted approval to sell improvements that he owns to Mr. William P. Johnson and the assignment of the license agreement to the new owner. Area comprises 6,000 sf of land at \$50.00 per month. This was approved by Resolution No. 15633.

The Executive Director by letter informed the Board that in accordance with previous action taken by the Board, formal written notices to vacate by September 30, 1964 have been served on 17 auto wreckers still remaining along Deolittle Drive and Eden Road in the area which is to be developed into a public golf course by the Oakland Recreation Department, and that such removal will result in the loss of revenue to the Port in the amount of \$1,291.41 per month. A discussion followed regarding ways and means by which the Port might recover this loss of revenue, and on motion of Commissioner Tripp, seconded and passed unanimously, the Board asked that an investigation be made as to the reimbursement to the Port for the loss of \$1,200.00 per month revenue, possibly on the basis of the Port retaining the right to the dispensing of food and beverages in the golf course area, if such control is not already spelled out in the draft of the agreement with the Oakland Recreation Department.

The Manager of the Marine Terminal Department transmitted a letter to the Board recommending certain changes in Port of Oakland Tariff No. 2 regarding the wharfage to be charged on vans or containers in the Hawaiian trade, to become effective September 24, 1964, which was approved by passage of an ordinance to print, and the Board was advised that Encinal Terminals had requested permission to make similar changes in its tariff, which was approved upon motion of Commissioner Chaudet, seconded and passed unanimously.

The Assistant Executive Director by letter to the Board advised that the Oakland City Council at its meeting on

August 27, 1964, gave first and second reading to an ordinance effecting the rezoning of lower Broadway, including Jack London Square, and adopting a City design review procedure in the lower Broadway area, exclusive of Jack London Square, and that Charter amendments requested by the Port and previously approved in principle by the City Council were referred to the Council's Charter Amendment Committee, whose Chairman is Councilman Paul Brom. The Executive Director and the Port Attorney indicated their concern over these Charter Amendments becoming involved on the ballot with the proposed completely revised Oakland City Charter. A discussion ensued as to whether efforts should be made to have the Charter Amendments recommended by the Port appear on the November 3, 1964 ballot, or whether they should be held over to the April or May 1965 elections. The Board determined that it would take no further action on the matter at this time, and asked the Port Attorney to investigate as to whether the Port's recommended Charter changes will appear on the ballot as a part of the proposed revised Oakland City Charter.

On recommendation of the Port Attorney, Resolution No. 15624 was passed authorizing the Port Attorney to proceed to Washington, D. C. and New York City commencing September 14, 1964 in connection with the Detroit-California Nonstop Service Investigation of the Civil Aeronautics Board and other Port business.

On recommendation of the Port Attorney, Resolution No. 15625 was passed making appropriation to pay the claim of Frank S. Walsh in the amount of \$50.00 for damage to his clothing resulting from his brushing against a freshly painted post in the Jack London Square parking lot.

On recommendation of the Executive Director, Resolution No. 15634 was passed endorsing the 1964 Bay Area Crusade Fund Raising Campaign.

On recommendation of the Executive Director, Resolution No. 15635 was passed approving and authorizing payment of real estate brokerage commission to Duncan, Korb & Trimble, Inc. in the amount of \$5,443.20 for services rendered in connection with the lease of Murphy's, Inc. in the Industrial Park.

The Executive Director and Port Attorney reported to the Board on the suggested change of procedure regarding the sale of scrap material by the Port, and recommended that no change be made from the existing procedure which requires that all scrap material be concentrated at a given location and sold after receipts of bids as the case arises. The Board indicated their approval.

Personnel matters as listed on the Board Calendar were approved by passage of Resolution Nos. 15636 and 15637.

The continued item of the proposed designation of a Board member as an alternate official delegate in the California Association of Port Authorities was called up for discussion, and a motion was made by Commissioner Brown that the matter be dropped from the Board calendar. The motion was seconded by Commissioner Chaudet, and discussed, during which discussion, Mr. Brown was called out of the Board Room for a telephone call. In his absence, the motion was passed by a vote of 3 ayes.

On motion of Commissioner Chaudet, seconded and passed unanimously, following Commissioner Brown's return to the meeting, the Board approved the organizational chart, by position titles, which had been presented for its consideration at the last Board meeting.

Commissioner Tripp made an oral report on his activities as a committee of one on the Jack London Circle Players, advising that no suitable quarters could be found on Port property which would satisfy the requirements of the Jack London Circle Players, and the committee was dismissed with thanks.

In reviewing the written reports presented to the Board, it was noted that the Sea Wolf Restaurant reported a new high in its

gross business for the month of July 1964. It was suggested that a letter be written congratulating them on their operation in the Square. The Board also congratulated the Bow & Bell.

The Board asked that it be given a report as to the rental received by the Port from E. C. Harter, Operator of the "Floatel" berth, at the Clay Street Pier.

The Port Attorney made an oral report to the Board on the status surrounding the money owed to the Port by Mead Packaging Company and the terms of the proposed settlement of this account.

Commissioner Tripp suggested that the Port retain mineral rights in any properties sold in the future by the Port subject to the surface rights of the user of the property, and a motion was made by Commissioner Tripp and was later passed to this effect.

The Executive Director informed the Board that the Electro Gadget Supply Company which presently rents property on the south side of Doolittle Drive has requested that it be allowed to purchase one acre of property on the north side of Doolittle Drive adjacent to the Airport, and the Executive Director recommended to the Board that this area be retained by the Port until such time as a large development is offered, and that any requests for such small parcels be referred to the central area of the Industrial Park which could be so subdivided. On motion of Commissioner Chaudet, seconded and passed unanimously, the Board adopted his recommendation as its policy.

The following written reports were noted and ordered filed:

Status report.

Summary of Cash - Port Revenue & Construction Accounts as of August 28, 1964.

Revenue derived from lessees renting from the Port of Oakland on a percentage basis for the month of July 1964.

Accounts Receivable 60 days or more in arrears as of August 28, 1964.

List of claims paid on Port Revenue Fund #801 for the weeks ending August 21 and August 28, 1964.

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

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Kilpatrick -1

"RESOLUTION NO. 15619

RESOLUTION DIRECTING RECORDATION OF
LEASE WITH MURPHY'S INC.

RESOLVED that the Port Attorney hereby is directed to record that certain lease dated July 7, 1964, between the City of Oakland, acting by and through this Board, and MURPHY'S INC., a corporation."

"RESOLUTION NO. 15620

RESOLUTION DIRECTING RECORDATION OF
LEASE WITH PACIFIC DRY DOCK & REPAIR
CO.

RESOLVED that the Port Attorney hereby is directed to record that certain lease dated July 14, 1964, between the City of Oakland, acting by and through this Board, and PACIFIC DRY DOCK & REPAIR CO., a corporation."

"RESOLUTION NO. 15621

RESOLUTION DIRECTING RECORDATION OF
LEASE WITH MARTINOLICH SHIP REPAIR
CO.

RESOLVED that the Port Attorney hereby is directed to record that certain lease dated July 14, 1964, between the City of Oakland, acting by and through this Board, and MARTINOLICH SHIP REPAIR CO., a corporation."

"RESOLUTION NO. 15622

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH V. NIXON ASSOCIATES.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with V. B. NIXON, an individual doing business under the firm name and style of V. NIXON ASSOCIATES, providing for the occupancy by Licensee of an area of 560 square feet in Building No. L-510, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$51.60, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15623

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH OAKLAND YACHT
CLUB, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with OAKLAND YACHT CLUB, INC., a corporation, providing for the occupancy by Licensee of an area of 0.4 acres of land area on Nineteenth Avenue near the Embarcadero, for a period of one year commencing August 1, 1964, at a monthly rental of \$125.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15624

RESOLUTION AUTHORIZING THE PORT
ATTORNEY TO PROCEED TO WASHINGTON,
D. C. AND NEW YORK, NEW YORK.

RESOLVED that the Port Attorney be and he hereby is authorized to proceed to Washington, D. C. to attend a hearing before the Civil Aeronautics Board in the Detroit-California Nonstop Service Investigation, Docket No. 11143, commencing September 14, 1964, and thereafter to proceed to New York, New York, to attend to other business of the Port, and that he be allowed his reasonable expenses in connection therewith upon presentation of claim therefor."

"RESOLUTION NO. 15625

RESOLUTION MAKING APPROPRIATION TO
PAY CLAIM OF FRANK S. WALSH.

RESOLVED that there is hereby appropriated out of the Port Revenue Fund the sum of \$50.00 to pay the claim of FRANK S. WALSH for property damage occurring on premises of the Port on August 7, 1964."

"RESOLUTION NO. 15626

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THE CITY OF SAN LEANDRO.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement with the CITY OF SAN LEANDRO, a municipal corporation, dated August 17, 1964, concerning the discharge of storm water from lands east and north of Doolittle Drive into the major storm water channel of the Port located in the vicinity of Adams Street and Doolittle Drive, in exchange for the use of the sanitary sewer line of San Leandro extending from Doolittle Drive near Adams Street across lands of the Port to the San Leandro sewage treatment plant, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15627

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THE FLASHER CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with WILLIAM L. SELIG, JR., and KURT W. THURSTON, copartners doing business under the firm name and style of THE FLASHER CO., providing for the occupancy by Licensee of an area of 9,531 square feet of shed space and 455 square feet of office area in Building No. G-309, 9,821 square feet of partially paved area and 1,748 square feet of open area, south of Embarcadero and west of Fifth Avenue in the North Arm of the Estuary, for the term commencing August 1, 1964, and continuing to and including July 31, 1965, or until the commencement of a long-term lease, whichever occurs first, at a monthly rental of \$511.61, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15628

RESOLUTION AUTHORIZING EXECUTION
OF FIRST SUPPLEMENTAL AGREEMENT
WITH THE FLASHER CO.

RESOLVE that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with WILLIAM L. SELIG, JR., and KURT W. THURSTON, copartners doing business under the firm name and style of THE FLASHER CO., dated May 1, 1964, modifying that certain License and Concession Agreement dated August 1, 1963, by adding thereto an area of 2,856 square feet of shed area in Building G-309, 1,167 square feet of partially paved area and 1,748 square feet of open area, south of Embarcadero and west of Fifth Avenue in the North Arm of the Estuary, at an additional monthly rental therefor of \$134.65, effective May 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15629

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
WESTERN OVERHEAD DOOR COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with WESTERN OVERHEAD DOOR COMPANY, a corporation, dated June 1, 1964, modifying that certain License and Concession Agreement dated April 1, 1964, by adding thereto an area of 5,000 square feet in Building No. B-103 (Terminal Building "A") in the Outer Harbor Terminal Area, at an additional monthly rental therefor of \$175.00, effective June 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15630

RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR AND CHIEF ENGINEER TO ATTEND
THE ANNUAL MEETING OF THE PACIFIC COAST
ASSOCIATION OF PORT AUTHORITIES.

RESOLVED that the Executive Director and Chief Engineer
be and he hereby is authorized to proceed to Harrison Hot
Springs, British Columbia, to attend the annual meeting of the
Pacific Coast Association of Port Authorities commencing
September 22, 1964, and that he be allowed his reasonable expenses
in connection therewith upon presentation of claim therefor."

"RESOLUTION NO. 15631

RESOLUTION APPOINTING ASSISTANT SECRE-
TARIES OF THE BOARD.

RESOLVED that LLOYD S. MacDONALD and DOROTHY HART
be and they hereby are appointed as Assistant Secretaries of
the Board of Port Commissioners, effective September 15, 1964;
and be it

FURTHER RESOLVED that the appointment of FLORENCE M.
DOUGAN and FERNAND E. DUBOIS as Assistant Secretaries of said
Board be and the same hereby are terminated, effective
September 15, 1964."

"RESOLUTION NO. 15632

RESOLUTION GRANTING AAXICO AIRLINES, INC.,
PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifica-
tions submitted by AAXICO AIRLINES, INC., for relocating certain
partitions in Building No. 820, Metropolitan Oakland International
Airport, at a cost to said applicant of \$2,500.00, hereby are
approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15633

RESOLUTION CONSENTING TO ASSIGNMENT
OF LICENSE AND CONCESSION AGREEMENT
FROM ARCHER ENGINEERING CO. TO REX
SHEET METAL.

WHEREAS, the Port and MAURICE R. ARCHER, an individual
doing business under the firm name and style of ARCHER ENGINEERING
CO., as Licensee, entered into a certain License and Concession
Agreement dated the 1st day of April, 1964 for the occupancy by
Licensee of an open area of 6,000 square feet on the northwest
corner of 19th Avenue and Livingston Street for a term of one
(1) year commencing on the 1st day of April, 1964; and

WHEREAS, said MAURICE R. ARCHER requests the consent
of the Port to the assignment of said License and Concession
Agreement to WILLIAM P. JOHNSTON, an individual doing business
under the firm name and style of REX SHEET METAL; now, therefore,
be it

RESOLVED that consent hereby is granted MAURICE R. ARCHER, an individual doing business under the firm name and style of ARCHER ENGINEERING CO., to assign said License and Concession Agreement to WILLIAM P. JOHNSTON, an individual doing business under the firm name and style of REX SHEET METAL, upon the express conditions that said WILLIAM P. JOHNSTON will assume all the obligations and liabilities of said MAURICE R. ARCHER under said License and Concession Agreement, and that said MAURICE R. ARCHER is not hereby released from any obligation or liability under said License and Concession Agreement."

"RESOLUTION NO. 15634

RESOLUTION ENDORSING THE 1964 UNITED
BAY AREA CRUSADE FUND RAISING CAMPAIGN.

WHEREAS, the UNITED BAY AREA CRUSADE serves as a voluntary auxiliary to the public agencies of the various Bay Area communities in matters vitally affecting the health and welfare of their people; and

WHEREAS, the need for the essential humanitarian services rendered by Crusade agencies has increased and will continue to increase in proportion to the increase in population throughout the Bay Area; and

WHEREAS, the UNITED BAY AREA CRUSADE in meeting these expanding needs looks solely to the people of the Bay Area who have given and continue to give so generously of their time, talents and resources; and

WHEREAS, the total sum necessary to provide for the adequate financial support of the UNITED BAY AREA CRUSADE agencies for the year 1964 is in the amount of \$14,817,800.00; now, therefore, be it

RESOLVED that the Board of Port Commissioners of the City of Oakland does hereby endorse the 1964 UNITED BAY AREA CRUSADE fund raising campaign and invites and urges all Oakland citizens, as well as the officers and employees of the Port of Oakland to participate actively and generously therein."

"RESOLUTION NO. 15635

RESOLUTION APPROVING AND AUTHORIZING
PAYMENT OF REAL ESTATE BROKERAGE COM-
MISSION TO DUNCAN, KORB & TRIMBLE, INC.

RESOLVED that this Board does hereby approve the payment to DUNCAN, KORB & TRIMBLE, INC., of the sum of \$5,443.20 as the agreed real estate brokerage commission in connection with the negotiation and consummation of that certain Lease awarded by this Board by the adoption of Port Ordinance No. 1263 to Murphy's Inc., a corporation, covering certain lands located on Oakport Street approximately 2,030 feet, more or less, north-westerly of Hegenberger Road; and be it

FURTHER RESOLVED that there is hereby appropriated out of the Port Revenue Fund the sum of \$5,443.20 for the purpose of paying said commission."

"RESOLUTION NO. 15636

RESOLUTION CONCERNING CERTAIN
APPOINTMENTS.

RESOLVED that the following appointments hereby are approved or ratified, as the case may be:

EUGENE F. ANDERSON, Airport Serviceman effective September 1, 1964;

JERRY E. BLUEFORD, Port Maintenance Laborer, effective September 15, 1964;

LUBERT J. GILBERT, Port Maintenance Laborer, effective September 15, 1964;

and be it

FURTHER RESOLVED that the appointment of CHARLES L. BEDFORD to the position of Airport Janitor, for limited duration for purposes of vacation relief, effective September 1, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15637

RESOLUTION CONCERNING
CERTAIN LEAVES OF ABSENCE.

RESOLVED that leaves of absence for the following employees, without pay, for the reasons and time respectively shown, be and the same hereby are approved or ratified, as the case may be:

FLORENCE M. DOUGAN, Secretary to the Executive Director, for maternity reasons, for thirty consecutive days commencing October 9, 1964;

JESSE J. GREENE, Port Maintenance Laborer, for injury on duty, for sixty-five working days commencing July 1, 1964."

"RESOLUTION NO. 15638

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF A SANITARY SEWER ADJACENT
TO HEGENBERGER ROAD IN THE PORT OF OAKLAND
INDUSTRIAL PARK AND CALLING FOR BIDS THEREFOR.

RESOLVED that the plans and specifications and other provisions relative thereto filed with the Board for construction of a sanitary sewer adjacent to Hegenberger Road in the Port of Oakland Industrial Park and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he hereby is authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15639

RESOLUTION AWARDING CONTRACT TO MALOTT & PETERSON ROOFING CO. FOR ROOFING BUILDING H-227, FOOT OF 8TH AVENUE; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS.

RESOLVED that the contract for roofing Building H-227, foot of 8th Avenue, be and the same hereby is awarded to MALOTT & PETERSON ROOFING CO., a corporation, as the lowest responsible bidder, in accordance with the terms of its bid filed September 2, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$994.50 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the bid bonds accompanying said bids shall be returned to the proper persons."

Port Ordinance No. 1280 being, "AN ORDINANCE AWARDING LEASE OF CERTAIN LANDS LOCATED ON THE SOUTH SIDE OF THE EMBARCADERO EAST OF TENTH AVENUE TO ROY L. BURGE, INC., A CORPORATION, DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Kilpatrick -1

Port Ordinance No. _____ being, "AN ORDINANCE AWARDING LEASE OF CERTAIN PREMISES LOCATED AT THE FOOT OF BROADWAY IN JACK LONDON SQUARE TO _____ Bootjack, Inc. _____ DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION THEREOF", and

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 5.09 OF, AND ADDING SECTION 10.021 TO, PORT ORDINANCE

NO. 867, FIXING THE SALARY OF PUBLIC RELATIONS DIRECTOR AND CREATING THE POSITION OF SUPERVISORY AIRPORT TRAFFIC REPRESENTATIVE", and

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING ITEM NO. 735 OF PORT ORDINANCE NO. 964 RELATING TO WHARFAGE", were read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin -4

Noes: None

Absent: Commissioner Kilpatrick -1

There being no further business and on motion duly made and seconded the meeting was adjourned at 4:45 p.m.


Secretary

Action OCT 7 1964

*Approved as written
and filed*

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

The meeting was held on Wednesday, September 16, 1964, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; the Assistant Executive Director, who acted as Assistant Secretary; the Deputy Port Attorney; Public Relations Director; Assistant Chief Engineer; Director of Fiscal Affairs; and the Airport Manager for a portion of the meeting.

Visitors attending the meeting included: Barry R. Netherwood, Promotions Manager, Athens Athletic Club; and Walter A. Abernathy, Oakland Chamber of Commerce.

The minutes of the regular meeting of September 2, 1964 were approved as written and ordered filed.

Bids were opened and publicly declared on the following:

CONSTRUCTION OF A SANITARY SEWER ADJACENT TO
HEGENBERGER ROAD IN THE PORT OF OAKLAND
INDUSTRIAL PARK

<u>Bidder</u>	<u>Item No.</u>	<u>Unit Price</u>	<u>Est. Quantity</u>	<u>Totals</u>
Chris's Pay Less	1	-	Job	\$2,279.00
Plumbing Co.	2	-	Job	968.00
	3	\$ 8.60	20 tons	172.00
	4	7.74	20 tons	154.80
			Total Bid	<u>\$3,573.80</u>
Security: Certified Check No. 8049 in the amount of \$400.00				
A. C. Bashnick	1	-	Job	\$2,900.00
	2	-	Job	1,175.00
	3	\$ 3.00	20 tons	60.00
	4	3.00	20 tons	60.00
			Total Bid	<u>\$4,195.00</u>
McGuire & Hester	1	-	Job	\$2,950.00
	2	-	Job	1,691.00
	3	\$ 4.00	20 tons	80.00
	4	3.50	20 tons	70.00
			Total Bid	<u>\$4,791.00</u>
John H. McCosker, Inc.	1	-	Job	\$4,000.00
	2	-	Job	2,000.00
	3	\$ 5.00	20 tons	100.00
	4	5.00	20 tons	100.00
			Total Bid	<u>\$6,200.00</u>
C & G Pipelines, Inc.	1	-	Job	\$3,600.00
	2	-	Job	3,000.00
	3	\$ 8.00	20 tons	160.00
	4	4.00	20 tons	80.00
			Total Bid	<u>\$6,840.00</u>

Security: The above 4 bids were accompanied by a 10% bid bond.

Upon approval as to form and legality by the Deputy Port Attorney, and on recommendation of the Executive Director, the contract was awarded to Chris's Pay Less Plumbing Co., by passage of Resolution No. 15660.

The Airport Manager transmitted a letter to the Board advising that the Hertz Corporation desires to lease 20,000 square feet of space on the airport east of the end of the ticketing building for the purpose of installing a storage lot and service building. Hertz proposes to construct this building at no expense to the Port. The Airport Manager pointed out that the rent for this property will be \$.005 per square foot per month during a

5-year amortization period of the improvements, and \$.006 per square foot thereafter. This request was approved on motion of Commissioner Chaudet, seconded and passed unanimously, with the understanding that if the ticketing building is extended within three years Hertz will be reimbursed on a pro rata basis for the unamortized portion of the improvements.

The following changes in airport tenancies were approved on motion of Commissioner Tripp, seconded and passed unanimously, except that the Airport Manager was instructed in the future to indicate at the end of the letter the net overall decrease or increase in monthly rental reflected by the changes.

Aaxico Airlines: Relinquishing 3,079 sq. ft. of office space and 4,862 sq. ft. of auto parking area on September 15, 1964, retaining 1,406 sq. ft. in Bldg. L-633 @ \$.045 psf, or \$63.27 per month. They are moving their offices to San Francisco-Oakland Helicopter Airlines Hangar No. L-820.

The Empire Company: Relinquishing Bldg. L-876 and adding Bldg. L-833 as of September 1, 1964. This will increase their rental by \$18.22, to \$68.22 monthly.

Dudley Hathaway: 1,190 sq. ft. in Bldg. L-839 @ \$.045 per sq. ft., or \$53.55 monthly, effective October 1, 1964.

Lamm Associates: Additional 1,129 sq. ft. of space in Bldg. L-811 for temporary storage @ \$.055 psf or \$62.10 monthly, effective September 1, 1964.

Park Lane Furniture Company: 2,442 sq. ft. of additional space in Bldg. L-721 @ \$.045 per sq. ft., or \$109.89 monthly, effective September 1, 1964. Their total monthly rental will be \$265.91.

Rep-Air, Inc.: Permission to sublet 500 sq. ft. of Hangar #2, Bldg. L-210, to Santa Monica Aviation, Inc. the Western Distributor for Aero Commander aircraft. The rate charged them will not exceed the established airport rental.

S & S Accessory Overhaul: Relinquishing Bldg. L-604 as of September 30, 1964, which will reduce their rental by \$110.00. They are retaining Bldg. L-814 @ \$267.08 monthly.

San Francisco-Oakland Helicopter Airlines, Inc.:
Additional 1,939 sq. ft. of space in Bldg. L-811
@ \$.055 per sq. ft., or \$106.65, and also 3,200
sq. ft. of space @ \$.011 per sq. ft. for nose dock
@ \$35.20, for a total of \$141.85 monthly, effective
September 1, 1964.

Robert A. Speck: Relinquishing Bldg. L-839 @
\$54.00 monthly, effective September 30, 1964.

Trans-International Airlines: 3,079 sq. ft. of
additional office space in Bldg. L-510 @ \$.085
per sq. ft. or \$261.72 monthly, to be effective
September 16, 1964.

An inquiry was made as to a new operator for the
barber shop at the airport and the Board was informed that there
had been several applicants but as yet a satisfactory operator
had not been secured.

The Assistant Executive Director made an oral report on
the hovercraft program advising that the Secretary of the Navy
has reported to the Department of Defense that this program is
in the interest of national defense, and the Port has been advised
by others that the Secretary of Defense has now formally issued
an exception to the "foreign bottoms" law, which will permit the
craft to be operated. As far as the appropriations bill is
concerned, the Housing & Home Financing Agency still believes
this bill will be passed before Congress adjourns. If this
bill is not passed it will of course affect the Port's program.
As to regulatory jurisdiction, it is expected that the Inter-
state Commerce Commission may undertake this jurisdiction, and a
letter has been directed to the Chairman of the ICC in this
connection.

The Deputy Port Attorney made an oral report on the
renewal of the authority of West Coast Airlines to serve Oakland
on Route 1(b), advising that the Civil Aeronautics Board has
renewed this authority for an indefinite period, subject to the
CAB's "use it or lose it" policy.

The Board approved specifications and authority to
advertise for bids for furnishing and installing furniture in

the OAK room, 8th Floor, Metropolitan Oakland International Airport, on passage of Resolution No. 15648.

The Board approved having a D-7 Caterpillar Tractor overhauled at an estimated cost of \$3,000 without formal advertising, since there is only one firm in the area capable of providing the specialized parts and labor, on passage of Resolution No. 15649.

The Airport Manager reported that Terrell Drinkwater, President of Western Airlines, and his District Sales Manager, Mr. Daniel L. Connell, had visited the Metropolitan Oakland International Airport earlier in the day and were quite pleased with the Western Airlines' facilities and with the airport in general. Western is planning to inaugurate additional flights at Oakland. The Executive Director also reported that Mr. Drinkwater had dropped in to see him and President Vukasin, and that they had a satisfactory visit.

The Airport Manager reported orally that a request had been received from Lamm Associates, Inc., to rent the northwest bay of Hangar 28, including office space on the west side of the hangar and such ramp space surrounding the hangar as may be necessary to accommodate at least 5 transport aircraft, for a period of one year at \$400 per month, with a 30-day cancellation clause. The Airport Manager recommended that this request for rental of this area at a reduced rate be denied. On motion of Commissioner Chaudet, seconded and passed unanimously, the Board approved the negative recommendation of the Airport Manager.

The Director of Fiscal Affairs presented a letter to the Board clarifying certain questions, relating to the feasibility of the installation of electronic data processing at the Port, which had been raised by Commissioner Brown at the meeting of August 19. Also attached to his letter were copies of a

report from Louvau Systems and Ernst and Ernst and letters from various clients of Louvau Systems commenting favorably on their service. The Board, on motion of Commissioner Brown, seconded and passed unanimously, approved the adoption of this procedure. Commissioner Brown commented that he had satisfied himself as to the feasibility of installing such a system at the Port.

The Executive Director presented a letter to the Board recommending that an additional \$24,000 be appropriated to continue air service advertising for the months of October, November and December, 1964. He reported that the Finance Department had carefully reviewed revenue earned during July and August and, based on this study, the Port expects to realize sufficiently more revenue to justify an extension of an additional three months. Resolution No. 15659 was passed amending Resolution No. 15492 appropriating certain moneys to provide for the expenditures proposed to be made as provided by the estimated budget of the Port of Oakland for the fiscal year 1964-1965.

The following changes in Port tenancies were approved on motion of Commissioner Kilpatrick, seconded and passed unanimously, with the exception of renewal for Jack London Gift & Art Gallery, and the Properties Department was instructed to investigate ways and means to upgrade this occupancy, or bring in a new operator.

HARBOR LICENSE AGREEMENT RENEWALS (as of 11-1-64):

Acker, George M. Co.: 4,850 sq. ft., Hurley Marine area, foot of 4th Avenue, for a monthly rental of \$50.00.

Associated-Banning Co.: 1,805 sq. ft. in Bldg. E-501 @ \$.03 psf, 5334 sq. ft. in Bldg. E-502 @ \$.035 psf, and open area for gasoline pump @ \$5.00 per month; for a total montly rental of \$245.84.

Central Fish Co.: 5,000 sq. ft. of open area at the northwest end of Ninth Avenue Pier @ \$.01 psf or \$50.00 per month.

Nordic Yacht Imports: 1,022 sq. ft. in Bldg. J-201 at 945 - 19th Avenue @ \$.025 psf, 147 sq. ft. in Bldg. J-202 @ \$.025 psf, and 28,061 sq. ft. of open area adjacent thereto @ \$.006 psf, for a total monthly rental of \$197.60. The licensee has requested that a long-term lease be prepared and submitted for bid. During the interim period, he desires to continue operating under a license agreement.

Pacific Trencher & Equipment Co.: 3,546 sq. ft. in Bldg. H-209 at 360 - 8th Avenue, @ \$.04 psf, 3,038 sq. ft. unpaved open area @ \$.007 psf, and 9,876 sq. ft. paved open area @ \$.011 psf, for a total monthly rental of \$271.75.

CHANGE IN STATUS:

Par-Meco, Inc.: A corporation comprised of E. V. Parker and L. G. Parker, has been dissolved and the firm is returning to its original name of L. G. Parker, dba Parker Diesel Repair Service. They request assignment, as of October 1, 1964, of their license agreement expiring October 31, 1964; and a renewal of their agreement as of November 1 on the following area at 949 - 19th Avenue: 2,350 sq. ft. in Bldg. J-203 @ \$.03 psf, or \$70.50; 2,350 sq. ft. in Bldg. J-204 @ \$.03 psf, or \$70.50; 294 sq. ft. in a portion of Bldg. J-202 @ \$.03 psf, or \$8.82; and adjacent open area of 6,989 sf @ \$.006 psf, or \$41.93; for a total monthly rental of \$191.75.

REDUCTION IN RENTAL:

Oakland Harbor Sportsman's Club: Occupancy of small wharf west of Albers Milling Company @ \$200 per month, under a license agreement effective February 1, 1964, on a tenancy dating back to 1951. Their rent was raised from \$50 per month to \$200 in 1963 to recover the cost of minimum maintenance on pilings. This cost has been recovered but more maintenance is needed. They are agreeable to paying \$1,612.00 to have the Port do the required work (\$800.00 of which we have received, balance on completion) and reduce their rental to \$75.00 per month effective October 1, 1964.

REQUEST TO SUBLEASE PORTION OF AREA:

Cutter Lumber Products: 14,000 sq. ft. to be sub-leased to Farrell-Dickinson Lumber Company for storage and sale of lumber, in northwest corner of leased area of 45,800 sq. ft. at Foot of Fallon Street @ \$.006 psf, or \$274.80 per month. Present license agreement expires June 30, 1965.

REMOVAL OF POSTER PANELS:

Foster and Kleiser: Has been notified by the Union Oil Company that Union Oil has recently acquired the parcel of land at Hegenberger Road and Hegenberger Place for a service station. This will necessitate removal of two poster panels. Licensee desires

deletion as of September 30, 1964, of these panels, leaving a balance of 16 poster panels and one highway bulletin under their license agreement ending August 31, 1965.

CANCELLATION:

Clarence T. Young: 10,000 sq. ft. of land area at Eden Road and Doolittle Drive @ \$.006 psf, or \$60.00 per month, effective July 1, 1964.

The Assistant Executive Director transmitted a letter to the Board, together with a request from Harold F. Carlson, Port Maintenance and Construction Supervisor, who is contemplating retirement, that his period of employment in an "emergency status" be included in computing his retirement benefits. He stated that no action is required of this Board, since a decision as to whether or not this emergency service should be included in retirement benefits must be made by the Retirement Board. On motion of Commissioner Brown, seconded and passed unanimously, the Board directed that a reply be sent to Mr. Carlson stating that the matter is for the Retirement Board, but the Port staff shall take such steps as necessary in appearing before the Retirement Board in opposition to this request. He further directed that if there should be a hearing before the Retirement Board the Port should be represented at such a hearing, expressing concern over a change in rules to accommodate this case, and opposing the request.

The work performed under the following contracts was accepted as being complete:

Contract with Arrow Steel Erection Co., for reerection of steel frame and wood purlins for Building H-227, Foot of 8th Avenue, on passage of Resolution No. 15653.

Contract with Abdo S. Allen for demolition of Building F-524 on Clay Street between First and Second Streets, Inner Harbor, on passage of Resolution No. 15654.

Resolution No. 15655 was passed granting Harold V. Andreasen permission to construct a patio addition to the

existing building on applicant's licensed premises, 7300 Doolittle Drive, at a cost to said applicant of \$600.00.

Bonds of Mallott & Peterson in connection with the contract for roofing Building H-227, Foot of 8th Avenue, were approved by passage of Resolution No. 15645.

On recommendation of the Executive Director, Resolution No. 15650 was passed authorizing the Executive Director and Chief Engineer, Airport Manager, Port Attorney, President Vukasin, Vice President Brown, and Commissioner Tripp to proceed to New York to attend the annual convention of the Airport Operators Council, and for the Executive Director to travel for other Port business, October 13 - 16, 1964. Resolution No. 15662 was later passed authorizing the Executive Director, President Vukasin, Vice President Brown, and Commissioner Tripp to travel to Houston enroute to the Airport Operators Council meeting to view hovercraft demonstrations in Houston.

The Board approved an application from Howard Terminal to establish specific wharfage rates on merchandise in containers or vans in the Hawaiian trade, effective September 24, 1964.

An ordinance was passed to print establishing a design review procedure regarding the use of land and the design and construction of structures in Jack London Square.

Personnel matters as listed on the Board's calendar were approved by passage of Resolutions Nos. 15651 and 15656.

Commissioner Chaudet reported that he had received a handwritten letter from an employee of the Port complaining about the ruling regarding compensatory time off rather than overtime pay for overtime work. The staff was directed to investigate prior action in connection with compensatory time and report back to the Board at its next meeting.

Resolution No. 15644 was passed authorizing execution of an agreement with Ericksen, Ericksen & Kincaid; and Resolution No. 15657 was passed granting Ericksen, Ericksen & Kincaid permission to perform certain work.

Resolution No. 15658 was passed authorizing sale of certain personal property consisting of Building 857T, former Naval Air Station, to Mr. A. Grave for \$10, the highest bidder after taking informal bids.

The Deputy Port Attorney made an oral report on proposed Charter amendments affecting the Port, advising that this matter had been discussed by the Port Attorney with Mr. Paul Brom, Chairman of the Charter Revision Committee, and Mr. Melby, City Attorney, in considering alternatives for getting these amendments on the ballot. A meeting is planned with the Council to discuss this matter.

The Executive Director reported briefly on a telephone conversation with Jay Ver Lee regarding operation of the bar and restaurant at the new golf course. Mr. Ver Lee reported that his Board was to meet that evening and he would call the following day to report action taken.

The letter from the Port Attorney concerning lease rental abatements was put over for consideration at the next meeting, at which time the Port Attorney would be present.

The Executive Director reported that two proposals had been received in connection with the expansion of the Industrial Park and had been referred to a staff committee for analysis, and invited the Board to appoint a committee to review the proposals as well. President Vukasin appointed the 5 members of the Board as a Committee, with Commissioner Kilpatrick as chairman, to meet later with the staff to study these proposals.

The Board complimented the Director of Public Relations on his fine work in connection with the air service advertising program.

Commissioner Kilpatrick asked that dates for meetings of the Board in the months of November and December be changed to the first and third Mondays, rather than first and third Wednesdays, as he had business during those months which would prevent him from attending meetings. The Port Attorney was directed to have a resolution prepared for the next meeting so changing the dates.

The Executive Director reported that a letter had been received from American Hawaiian Steamship Company asking for information concerning availability of terminal space for a proposed container service three years hence. He informed the Board that the staff is preparing the necessary information to send to the company.

The Executive Director reported on negotiations being carried on in connection with the leasing of the old Hogan property and that two prospective bidders are interested in the property. The staff is proceeding with the preparation of a lease open enough to permit both parties to bid.

The Executive Director reported that the Federal Maritime Commission has given approval to the preferential assignment agreements with Howard Terminal at Berth 10, OHT, and with Encinal Terminals at 9th Avenue.

The Executive Director reported that people are residing on boats in the Estuary in the Mardeco area and stated that he was not opposed to people living aboard on

week-ends or for 10 days or so, but recommended that when the present residents leave no new occupancies be permitted. The Board instructed the Port Attorney to bring in at the next meeting an interpretation of the Mardeco lease requirements in connection with this matter.

As requested by the Board, the Assistant Executive Director reviewed the "floatel" operation conducted by E. C. Harter, stating that the license agreement became effective on July 1, 1963, and was renewed for an additional year on July 1, 1964, with a 30-day cancellation clause included. Rental is 5% of the gross receipts with a minimum of \$88.90, and to date this minimum has never been exceeded. He went on to say that it is the intent of the Port to ask Harter to move his operation elsewhere in order to accommodate the boats of the Harbor Tours as soon as arrangements with Harbor Tours are completed, and the Properties Department is to take steps to see that this is accomplished.

The Executive Director reported that a request has been received from the Moose Lodge to buy or lease 3 acres in the Industrial Park, and asked whether this sort of operation would be welcome in the Park. The Board indicated that it did not wish to entertain such proposals.

Commissioner Kilpatrick inquired as to what had happened in connection with the proposal from Smith-Reynolds to construct a multi-tenant warehouse building and was informed that this is being held in abeyance until a decision has been reached in connection with the proposals of Cabot, Cabot & Forbes and Centex.

On recommendation of the Executive Director,
Resolution No. 15661 was passed appointing Harold B. Godwin
to the Position of Principal Assistant to the Executive
Director for Properties Promotion and Sales, this being
the only position at present vacant, with the understanding
that the title of this position be changed to Principal
Assistant to the Executive Director for Trade Development.
This procedure would permit the employment of Mr. Godwin to
commence immediately, rather than waiting until the
ordinance has been rewritten. The Port Attorney was
instructed to have this amendment to the ordinance prepared
for the next meeting of the Board.

The following reports were noted and ordered
filed:

Summary of Cash-Port Revenue & Construction
Accounts as of September 11, 1964.

List of Claims paid on Port Revenue Fund #801
for the weeks ended September 4 and
September 11, 1964.

Summary of Cash & Accounts Receivable, Port
Revenue Fund #801 for the month of August,
1964.

Audited financial statements and other
financial information for the Port of
Oakland as of June 30, 1964 by Ernst &
Ernst.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15640

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH CLYDE GIBB COMPANY

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 6th day of May, 1964, with CLYDE R. GIBB, an individual doing business under the firm name and style of CLYDE GIBB COMPANY, providing for the occupancy by Licensee of an area at the southwest corner of Water Street and Broadway, and an area on the south side of Water Street, easterly of Washington Street, for a period of one year commencing May 6, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15641

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH PALADIN SPORT
PARACHUTES.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with RICHARD L. ENARSON, an individual doing business under the firm name and style of PALADIN SPORT PARACHUTES, providing for the occupancy by Licensee of an area of 2,436 square feet in Building No. L-727, Metropolitan Oakland International Airport, for a period of one year commencing August 1, 1964, at a monthly rental of \$109.62, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15642

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH MARSHALL LARSEN.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with MARSHALL LARSEN, providing for the occupancy by Licensee of an area of 1,188 square feet in Building No. L-631, Metropolitan Oakland International Airport, for a period of one year commencing August 1, 1964, at a monthly rental of \$53.46, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15643

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH GOLDEN WEST
POPCORN COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with BEATRICE D. SHOEMAKER, an individual doing business under the firm name and style of GOLDEN WEST POPCORN COMPANY, providing for the occupancy by Licensee of an area of 3,964 square feet in Building No. L-635, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$178.38, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15644

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH ERICKSEN, ERICKSEN &
KINCAID.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 15th day of September, 1964, with ERICKSEN, ERICKSEN & KINCAID, a copartnership, providing for the occupancy by Licensee of an area of 3,050 square feet in the southeast corner of Building No. E-502, Clay Street Pier, for a period commencing September 15, 1964 to and including August 31, 1965, or until the commencement of a long-term lease upon these premises, whichever shall occur first, at a monthly rental of \$305.00 commencing December 1, 1964, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15645

RESOLUTION APPROVING BONDS OF MALOTT
& PETERSON ROOFING CO.

RESOLVED that the bonds of MALOTT & PETERSON ROOFING CO., a corporation, executed by UNITED PACIFIC INSURANCE COMPANY, a corporation, each in the amount of \$994.50, for the faithful performance of its contract with the City of Oakland for roofing Building H-227, foot of 8th Avenue, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15646

RESOLUTION APPOINTING PUBLIC
RELATIONS DIRECTOR.

RESOLVED that WALTER A. ABERNATHY be and he is hereby appointed to the position of Public Relations Director, effective October 1, 1964; and be it

FURTHER RESOLVED that the appointment of FERNAND E. DUBOIS to the position of Public Relations Director be and the same is hereby terminated, effective October 1, 1964."

"RESOLUTION NO. 15647

RESOLUTION APPOINTING SUPERVISORY
AIRPORT TRAFFIC REPRESENTATIVE.

RESOLVED that FERNAND E. DUBOIS be and he is hereby appointed to the position of Supervisory Airport Traffic Representative, effective October 1, 1964."

"RESOLUTION NO. 15648

RESOLUTION APPROVING SPECIFICATIONS
FOR FURNISHING AND INSTALLING
FURNITURE IN THE OAK ROOM, 8TH FLOOR,
METROPOLITAN OAKLAND INTERNATIONAL
AIRPORT, AND CALLING FOR BIDS
THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing and installing furniture in the Oak Room, 8th floor, Metropolitan Oakland International Airport, and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15649

RESOLUTION AUTHORIZING OVERHAULING
OF D-7 CATERPILLAR TRACTOR.

WHEREAS, a D-7 Caterpillar tractor owned by the Port is in need of overhauling at an estimated cost of \$3,000.00; and

WHEREAS, due to the nature of the work and the unavailability of more than one contractor to perform the same, comparative proposals would work an incongruity and would be unavailing, would not produce an advantage and because it is practically impossible to obtain what is required by observing competitive bidding requirements; now, therefore, be it

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to cause said D-7 Caterpillar tractor to be overhauled at an estimated cost of \$3,000.00 without competitive bidding."

"RESOLUTION NO. 15650

RESOLUTION AUTHORIZING ATTENDANCE
AT ANNUAL MEETING OF AIRPORT
OPERATORS COUNCIL AT NEW YORK, N. Y.,
AND OTHER TRAVEL.

RESOLVED that President GEORGE J. VUKASIN, Commissioners EDWARD G. BROWN and PETER M. TRIPP, the Port Attorney and Airport Manager be and they hereby are authorized to proceed to New York, N. Y., to attend the annual meeting of the Airport Operators Council commencing October 13, 1964, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to proceed to New York, N. Y., to attend the annual meeting of the Airport Operators Council commencing October 13, 1964, and to Chicago, Illinois, in connection with other Port business and that he be allowed his reasonable expenses in connection therewith upon presentation of claims therefor."

"RESOLUTION NO. 15651

RESOLUTION GRANTING LEAVE OF
ABSENCE TO JO ANN E. DORN.

RESOLVED that JO ANN E. DORN be and she is hereby granted a leave of absence from the position of Duplicating Equipment Operator, for maternity reasons, without pay, for sixty-one consecutive days commencing October 1, 1964."

"RESOLUTION NO. 15652

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH RED'S YARD.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute, for and on behalf of this Board, that certain Agreement dated the 14th day of August, 1964, with JAMES H. PRATT, JR., an individual doing business under the firm name and style of RED'S YARD, as Contractor, providing for the removal of the Port's Ramp No. 6, including its hinges at one end, pulleys, weights, super structure and all other operating parts of said ramp, located at the former Southern Pacific Mole premises in the Outer Harbor Area, and providing for payment to the Port of \$1,286.51, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15653

RESOLUTION ACCEPTING WORK
PERFORMED BY ARROW STEEL
ERECTION CO., AND AUTHORIZING
RECORDATION OF NOTICE OF
COMPLETION.

WHEREAS, ROBERT H. SAWYER, INC., a corporation, doing business under the firm name and style of ARROW STEEL ERECTION CO., has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated July 28, 1964 (Auditor-Controller's No. 12863), for the reerection of steel frame and wood roof purlins for Building H-227, foot of 8th Avenue; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15654

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

WHEREAS, ABDO S. ALLEN, an individual doing business under the firm name and style of ABDO S. ALLEN CO., has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated August 10, 1964 (Auditor-Controller's No. 12895), for demolition of Building F-524 on Clay Street between First and Second Streets, Inner Harbor; now, therefore, be it

RESOLVED that said work be and it hereby is accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15655

RESOLUTION GRANTING HAROLD V.
ANDREASEN PERMISSION TO PERFORM
CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by HAROLD V. ANDREASEN for construction of a patio addition to the existing building on applicant's license premises, 7300 Doolittle Drive, at a cost to said applicant of \$600.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15656

RESOLUTION CONCERNING CERTAIN
APPOINTMENTS.

RESOLVED that the temporary appointment of ODESSA M. PIERCE to Extra Position No. 1 (Duplicating Equipment Operator), for temporary services, effective September 10, 1964, be and the same hereby is ratified; and be it

FURTHER RESOLVED that the temporary appointment of RONALD E. HAYNES to the position of Airport Janitor, for temporary services, effective September 5, 1964, be and the same hereby is ratified; and be it

FURTHER RESOLVED that WILLIAM B. NOLAN be and he hereby is appointed to the position of Building Maintenance Engineer, Rate "c", effective October 1, 1964."

"RESOLUTION NO. 15657

RESOLUTION GRANTING ERICKSEN,
ERICKSEN & KINCAID PERMISSION
TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by ERICKSEN, ERICKSEN & KINCAID, for construction of offices on applicant's licensed premises at Clay Street Pier, at a cost to said applicant of \$25,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15658

RESOLUTION AUTHORIZING SALE OF
CERTAIN PERSONAL PROPERTY.

RESOLVED that Building 857T located at the former Naval Air Station area of the Metropolitan Oakland International Airport, be and the same is hereby sold to A. GRAVES, for the sum of \$10.00, being the highest and best bid received therefor after the receipt of informal bids."

"RESOLUTION NO. 15659

RESOLUTION AMENDING RESOLUTION NO. 15492
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 1964-1965.

RESOLVED that that portion of Resolution No. 15492 adopted by this Board on the 17th day of June, 1964, as amended by Resolution No. 15581 adopted by this Board on the 5th day of August, 1964, reading as follows:

	<u>"Appropriation</u>
"Personal services	\$1,803,747.00
Maintenance and Operation	1,772,540.00
Capital Outlay	291,694.00
Total expenditures	<u>\$3,867,981.00"</u>

be and the same hereby is amended, effective October 1, 1964, to read as follows:

	<u>"Appropriation</u>
"Personal services	\$1,803,747.00
Maintenance and Operation	1,796,540.00
Capital Outlay	291,694.00
Total expenditures	<u>\$3,891,981.00"</u>

"RESOLUTION NO. 15660

RESOLUTION AWARDING CONTRACT TO CHRIS'S
PAY LESS PLUMBING COMPANY FOR CONSTRUCTION
OF A SANITARY SEWER ADJACENT TO HEGENBERGER
ROAD IN THE 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.

RESOLVED that the contract for construction of a

sanitary sewer adjacent to Hegenberger Road in the Port of Oakland Industrial Park be and the same hereby is awarded to RICHARD C. CHRISTIAN, an individual doing business under the firm name and style of CHRIS'S PAY LESS PLUMBING COMPANY, as the lowest responsible bidder, in accordance with the terms of his bid filed September 16, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$1,786.90 shall be required, also a bond in the same amount to guarantee the payment of all claims for labor and materials furnished and for amounts due under the Unemployment Insurance Act with respect to such work; and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bids received for said contract be and they hereby are rejected and the bid bonds accompanying said bids shall be returned to the proper persons."

"RESOLUTION NO. 15661

RESOLUTION APPOINTING HAROLD B. GODWIN
TO THE POSITION OF PRINCIPAL ASSISTANT
TO THE EXECUTIVE DIRECTOR FOR PROPERTIES
PROMOTION AND SALES.

RESOLVED that HAROLD B. GODWIN hereby is appointed to the position of Principal Assistant to the Executive Director for Properties Promotion and Sales, who shall be one of the two principal assistants to the Executive Director within the meaning of Sec. 219 of the Charter, effective September 21, 1964."

"RESOLUTION NO. 15662

RESOLUTION AUTHORIZING PRESIDENT GEORGE J. VUKASIN, COMMISSIONERS EDWARD G. BROWN, JOSEPH W. CHAUDET, EMMETT KILPATRICK AND PETER M. TRIPP AND THE EXECUTIVE DIRECTOR AND CHIEF ENGINEER TO PROCEED TO HOUSTON, TEXAS.

RESOLVED that President GEORGE J. VUKASIN, Commissioners EDWARD G. BROWN, JOSEPH W. CHAUDET, EMMETT KILPATRICK and PETER M. TRIPP and the Executive Director and Chief Engineer be and they hereby are authorized to proceed to Houston, Texas, in connection with the hovercraft program, on or about September 21, 1964, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

Port Ordinance No. 1281 being, "AN ORDINANCE AMENDING ITEM NO. 735 OF PORT ORDINANCE NO. 964 RELATING TO WHARFAGE, and

Port Ordinance No. 1282 being, "AN ORDINANCE AMENDING SECTION 5.09 OF, AND ADDING SECTION 10.021 TO, PORT ORDINANCE NO. 867, FIXING THE SALARY OF PUBLIC RELATIONS DIRECTOR AND CREATING THE POSITION OF SUPERVISORY AIRPORT TRAFFIC REPRESENTATIVE," and

Port Ordinance No. 1283 being, "AN ORDINANCE AWARDDNG
LEASE OF CERTAIN PREMISES LOCATED AT THE FOOT OF BROADWAY IN
JACK LONDON SQUARE TO BOOTJACK, INC., A CORPORATION, DETERMINING
CERTAIN MATTERS IN CONNECTION THEREWITH AND AUTHORIZING THE
EXECUTION THEREOF," having been duly introduced, read and
published, was read a second time and finally adopted by the
following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN
ORDINANCE ESTABLISHING A DESIGN REVIEW PROCEDURE REGULATING THE
USE OF LAND AND THE DESIGN AND CONSTRUCTION OF STRUCTURES IN
JACK LONDON SQUARE," was read the first time and passed to print
by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

There being no further business and on motion duly
made and seconded the meeting was adjourned at 4:00 p.m.

Lorathy Hart

ASSISTANT/SECRETARY

Action OCT 7 1964

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

*approval as written
and filed*

The meeting was held on Wednesday, September 30, 1964, at the hour of 4:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick,
and President Vukasin -4

Commissioners absent: Tripp -1

Also present were the Executive Director and Chief Engineer; Assistant Executive Director, who acted as Secretary; Port Attorney; and Public Relations Director.

The continued item of the request of Clyde Gibb for approval to sell alcoholic beverages at The Boatel, to establish the percentage to be paid to the Port on gross sales, and for the addition of meeting room facilities in The Boatel was put over until the regular Board meeting of October 21, 1964.

President Vukasin brought up the matter of the proposed Port Charter amendments and the Charter revision. Commissioner Chaudet commended Mr. Rooney for the analysis and report he had made on the effect of the Charter revision on the Port. The Executive Director gave an oral report on a meeting held with the City Council on September 29, 1964, which had been attended by the President and the Vice President of the Board, as well as the Executive Director, the Assistant Executive Director, and the Port Attorney, which meeting had been called by the City Council to consider the Board's position in regard to the proposed Charter revision. The Executive Director stated that discussion was held on several of the items in the Charter revision which concern the Port and that the President of the Board made a statement to the effect that the Board's position is contained

in a letter of the President of the Board to the Charter Revision Committee, dated February 6, 1964, and appendix thereto. Copies of this letter and appendix were given the Council members. The City Council and the Port's representatives tentatively agreed that the Port would take the present draft of the proposed Charter revision and edit it to incorporate the requirements of the Port and this would be considered by the Council at a meeting on November 24, 1964. The President of the Board complimented Vice President Brown for his presentation to the City Council in regard to this matter. It was agreed that the staff would so edit the Charter revision and the staff's work would be presented to the Board at its meeting on November 2, 1964 for its consideration.

The Director of Fiscal Affairs submitted a written request for permission to enter into an agreement with IBM for rental of an O26 Keypunch, with alternate programming device, to be used in the conversion of the Port's accounting system to electronic data processing procedures, for a monthly rental of \$63.00, which rate will include the training of the Port's personnel to operate this O26 Keypunch machine. Resolution No. 15670 was later passed authorizing execution of agreement with International Business Machines Corporation.

The Board approved the attendance of the Executive Director and Chief Engineer at a meeting of the American Society of Civil Engineers to be held in Washington, D. C., on October 5, 1964, and Resolution No. 15671 was later passed authorizing him to proceed to Washington, D. C.

The Executive Director made an oral report on the meeting of the Pacific Coast Association of Port Authorities in Harrison Hot Springs, B. C., which he attended on September 22, 1964, stating that this association has created the position of Executive Vice President, which is to be a permanent full-time paid position,

with offices to be located in San Francisco, and that they have now appointed Mr. Henry Roloff, who was formerly with the Ports of San Diego and Anchorage, to fill this position as of October 1, 1964. He also informed the Board that he had been asked to serve on the Board of Directors for the association next year or to nominate someone from the Port of Oakland to serve, and that he had nominated Commissioner Kilpatrick for this office, who was elected, and that in Commissioner Kilpatrick's absence, he sit in at the Board of Directors meeting. The Executive Director stated further that although he felt much of the work of this association was duplicated by both the American Association of Port Authorities and by the California Association of Port Authorities, that one of their main functions was the solicitation of business for Pacific Coast ports, which function is not duplicated by either of the other two associations and that he had invited Mr. Henry Roloff to appear at the next meeting of the Board to explain the efforts of the Pacific Coast Association of Port Authorities particularly in this regard, and he recommended that our Board withhold action on possible resignation from membership in this association until that time. Commissioner Chaudet made a motion that the Board concur with the recommendation of the Executive Director, which was seconded by Commissioner Brown, and passed unanimously by a vote of 4 ayes.

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

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

"RESOLUTION NO. 15663

RESOLUTION DIRECTING RECORDATION
OF LEASE WITH EDWARD W. ENGS, JR.

RESOLVED that the Port Attorney hereby is directed to record that certain Lease dated September 1, 1964, between the City of Oakland, acting by and through this Board, and EDWARD W. ENGS, JR."

"RESOLUTION NO. 15664

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH WILLIAM J. CRYER
& SONS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement dated the 1st day of August, 1964, with ROBERT R. CRYER and WILLIAM J. CRYER, JR., copartners doing business under the firm name and style of WILLIAM J. CRYER & SONS, providing for the occupancy by Licensee of an area of 1.6 acres at the foot of Dennison Street and adjacent wharf area, for a period of one year commencing August 1, 1964, at a monthly rental of \$85.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15665

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH BONDED AIRCRAFT, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with BONDED AIRCRAFT, INC., a corporation, providing for the occupancy by Licensee of an area of 734 square feet in Building No. L-142, Metropolitan Oakland International Airport, for a period of one year commencing August 1, 1964, at a monthly rental of \$88.08, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15666

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH AAA EXPORT PACKAGING CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with AAA EXPORT PACKAGING CO., a corporation, providing for the occupancy by Licensee of an area of 10,344 square feet in Building No. H-101, 6,000 square feet in Building No. H-108, 8,400 square feet in Building No. H-109, 16,912 square feet of open paved area and 11,550 square feet of open area, all at the foot of Sixth Avenue, for a period of one year commencing August 1, 1964, at a monthly rental of \$1,305.75, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15667

RESOLUTION CONSENTING TO ASSIGNMENT
OF LICENSE AND CONCESSION AGREEMENT
FROM PAR-MECO, INC., TO PARKER DIESEL
REPAIR SERVICE.

WHEREAS, the Port and PAR-MECO, INC., a corporation, as Licensee, entered into a certain License and Concession Agreement dated the 1st day of November, 1963 for the occupancy by Licensee of an area of 6,989 square feet on Nineteenth Avenue, together with Buildings Nos. J-203, J-204 and 294 square feet in Building No. J-202, all located thereon, for a period of one year commencing November 1, 1963; and

WHEREAS, PAR-MECO, INC., a corporation, requests the consent of the Port to the assignment of said License and Concession Agreement to L. G. PARKER, an individual doing business under the firm name and style of PARKER DIESEL REPAIR SERVICE; now, therefore, be it

RESOLVED that consent hereby is granted PAR-MECO, INC., a corporation, to assign said License and Concession Agreement to L. G. PARKER, an individual doing business under the firm name and style of PARKER DIESEL REPAIR SERVICE, upon the express conditions that said L. G. PARKER will assume all the obligations and liabilities of said PAR-MECO, INC., under said License and Concession Agreement, and that said PAR-MECO, INC., is not hereby released from any obligation or liability under said License and Concession Agreement."

"RESOLUTION NO. 15668

RESOLUTION APPROVING BONDS OF CHRIS'S
PAY LESS PLUMBING COMPANY.

RESOLVED that the bonds of RICHARD C. CHRISTIAN, an individual doing business under the firm name and style of CHRIS'S PAY LESS PLUMBING COMPANY, executed by NATIONAL UNION FIRE INSURANCE COMPANY, a corporation, each in the amount of \$1,786.90, for the faithful performance of his contract with the City of Oakland for construction of a sanitary sewer adjacent to Hegenberger Road in the Port of Oakland Industrial Park, and for labor and materials and amounts due under the Unemployment Insurance Act with respect to such work, be and the same hereby are approved."

"RESOLUTION NO. 15669

RESOLUTION FIXING DATES OF STATED
MEETINGS OF BOARD OF PORT COMMIS-
SIONERS TO BE HELD IN NOVEMBER AND
DECEMBER 1964.

RESOLVED that the stated meetings of the Board of Port Commissioners to be held during the months of November and December 1964 shall be held on the first and third Mondays of each of said months rather than on the first and third Wednesdays, as provided for in the By-Laws of the Board."

"RESOLUTION NO. 15670

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH INTERNATIONAL
BUSINESS MACHINES CORPORATION.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute, for and on behalf of this Board, that certain Agreement dated the 30th day of September, 1964, with INTERNATIONAL BUSINESS MACHINES CORPORATION, a corporation, providing for the furnishing of machine service comprising the use of certain machines and machine maintenance service, at a monthly charge of \$63.00."

"RESOLUTION NO. 15671

RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR AND CHIEF ENGINEER TO PROCEED
TO WASHINGTON, D. C.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to proceed to Washington, D. C., to attend a meeting of the Executive Committee of the Waterways and Harbors Division of the American Society of Civil Engineers, commencing October 5, 1964."

Port Ordinance No. _____ being, "AN ORDINANCE
ADDING SECTION 11.021 TO, AND REPEALING SECTION 8.23 OF, PORT
ORDINANCE NO. 867, CREATING THE POSITION OF PRINCIPAL ASSISTANT
TO THE EXECUTIVE DIRECTOR FOR TRADE DEVELOPMENT AND ABOLISHING
THE POSITION OF PRINCIPAL ASSISTANT TO THE EXECUTIVE DIRECTOR FOR
PROPERTIES PROMOTION AND SALES," was read the first time and
passed to print by the following vote:

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

Port Ordinance No. 1284 being, "AN ORDINANCE ESTABLISH-
ING A DESIGN REVIEW PROCEDURE REGULATING THE USE OF LAND AND THE
DESIGN AND CONSTRUCTION OF STRUCTURES IN JACK LONDON SQUARE,"
having been duly introduced, read and published, was read a second
time and finally adopted by the following vote:

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

There being no further business and on motion duly
made and seconded, the meeting was adjourned at 4:30 p.m.

Rochey Hart

ASSISTANT SECRETARY

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

Board of Port Commissioners Meeting

Secretary

Action

OCT 31 1964

*Approved
Executive Director*

The meeting was held on Wednesday, October 7, 1964, at the hour of 2 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Kilpatrick and

President Vukasin -3

Commissioners absent: Chaudet and Tripp -2

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Deputy Port Attorney; Airport Traffic Representative F. E. Dubois; Director of Public Relations; Secretary of the Board; and for a portion of the meeting the Airport Manager; the Assistant to the Executive Director for Trade Development; the Assistant Chief Engineer; Port Purchasing Agent; Airport Janitor Foreman Harold Walton; and Chief Airport Serviceman Oscar H. Olson.

Visitors included Mayor John C. Houlihan; Mr. Henry Roloff, Executive Vice President of the Pacific Coast Association of Port Authorities; Mr. J. Kirby of Kirby Restaurants, Inc.; Mr. Robert Rehfeld, President of Mardeco, Inc.; and Mr. Peter T. Craven from World Airways, Inc.

The minutes of the regular meeting of September 16, 1964 and the special meeting of September 30, 1964 were approved as written and ordered filed.

At the hour of 2 p.m. bids were opened and publicly declared for furnishing and installing furniture in the O A K Room, 8th Floor, Metropolitan Oakland International Airport, for which one bid was received, that being the bid of James Hill and Co., Inc., in the amount of \$2,440, accompanied by a certified check

in the amount of \$244.00. The Deputy Port Attorney determined that the bid submitted by James Hill and Co. was not a valid bid, and Resolution No. 15695 was passed authorizing the purchase of furniture in the open market.

Mr. Henry Roloff, the newly appointed Executive Vice President for the Pacific Coast Association of Port Authorities, made an oral explanation to the Board on the program and aims of the Association in developing increased traffic through Pacific Coast ports in their competitive position with traffic moving through the St. Lawrence Seaway, Atlantic Coast and Gulf ports. The Executive Director recommended that the Port continue its membership in the Pacific Coast Association of Port Authorities for the year 1965, which was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Mr. Ross G. Linson, Port Purchasing Agent, and Mr. Harold Walton, Airport Janitor Foreman, were congratulated by the Executive Director and the President of the Board for having reached 100% fair share quota as solicitors over segments of the Port personnel for the United Bay Area Crusade, and the Executive Director made an oral report to the Board advising that the Port's participation in the Crusade this year is far ahead of previous years, and further congratulated Mr. Linson as Chairman of the Port's Crusade Committee.

Mr. Oscar H. Olson, Chief Airport Serviceman, was introduced to the Board by the Airport Manager and presented with a pin by President Vukasin, denoting 15 years service to the Port.

Mr. J. Kirby appeared before the Board and presented a rendering showing the remodeling to be done on the restaurant building at First and Broadway, which was approved by the Board, and Resolution No. 15682 was passed granting Better Restaurants, Inc., permission to perform certain work consisting of the remodeling of the restaurant building at an estimated cost of \$38,000.00.

The Assistant Executive Director transmitted a letter to the Board reviewing the negotiations carried on with World Airways for the World Air Center at Oakland Airport and setting forth the staff recommendation for the rentals to be charged for occupancy of these facilities. Mr. Craven representing World Air Center, appeared before the Board and was handed a copy of the letter. On motion of Commissioner Kilpatrick, seconded and passed unanimously, the Board accepted the recommendations contained in the letter, and Mr. Craven was advised that the letter contains the policy of the Board in connection with rental of space at the Oakland Airport for World Air Center. Mr. Craven said that he would study the letter and meet with the Executive Director or his representatives prior to the next meeting of the Board, at which time the matter will be calendared.

Other building permits approved were for Radio Station KDIA for construction of a radio station studio at an estimated cost of \$25,000 by Resolution No. 15680, and Parklane Furniture Co. for construction of separation walls in Warehouse Building L-723 at the Airport at an estimated cost of \$650.00.

The Airport Manager transmitted a letter to the Board advising that Mr. James P. Hitchcock, on behalf of Aero Marine of Oakland, has applied to the Federal Aviation Agency Western Region for permission to operate a seaplane service on the Oakland Estuary, operating between Government Island and Jack London Square as its take-off and landing area. The Airport Manager, with the concurrence of the Executive Director, recommended that the Port oppose the application because of its hazard to both commercial and pleasure craft operations on the estuary, and Resolution No. 15679 was passed opposing seaplane operations in the Oakland Inner Harbor.

The Board approved the following changes in Airport tenancies on motion of Commissioner Brown, seconded and passed unanimously.

NEW TENANCIES:

DeBonAire, Inc. will occupy Building L-806 at a minimum rental of \$50.00 monthly, beginning October 1, 1964.

Simuflite will occupy 544 square feet of space in Building L-811, at a quarterly rental of \$89.76, beginning October 1, 1964.

The 1880 Corporation will occupy 2,000 square feet in Building L-711, at \$95.00 monthly, beginning October 1, 1964.

ADDITIONAL AREA:

Aero Dyne Supply Company is adding 241 square feet in Building L-731 at \$10.84 monthly. Their new total monthly rental will be \$106.92, beginning October 1, 1964.

Airweld, Inc. is adding 977 square feet in Building L-848 at \$43.97 monthly. Their new total monthly rental will be \$115.97, beginning October 1, 1964.

Park Lane Furniture is adding 3,605 square feet in Building L-723 at \$162.23 monthly. Their new total monthly rental will be \$428.14, beginning November 1, 1964.

CHANGE IN AREA:

F.A.A. is moving their Systems Maintenance Sector Office from Building L-126 to similar space in L-130. This is to accommodate the Airport improvement program, which includes the removal of the sub-standard Building L-126. The monthly rental will be reduced from \$228.72 to \$216.24.

VACATED:

Aeronautical Services Unlimited vacated Bay D of Building L-810 on September 15, 1964. The monthly rental for this Hangar is \$1,235.40.

V. Nixon Associates moved from their office space in Building L-510 to become a sub-tenant of SFO Helicopter Airlines in Building L-820 on September 30, 1964. The monthly loss in rental is \$51.60.

The Board approved the following changes in Port tenancies upon motion of Commissioner Brown, seconded and passed unanimously.

NEW OCCUPANCIES:

Golden Gate Water Ski Club: Small land area at the foot and easterly of Elmhurst Channel, at a rental of \$50.00 per year, as of October 1.

Western Distributors: 2,000 square feet in Building H-211, Ninth Avenue Terminal, @ \$.045 psf, or \$90.00 per month, as of October 1.

ADDITIONAL AREA:

Double Ten Mills: 7,500 square feet warehouse space in Terminal Bldg. "B", Outer Harbor Terminal, @ \$.04 psf, and 1,600 square feet in boiler room, same building, at a minimum charge of \$50.00 per month, as of October 1. Total rental will now be \$1,374.00 monthly.

REDUCTION IN AREA:

Crate-Rite, Inc.: Elimination of 2,424 square feet in Building C-303, Outer Harbor Terminal, @ \$.03 psf, or \$72.72 per month, as of June 1, 1964. Their new monthly rental will be \$336.39, covering Buildings C-302, C-304, C-308, C-309, and open area.

CANCELLATION:

Central Fish Company: 5,000 square feet open area, northwest end of Ninth Avenue Pier, @ \$.01 psf, or \$50.00 per month, as of October 31, 1964.

The Port Attorney submitted a proposed lease, together with notice of intent, for certain land and water area located at the Foot of 5th Avenue, and the Manager of the Properties Department transmitted a letter to the Board outlining the terms of the proposed lease of area presently under license agreement to Edward C. Landwehr, Jr., doing business as Embarcadero Yacht Harbor. This matter was put over to a future meeting of the Board at the request of the Executive Director.

The Board was advised by a letter from the Manager of the Properties Department that McLendon Pacific Corporation, operators of Radio Station KABL, desire to change the legal description of property it leases from the Port in the North Harbor to accommodate the change in access and orientation of a proposed new antenna to be constructed in the area. Such change was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

The Manager of the Properties Department transmitted a letter to the Board advising that the Ralston-Purina Company has proposed that the Port purchase its plant and facilities located at 2201 East 7th Avenue, and that Mr. A. W. Arends,

Resident Manager of the company, has indicated that a firm offer of between \$850,000 and \$900,000 might be acceptable to the company. The letter also reviewed previous offers for sale to the Port which involved various real estate brokers. On recommendation of the Executive Director, the matter was referred to him for further study by a staff committee, and Commissioner Kilpatrick raised the question as to who would be responsible for the payment of real estate brokerage commission if the sale were consummated.

The Manager of the Properties Department advised the Board that a letter had been received from Mr. Phillip N. Malkerson dated September 24, 1964, a copy of which was furnished to members of the Board, proposing to establish a 36-lane bowling alley on Port property facing on Hegenberger Road, consisting of approximately 2 acres to be occupied under a 50-year lease. President Vukasin stated that in his opinion the Port property facing on Hegenberger Road should be utilized as planned, for a high-class industrial park, and that activities such as this could very well be accommodated on the east side of Hegenberger Road on privately-owned property. The Board concurred in his position, and the matter was tabled on motion of Commissioner Brown, seconded and passed unanimously.

The Manager, Properties Department, recommended by letter to the Board that the Floatel operated by Mr. E. C. Harter, presently located at the south end of the Clay Street Pier, be given notice to vacate the property because the location is required to accommodate the Harbor Tours and is in conflict with the Board's policy of having no permanent living quarters in the Harbor. The recommendation was approved on motion of Commissioner Brown, seconded and passed unanimously.

The Manager, Properties Department, advised the Board that the Yellow Cab Company has submitted an application to the Oakland Police Department to locate a Cab stand at the northwest

corner of Broadway and Water Streets in Jack London Square, which application requires the endorsement of the Port of Oakland.

Commissioner Brown asked that this matter be put over due to his conflict of interest in the matter because he represents the Yellow Cab Company. The matter is to be calendared for the next meeting of the Board.

In accordance with a letter from the Manager, Marine Terminal Department, the Board on motion of Commissioner Brown, seconded and passed unanimously, approved the request of the West Coast Checkerboard Elevator Company to make certain changes in wharfage rates for cargo in bulk, contained in its Wharfinger Tariff No. 1 to become effective November 1, 1964.

The Port Purchasing Agent recommended by letter to the Board that the Board execute a joint purchasing agreement with the County of Alameda in order that the Port may take advantage of the volume purchases made by the County of Alameda, with the understanding that there is no requirement that the Port purchase anything from the County but permitting such purchases where there is an economical advantage. This was approved on motion of Commissioner Brown, seconded and passed unanimously.

The Deputy Port Attorney made an oral report to the Board on the recent action of the City Council on the four Charter amendments proposed by the Port of Oakland advising that the City Council had taken the initial steps in preparing these amendments for the nominating ballot of April, 1965 as a single proposition.

The Assistant Executive Director transmitted a letter to the Board regarding the proposed financing for the golf course to be constructed by the Oakland Recreation Department on Port property east of Airport Drive, and advising that the Recreation Commission does not consider it advisable for the Port to operate the restaurant and bar in the golf course as the Commission wishes to assume this responsibility and plans to contract with

a private operator who would finance the construction of the separate restaurant and bar. The proposed agreement between the Oakland Recreation Commission and the Port would contain the following:

"The Port would lease the land to the City for 50 years.

The Port would issue tax exempt certificates of indebtedness, pursuant to Section 223 (11) of the City Charter, in the amount of \$750,000, to finance the cost of construction of the golf course, exclusive of the restaurant and bar.

The rent to the Port would be sufficient to amortize the cost of construction, including fees of our bond counsel, consultant fees, other financial costs, and the use of any Port equipment and the provision of any supervision or other technical services by Port personnel.

The amortization period of the bonds is not definite but it is thought this might be 30 years. If there is revenue from the golf course operations, including net revenue to the City from bar and restaurant operations, in excess of that needed to pay the rent based on the costs to the Port, a reserve in the amount of such excess revenue would be set up and used to shorten the period of amortization or for a periodic distribution of this excess revenue equally to the Port and the City.

After the golf course cost is completely amortized, the Port and City will share in future net profits equally.

Construction contracts would be let by either the Port or the City, after this matter has been explored by the City Attorney and the Port Attorney.

Both a golf course architect and a building architect would be engaged, and the preparation of plans and specifications would be the responsibility of these architects working with the Superintendent of Recreation. The construction work performed would be acceptable to both the Superintendent of Recreation and the Port."

These arrangements were approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Resolution No. 15675 was passed authorizing execution of first supplemental agreement with Tuberculosis and Health Association of California to provide for certain changes required for the financing of the facility.

Resolution No. 15684 was passed authorizing execution of agreement with Louvau Systems, Inc., in connection with the electronic data processing procedure for the Port's Accounting Department.

The item of creation of an additional position of Port Maintenance and Construction Supervisor presented by the Director of Fiscal Affairs was put over to a future meeting of the Board in order that Commissioner Chaudet might participate in the discussion.

An ordinance was passed to print creating one additional position of Airport Janitor Foreman.

Resolution No. 15676 was passed appointing Mr. Harold B. Godwin to the position of Principal Assistant to the Executive Director for Trade Development.

Members of the Board were furnished with copies of a letter dated October 2, 1964 from Mr. Harold F. Carlson in connection with his request that he be credited with service under an emergency appointment in connection with his pending retirement.

Other personnel matters as listed on the Board calendar were approved by the necessary resolutions.

Resolution No. 15694 was passed authorizing F. E. Dubois, Airport Traffic Representative in his capacity as Director of Air Traffic Development, to travel to Phoenix, Dallas, El Paso, San Antonio and Houston, and Resolution No. 15678 was passed repealing Resolution No. 15562 to include the Airport Manager to proceed to Houston, Texas to view the operation of the hovercraft, and Resolution No. 15677 was passed granting Commissioner Emmett Kilpatrick permission to absent himself from the State of California during parts of October and November, 1964.

On behalf of the Port Attorney, the Deputy Port Attorney transmitted a letter to the Board regarding boats docked outside of the pierhead line adjacent to Mardeco's Jack London Marina, and members of the Board were handed a copy of a letter from Mr. Rehfeld of the Jack London Marina regarding the above matter, as well as permanent residents on privately-owned vessels in the yacht harbor. These matters, as well as the subject of conducting commercial businesses on boats in the estuary were put over to the next meeting of the Board.

Airport Traffic Representative Dubois made an oral report to the Board regarding air service at Oakland and the recent ruling of the Civil Aeronautics Board in the Dallas-Fort Worth case in which the Board determined that the two communities must be served by a single airport, and that the communities were given 90 days to determine which airport they prefer.

Mayor Houlihan stated that he was concerned regarding the limited success of efforts to establish air freight service at Oakland Airport, and stated that he had been approached by shippers of considerable air freight volume who would support such a service if it were available at Oakland. He suggested that a Citizens Committee be organized similar to Senator

Knowland's Committee for Better Service at Oakland International Airport in an effort to promote air freight service at Oakland. The Executive Director reviewed efforts made to date in this connection, and agreed that the Mayor's suggestion had merit and efforts along this line should be attempted, to which the Board agreed.

The Mayor also stated that he had received complaints regarding the excessive noise from railroad whistles at the First and Broadway crossing, and asked the Port's cooperation in attempting to subdue this noise to a reasonable level.

He also announced that the City of Oakland will proceed with the extension of the Embarcadero from 5th Avenue to Webster Street, and will acquire the necessary easements from the Southern Pacific Railroad for this purpose.

The following written reports were noted and ordered filed:

Status reports.

Summary of Cash - Port Revenue and Construction Accounts as of October 2, 1964.

List of Claims paid on Port Revenue Fund #801 for the weeks ended September 18, September 25, and October 2, 1964.

Revenue derived from lessees renting from the Port of Oakland on a percentage basis for the month of August, 1964.

Accounts receivable 60 days or more in arrears as of September 30, 1964.

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

Ayes: Commissioners Brown, Kilpatrick and
President Vukasin -3
Noes: None
Absent: Commissioners Chaudet and Tripp -2

"RESOLUTION NO. 15672

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH SERVICEMASTER OF
ALAMEDA COUNTY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of May, 1964, with WILLIAM D. FREMONT, an individual doing business under the firm name and style of SERVICEMASTER OF ALAMEDA COUNTY, providing for the occupancy by Licensee of an area of 1,086 square feet in Building No. L-633, Metropolitan Oakland International Airport, for a period of one year commencing May 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15673

RESOLUTION DIRECTING RECORDATION OF
LEASE WITH HANS GLASER BOAT SERVICE,
INC.

RESOLVED that the Port Attorney is hereby directed to record that certain lease dated August 26, 1964, between the City of Oakland, acting by and through this Board, and HANS GLASER BOAT SERVICE, INC., a corporation."

"RESOLUTION NO. 15674

RESOLUTION DIRECTING RECORDATION OF
LEASE WITH THE WESTERN PACIFIC RAILROAD
COMPANY.

RESOLVED that the Port Attorney is hereby directed to record that certain lease dated September 1, 1964, between the City of Oakland, acting by and through this Board, and THE WESTERN PACIFIC RAILROAD COMPANY, a corporation."

"RESOLUTION NO. 15675

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
TUBERCULOSIS AND HEALTH ASSOCIATION
OF CALIFORNIA AND AUTHORIZING
RECORDATION THEREOF.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain First Supplemental Agreement with TUBERCULOSIS AND HEALTH ASSOCIATION OF CALIFORNIA, a California non-profit corporation,

amending a portion of Paragraphs 11 and 28 and Paragraph 26 of that certain Lease between the Port and TUBERCULOSIS AND HEALTH ASSOCIATION OF CALIFORNIA dated the 1st day of June, 1964 and recorded the 18th day of June, 1964 in Reel 1236 Official Records of Alameda County, California, at Image 599, and that such agreement shall be upon a form approved by the Port Attorney; and be it

FURTHER RESOLVED that the Port Attorney hereby is directed to record said First Supplemental Agreement."

"RESOLUTION NO. 15676

RESOLUTION APPOINTING HAROLD B. GODWIN
TO THE POSITION OF PRINCIPAL ASSISTANT
TO THE EXECUTIVE DIRECTOR FOR TRADE
DEVELOPMENT.

RESOLVED that HAROLD B. GODWIN be and he hereby is appointed to the position of Principal Assistant to the Executive Director for Trade Development, effective October 7, 1964; and be it

FURTHER RESOLVED that the appointment of said HAROLD B. GODWIN to the position of Principal Assistant to the Executive Director for Properties Promotion and Sales be and the same is hereby terminated effective October 7, 1964."

"RESOLUTION NO. 15677

RESOLUTION GRANTING COMMISSIONER
EMMETT KILPATRICK CONSENT TO ABSENT
HIMSELF FROM THE STATE OF CALIFORNIA.

RESOLVED that Commissioner EMMETT KILPATRICK be and he hereby is granted permission to absent himself from the State of California commencing October 15, 1964 to and including October 18, 1964, and commencing November 13, 1964 to and including November 23, 1964."

"RESOLUTION NO. 15678

RESOLUTION AUTHORIZING COMMISSIONERS
EDWARD G. BROWN, JOSEPH W. CHAUDET,
EMMETT KILPATRICK AND PETER M. TRIPP,
THE EXECUTIVE DIRECTOR AND CHIEF
ENGINEER AND THE AIRPORT MANAGER TO
PROCEED TO HOUSTON, TEXAS, AND REPEALING
RESOLUTION NO. 15662.

RESOLVED that Commissioners EDWARD G. BROWN, JOSEPH W. CHAUDET, EMMETT KILPATRICK and PETER M. TRIPP, the Executive Director and Chief Engineer and the Airport Manager be and they hereby are authorized to proceed to Houston, Texas, in connection with the hovercraft program, on or about October 11, 1964, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefore; and be it

FURTHER RESOLVED that Resolution No. 15662 is hereby repealed."

"RESOLUTION NO. 15679

RESOLUTION OPPOSING SEAPLANE OPERATIONS
IN THE OAKLAND INNER HARBOR.

WHEREAS, the Federal Aviation Agency, Western Region, is considering a proposal for the establishment of AERO MARINE

LIMITED SEAPLANE BASE to be located in the Oakland Inner Harbor;
and

WHEREAS, the Oakland Inner Harbor is heavily utilized by commercial shipping, shipbuilding and ship repair industries which are fundamental to the economic stability of the area; and

WHEREAS, the Oakland Inner Harbor is further heavily utilized by pleasure craft operators, yacht clubs and small craft marinas for recreational purposes; and

WHEREAS, aircraft operating to and from Metropolitan Oakland International Airport utilizes the air space above and surrounding the Oakland Inner Harbor in their operations; and

WHEREAS, if the proposed seaplane base were allowed the combination of commercial shipping, recreational boating, aircraft operations from Metropolitan Oakland International Airport and said aero marine seaplane operations would be dangerous and detrimental to the complete development and use of this area; now, therefore, be it

RESOLVED that this Board does hereby oppose the establishment of AERO MARINE LIMITED SEAPLANE BASE or any other seaplane operations in the Oakland Inner Harbor."

"RESOLUTION NO. 15680

RESOLUTION GRANTING KDIA PERMISSION
TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by KDIA for construction of a 40' x 40' radio studio building on applicant's leased premises on the Bay Bridge approach, 2,000 feet west of the toll plaza, at a cost to said applicant of \$25,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15681

RESOLUTION GRANTING BETTER RESTAURANTS,
INC., PERMISSION TO PERFORM CERTAIN
WORK.

RESOLVED that the application and plans and specifications submitted by BETTER RESTAURANTS, INC., a corporation, for construction of certain additions and alterations to Building E-517 located on applicant's leased premises located at the southwest corner of First Street and Broadway, at a cost to said applicant of \$38,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15682

RESOLUTION GRANTING PARKLANE FURNITURE
CO. PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by PARKLANE FURNITURE CO. for construction of a separation wall in Warehouse Building No. L-723, Metropolitan Oakland International Airport, at a cost to said applicant of \$650.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15683

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH LOUVAU SYSTEMS, INC.

RESOLVED that the President of this Board be and he is hereby authorized to execute and the Secretary to attest that certain Agreement with LOUVAU SYSTEMS, INC., a corporation, as Consultant, dated the 16th day of September, 1964, in connection with the employment of Consultant to install, program and test automated accounting systems, at a total cost therefor not to exceed \$12,000.00, and that Consultant shall process the data obtained from the automated accounting systems at a monthly fee which shall not exceed \$1,600.00 per month, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15684

RESOLUTION CONCERNING CERTAIN
APPOINTMENTS.

RESOLVED that the appointment of DONALD W. KRAUSE to the position of Heavy Equipment Mechanic, effective October 5, 1964, be and the same hereby is ratified; and be it

FURTHER RESOLVED that the appointment of SHARON L. FRENCH to the position of Reservation Clerk, for limited duration for purposes of vacation relief, for the period from September 16, 1964 to November 2, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15685

RESOLUTION CONCERNING CERTAIN LEAVES
OF ABSENCE.

RESOLVED that leaves of absence for the following employees, without pay, for the reasons and time respectively shown, be and the same hereby are ratified:

IVAN FAGOT, Port Maintenance Laborer, for illness, for twenty working days commencing September 14, 1964;

ALICE M. STIGEN, Intermediate Stenographer-Clerk, for off-duty injury, for twenty-six working days commencing September 24, 1964;

JUDY R. LAWSON, Intermediate Typist Clerk, for maternity reasons, for sixty consecutive days commencing September 26, 1964;

DONALD W. POWERS, Port Maintenance Laborer, for on-duty injury, for twenty-four working days commencing September 28, 1964."

"RESOLUTION NO. 15686

RESOLUTION AUTHORIZING ATTENDANCE
AT ANNUAL MEETING OF THE AMERICAN
ASSOCIATION OF PORT AUTHORITIES.

RESOLVED that President GEORGE J. VUKASIN, Commissioners EDWARD G. BROWN, EMMETT KILPATRICK and PETER M. TRIPP, the Executive Director and Chief Engineer and the Port Attorney be and

they hereby are authorized to proceed to New Orleans, Louisiana, to attend the annual meeting of The American Association of Port Authorities commencing October 25, 1964, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

"RESOLUTION NO. 15687

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH BRITZ CHEMICAL
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of June, 1964, with BRITZ CHEMICAL COMPANY, a corporation, providing for the occupancy by Licensee of an open area of 2,600 square feet, and Building No. H-207 adjacent thereto, including platform at the foot of Seventh Avenue, for a period of one year commencing June 1, 1964, at a monthly rental of \$60.60, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15688

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH LESTER
ENTERPRISES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with LESTER ENTERPRISES, INC., a corporation, providing for the occupancy by Licensee of an area of 2,463 square feet in Building No. H-210, in the Ninth Avenue Terminal Area, for a period of one year commencing August 1, 1964, at a monthly rental of \$123.15, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15689

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH ENCINAL SALES
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with HAROLD M. LANE, an individual doing business under the firm name and style of ENCINAL SALES COMPANY, providing for the occupancy by Licensee of an area of 1,802 square feet in Building No. 647, Metropolitan Oakland International Airport, for a period of one year commencing August 1, 1964, at a monthly rental of \$81.09, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15690

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH LYBRAND, ROSS
BROS. & MONTGOMERY.

RESOLVED that the President of this Board be and he

hereby is authorized to execute and the Secretary to attest that certain Agreement, dated the 3rd day of September, 1964, with LYBRAND, ROSS BROS. & MONTGOMERY, a copartnership of Certified Public Accountants, as Consultants, to retain and employ Consultants to conduct a study of the financial aspects of land uses in the Industrial Park of the Port, at a fee therefor, including compensation and expenses, of not to exceed the sum of \$9,000.00, and that such Agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15691

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH CHARLES L.
CAMPANELLA WRECKING CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with CHARLES L. CAMPANELLA, an individual doing business under the firm name and style of CHARLES L. CAMPANELLA WRECKING CO., providing for the occupancy by Licensee of an open area in the Industrial Park, south of the railroad right-of-way and east of Damon Channel, for a period of one year commencing August 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15692

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH AQUA CRAFT.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with WILLIAM M. BURKHART, an individual doing business under the firm name and style of AQUA CRAFT, providing for the occupancy by Licensee of an area of 1,937 square feet in Building No. C-305, Outer Harbor Terminal Area, for a period of one year commencing August 1, 1964, at a monthly rental of \$58.11, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15693

RESOLUTION AUTHORIZING CERTAIN TRAVEL.

RESOLVED that the Supervisory Airport Traffic Representative be and he hereby is authorized to proceed to Phoenix, Arizona, El Paso, San Antonio, Houston and Dallas, Texas, in connection with Airport promotion, and that he be allowed his reasonable expenses in connection therewith upon presentation of claim therefor."

"RESOLUTION NO. 15694

RESOLUTION AUTHORIZING THE PURCHASE
OF FURNITURE IN THE OPEN MARKET.

WHEREAS, on October 7, 1964, the Board of Port Commissioners received one bid for furnishing and installing furniture in the O A K Room, 8th Floor, Metropolitan Oakland International Airport, being the bid of JAMES HILL AND CO., INC., a corporation; and

WHEREAS, said bid is invalid for the reason that erasures are contained in said bid; now, therefore, be it

RESOLVED that said bid is rejected and the Executive Director and Chief Engineer hereby is authorized and directed to purchase said furniture in the open market; and be it

FURTHER RESOLVED that the check accompanying said bid be returned to the proper person."

Port Ordinance No. 1285 being, "AN ORDINANCE ADDING SECTION 11.021, TO, AND REPEALING SECTION 8.23 OF, PORT ORDINANCE NO. 867, CREATING THE POSITION OF PRINCIPAL ASSISTANT TO THE EXECUTIVE DIRECTOR FOR TRADE DEVELOPMENT AND ABOLISHING THE POSITION OF PRINCIPAL ASSISTANT TO THE EXECUTIVE DIRECTOR FOR PROPERTIES PROMOTION AND SALES," having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Kilpatrick and
President Vukasin -3

Noes: None

Absent: Commissioners Chaudet and Tripp -2

Port Ordinance No. _____ being, "AN ORDINANCE ADDING SECTION 10.081 TO PORT ORDINANCE NO. 867, CREATING THE POSITION OF AIRPORT JANITOR FOREMAN," was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Kilpatrick and
President Vukasin -3

Noes: None

Absent: Commissioners Chaudet and Tripp -2

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


SECRETARY

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE
CITY OF OAKLAND

Port Commissioners Meeting

Secretary

Action

NOV 2 1964

*Approved as written
and filed*

The meeting was held on Wednesday, October 21, 1964, at the hour of 2 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Airport Traffic Representative F. E. Dubois; Assistant Chief Engineer; Director, Public Relations; and Secretary of the Board.

Visitors included Mr. Robert C. Rehfeld of Mardeco, Inc.; Mrs. Fritz J. Hope, representing League of Women Voters of Oakland, accompanied by Dr. Hope; and Mr. Barry Netherwood, Promotion Manager, Athens Athletic Club.

The minutes of the regular meeting of October 7, 1964 were approved as read, subject to the following correction to be made on page 8 having to do with the proposed agreement between the Port of Oakland and the Oakland Recreation Department for property east of the Airport for golf course purposes. The fourth paragraph of the indented portion to be corrected, as follows:

"The amortization period of the bonds is not definite but it is thought this might be 30 years. If there is revenue from the golf course operations ~~exclusive of bar and restaurant revenues, including net revenue to the City from bar and restaurant operations~~, in excess of that needed to pay the rent based on the costs to the Port, a reserve in the amount of such excess revenue would be set up and used to shorten the period of amortization or for a periodic distribution of this excess revenue equally to the Port and the City."

On behalf of the Board, President Vukasin welcomed Mrs. Hope to the meeting of the Board, representing the League of Women Voters of Oakland in connection with its study of the Port of Oakland activities.

The Secretary of the Board was presented with a pin by President Vukasin denoting thirty years' service to the Port.

Commissioner Brown made a motion to reconsider the action by the Board at its meeting of October 7, 1964, relating to the agreement between the Port and the Oakland Recreation Department for property east of Airport Drive for golf course purposes. The motion was seconded and passed unanimously. Commissioner Chaudet expressed his opinion regarding the need for a first-class operation of a bar and restaurant in the golf course area and asked if the door had been completely closed to the Port's right to reserve an area for this purpose. The Executive Director explained that Mr. J. Ver Lee, Superintendent of the Recreation Department, had brought this matter before his Board, which had determined that the Recreation Commission will offer the bar and restaurant concession for public bidding to include both construction and operation and that this decision is final, unless the Port Board brings the matter up again. Commissioner Brown inquired as to whether the proposed lease provided that any subletting of any portion of the property would be subject to the approval of this Board; Commissioner Tripp replied that, in his opinion, such control over subletting would not suffice. Commissioner Brown then moved that the Board rescind action taken in this connection, at its meeting of October 7, 1964, which motion was seconded and passed unanimously. The Executive Director was then instructed to set up a meeting between the Board of Port Commissioners and the Oakland Recreation Commission to discuss the matter further.

The continued item, regarding permanent residents on boats in the Estuary and conduct of commercial business on boats, particularly as it relates to Mardeco, Inc., was called for consideration and the Port Attorney was asked to report on the matter. The Port Attorney stated that there are three principle segments to the problem, namely: mooring of vessels outside the pierhead line, which is outside the leased area of Mardeco, Inc.; living on vessels within the leased area; and the conduct of business aboard vessels within the leased area. President Vukasin stated that the Board would consider the matters as three separate items, as presented. The Port Attorney further explained that Mardeco, Inc., has no authority, under its present lease, to moor vessels outside the pierhead line but such activities may be permitted by this Board by separate agreement or amendment to the lease; and if permission is granted, sufficient indemnification from Mardeco should be required along with adequate insurance, which Mardeco states can be furnished. Commissioner Chaudet asked if there is an actual violation under the lease, to which the Port Attorney replied that there is no violation under the existing lease - the problem is that Mardeco is occupying an area outside of the leased area. Mr. Rehfeld, representing Mardeco, Inc., spoke on the matter and stated that Mardeco does charge rental for the vessels tied up outside the pierhead line on the basis that it provides access to the vessels from the shore and mooring facilities, and that the Port is paid, under the terms of the lease, 19% of the rent received. Commissioner Chaudet then made a motion that the Board authorize the giving of notice to Mardeco requiring Mardeco to give notice to vacate to those vessels moored outside of the leased area and that Mardeco is no longer to allow occupancy of said property, and that the Port is also to give notice directly to the vessel owners to vacate. Motion was

seconded by Commissioner Tripp. During discussion on the motion, Mr. Rehfeld stated that Mardeco required the area outside the pierhead line to accommodate vessels in excess of fifty feet, and to assist in controlling the surge in the harbor; and, at the present time, there are six vessels in this category, three of which have persons living aboard, and all of which are on a standard anchorage rental agreement on a month to month basis. The Executive Director explained that it is not unusual for lessees to extend over into areas outside their leased area and that when such occupancy is known to the Port, bills are issued to cover the additional area and, if permanent occupancy is required, leases or license agreements are processed to include the additional areas and he recommended that such action be taken in this case. Commissioner Tripp then moved that Commissioner Chaudet's motion be tabled until other points in this matter are covered. The motion was seconded and passed unanimously.

The Port Attorney then stated that, in his opinion, living aboard vessels within the leased area is in violation of the lease, in that it is not a specifically permitted use provided for in the lease. The Executive Director asked if the mooring of houseboats within the leased area is a permitted use under the lease, to which the Port Attorney replied that the lease specifies the use as a harbor for small boats and pleasure craft and that houseboats do not fall in this category. Mr. Rehfeld stated that other yacht harbors in the area do permit living aboard vessels and inquired as to interpretation under the lease as to what the Board meant by "living aboard vessels." The Executive Director stated that, in his opinion, living aboard vessels meant the establishment of a permanent residence, which might include a registered address for voting purposes or the permanent connection of shore line power and/or telephone, but that weekend residence aboard vessels does not fall

in this category. A motion was then made by Commissioner Chaudet, seconded by Commissioner Tripp, that Mardeco, Inc., be instructed to live up to the terms of the lease as to living aboard vessels in the lease area. During discussion on the motion, Mr. Rehfeld stated that such a ruling by the Board would reflect at least a temporary loss to Mardeco of revenue estimated at \$600 to \$700 per month. The motion was then passed by the following vote: Ayes: Commissioners Chaudet and Tripp, and President Vukasin -3; Noes: Commissioners Brown and Kilpatrick -2. Commissioner Chaudet then moved that his original motion regarding the giving of notice to vacate be lifted from the table for action. The motion to lift from the table was seconded and passed unanimously. Commissioner Chaudet then withdrew his original motion regarding giving of notice, and Commissioner Tripp withdrew his second. Commissioner Chaudet then made a motion which was seconded and passed unanimously that the berthing of vessels outside the pierhead line be referred to the Executive Director in accordance with the Executive Director's recommendation and that he be instructed to negotiate with Mardeco for a proper agreement to cover the area and the uses permitted. The Port Attorney then advised the Board that, in his opinion, the lease does not permit conducting of business aboard vessels within the leased area and this matter was also referred to the Executive Director for further discussion with Mardeco, Inc.

The Manager of the Properties Department transmitted a letter to the Board advising that C. D. Ericson Company, Inc., requires additional space in the Ninth Avenue Terminal area for its steel operation and has applied for occupancy of 40,000 square feet in Building H-213 at \$.035 per square foot for an additional rental of \$1400. per month, which area will be used for the finishing of pipe and pipe products, and that such occupancy will require modifications of entries into the building costing the Port approximately \$1500. The Board was further advised that the company requires immediate occupancy under a license agreement and desires to negotiate a three-year lease,

with two 3-year options, which would be subject to public bidding. The Board approved such occupancy and negotiations for the lease as proposed and required modification on motion of Commissioner Tripp, seconded and passed unanimously.

The Manager of the Properties Department transmitted a letter to the Board advising that Thompson Bros., Inc., which also does business as Dodd Warehouse, requires additional area in the Outer Harbor Terminal and has requested occupancy of 68,700 square feet in Terminal Building B at the corner of Terminal and 14th Streets, at a rental rate of \$.045 per square foot per month or a total of \$3091.50, with occupancy to commence October 19, 1964. The Board was advised that such occupancy will require the Port to install black-top over existing spur lines to provide access to the loading dock, and other various maintenance items, at a cost of approximately \$2700. Such occupancy and expense was approved by the Board, subject to a 60-day cancellation clause under a licence agreement on motion of Commissioner Tripp, seconded and passed unanimously.

On motion of Commissioner Brown, seconded and passed unanimously, the Board approved the following changes in Port tenancy:

NEW OCCUPANCIES:

Crown Steel and Supply: 4,000 sf in Bldg. 120, Oakland Army Terminal, Outer Harbor, @ \$.04 psf, or \$160.00 per month, as of October 15, 1964.

Great Atlantic Lobster Company: 420 sf, downstairs office in Clay Street Pier, @ \$50.00 per month minimum; license agreement to begin November 1.

ADDITIONAL AREA:

Oakland Museums Association Women's Board: 20,000 sf in south end of Bldg. H-211, Ninth Avenue Terminal, for sorting and storage of materials for "White Elephant Sale" to be held in February, 1965. They will pay the Port \$1.00 for this privilege.

Wood Prefinishing Company: 6,000 sf additional adjacent to present area occupied in Terminal Bldg. "A", Outer Harbor, @ \$.035 psf, at a rental of \$210.00 per month, effective October 15. For a new total of \$410.00 monthly.

LICENSE AGREEMENT RENEWALS:

Bay City Disposal Company: 10% of the gross receipts from dumping fees on property east of the Airport.

Galley, The: Restaurant Bldg. H-210, 401 Eighth Avenue, for a minimum rental of \$75.00 per month against 5% of the gross receipts.

Outer Harbor Lunch: Restaurant Bldg. B-102 at 1315 Terminal Street, Outer Harbor, at a monthly rental of \$175.00 minimum against 5-1/2% of the gross receipts.

Schirmer Stevedoring Co., Ltd.: 2,000 sf in Bldg. E-502, Clay Street Pier, @ \$.035 psf, and 756 sf in leanto attached to Bldg. E-501, @ \$.03 psf, for a total monthly rental of \$92.68.

Sedlack, Robert J.: Bldg. H-208 containing 851 sf, Ninth Avenue Terminal, for a minimum rental of \$50.00 per month.

The renewal of license agreement with Oakland Terminal Railway, as listed on the Calendar, was not approved as the proposed rental did not comply with the \$50. per month minimum set by the Board.

On motion of Commissioner Chaudet, seconded and passed unanimously, the Board approved the following changes in Airport tenancy, effective November 1, 1964:

AIRPORT LICENSE AGREEMENT RENEWALS:

Modern Marble Manufacturing Company: 4,500 square feet in Building L-802 at a monthly rental of \$235.00.

Oakland Flight Service: 485 square feet in the Ticketing Building at a monthly rental of \$206.70.

Pierce Porter Service: 440 square feet in the Terminal Finger Building at 10% of the gross receipts, with a minimum monthly rental of \$165.00.

Mike Quinn Electronics: 5,002 square feet in Building L-727 at \$225.09 monthly, and 6,080 square feet of adjacent land area at \$42.56 monthly, for a total monthly rental of \$267.65.

SFO Helicopter Airlines: 12 lineal feet of counter space and 256 square feet in the Ticketing Building at \$165.34 monthly; also, 440 square feet in the Terminal Finger Building at \$165.00 monthly, for a total monthly rental of \$330.34.

West Coast Airlines: 709 square feet in the Ticketing Building at a monthly rental of \$214.69.

CHANGE IN AREA:

The Federal Aviation Agency has been occupying 1,906 square feet of office space in Building L-126 for the Systems Maintenance Sector under Contract Number C4CA-5041A at a monthly rental of \$228.72. Since L-126 is a substandard building and scheduled to be removed in the Airport improvement program, a similar area was located in the adjacent Building, L-130, and the Federal Aviation Agency has accepted the move under Contract Number FA65WE-2020 for 1,802 square feet at \$216.24 monthly, beginning October 7, 1964, which occupancy was approved by passage of Resolutions #15699 and 15700 authorizing the execution of cancellation and lease agreements covering these areas.

The Executive Director informed the Board that the Oakland City Manager advises that the Oakland Police Department desires to occupy a portion of Building 825 at the Airport for its educational program and conduct of a traffic violators' school and it would pay, to the Port, \$1. per year for such occupancy. He stated further that the Police Department desires a long term agreement to cover the use of the Property, but recommended that the Port allow occupancy on a year to year basis with a 90-day cancellation clause in the event that the area might be required for other Port purposes. The Board approved such occupancy at \$1. per year on motion of Commissioner Tripp, seconded and passed unanimously.

The Board was informed, by letter from the Manager of the Marine Terminal Department, that Encinal Terminals has requested that it be permitted to suspend its U. S. Military Cargo Tariff #1, which permission was granted on motion of Commissioner Chaudet, seconded and passed unanimously.

Resolution No. 15708 was passed on recommendation of the Executive Director, providing for the sale of surplus railroad rails and pipe to Ace Iron & Metal Company for \$210. and metal telephone poles to Western Iron and Metal Company for \$15.33 each, which surplus equipment is presently in the former Southern Pacific Mole area property at the foot of Seventh Street.

The Port Attorney made an oral report concerning the decision of the presiding examiner of the Federal Maritime Commission in litigation involving Sea-Land leases in the Outer Harbor Terminal area. He advised the Board that the recommended decision of the examiner is favorable to the Port and the examiner finds that the Port is subject to the Shipping Act of 1916 but that the leases are not required to be filed under Section 15 of the Shipping Act. He advised that the adverse parties now have an opportunity to file exceptions to the examiner's decision, to be followed by oral argument and final decision of the Federal Maritime Commission itself, which final decision could be expected about May 1, 1965. The Port Attorney recommended, because the recommended decision of the examiner is favorable to the Port, that this Board not file exceptions to the examiner's decision but that it authorize participation by the Port Attorney in oral argument if the Commission orders oral argument in the matter. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

On recommendation of the Port Attorney, Resolution No. 15701 was passed authorizing the Port Attorney to file an action against Gallagher & Burk, Inc. and J. Y. Long Co. in connection with a claim of the Port's insurance carrier, resulting from payment by the carrier to Mrs. Fannie Hurt in connection with a fatal accident which occurred on Oakport Street during its reconstruction by Gallagher & Burk, for which the insurance carrier paid as its share of the settlement \$42,000.

On recommendation of the Executive Director, Resolution No. 15707 was passed granting McLendon Pacific Corporation permission to perform certain work, consisting of the erection of two 250-foot high radio transmitter towers

in the North Harbor area for Radio Station KABL, at an estimated cost of \$40,000., with the understanding that Radio Station KABL obtain the necessary clearances from the Federal Aviation Agency and provide adequate indemnification to the Port until the legal description of the lease area is amended to include the area where the towers are to be erected, as approved by the Board at its meeting of October 7, 1964.

The Executive Director informed the Board that the Pacific Gas & Electric Company has applied to the Corps of Engineers for a permit to install a gas line at a depth of 32 feet immediately east of the Park Street Bridge, and recommended that the Port advise the Corps of Engineers that the Port has no objection to such installation if P.G.& E. is required, at its own expense, to remove or deepen the pipe if a project to deepen the Estuary in that area is approved. This recommendation was approved on recommendation of Commissioner Brown, seconded and passed unanimously.

On recommendation of the Director of Public Relations, the Board approved the purchase of a Christmas tree for Jack London Square at a cost of \$988., on motion of Commissioner Chaudet, seconded and passed unanimously.

The Executive Director reported to the Board, in part, on the status of the proposed trial operation of ground effect machine at Oakland; the Executive Director's oral report concerning the recent annual meeting of the Airport Operators Council in New York and his visit to Houston, Texas to view a ground effects machine were put over to the next Board meeting.

On recommendation of the Port Attorney, Resolution No. 15702 was passed authorizing the Port Attorney to file certain legal action against U. S. Overseas Airlines, Inc., Aeronautical Services Unlimited, and Aircraft Investors, Inc. to recover monies due the Port.

Personnel matters, as listed on the Board Calendar, were approved by Resolution No. 15703.

President Vukasin advised that he had been approached by the office of Assemblyman Robert Crown requesting the Board of Port Commissioners make a statement at a public hearing in connection with Assembly Bill No. 2424, introduced by Assemblyman Petris for the repeal of the Buy America Act, and the matter was referred to the Executive Director for recommendation.

The continued item regarding abatement of lease rentals was called for discussion and the Port Attorney's letter of September 16, 1964 to the Board, on this subject, was reviewed. On motion of Commissioner Brown, seconded and passed unanimously, the Board determined that it establish as the policy of the Board the opinions expressed in the Port Attorney's letter of September 16, 1964 regarding abatement of lease rentals.

President Vukasin advised the Board that he was appointing Commissioner Brown as an additional member of the Board committee regarding the proposals for development of the Port of Oakland Industrial Park, which would make a committee of three, with Commissioner Kilpatrick and President Vukasin. He further stated that he and Commissioner Kilpatrick, along with the Executive Director, will meet with the principals of the Centex Corporation in Dallas, Texas enroute to New Orleans. The Port Attorney cautioned the Committee that it must not form any conclusions or decisions, or make any agreements within the Committee regarding the Industrial Park matter, as the Committee itself is a majority of the Board.

The Assistant Executive Director advised the Board that Mr. Peter T. Craven of World Air Center had twice been urged to meet with Port representatives in connection with the occupancy of World Air Center at the Airport, and that no meeting had been held, and recommended that the Port put on

its books and issue invoices to World Air Center for the fair rental value of the property occupied, in accordance with the policy of the Board established at its meeting of October 7, 1964, such billing to be in the amount of \$11,853.98 per month; to which the Board agreed on motion of Commissioner Chaudet, seconded and passed unanimously.

The Executive Director advised the Board that Mr. Clyde Gibb has requested that his application for permission to sell alcoholic beverages at The Boatel in Jack London Square be withdrawn from the Board Calendar until such time as he submits a new proposal.

On recommendation of the Executive Director the proposed lease of certain land and water areas, located at the foot of Fifth Avenue, was deferred in order that the wording of the lease might be corrected to conform to the Port's policy on permitted uses and residing on boats in marinas.

The continued item of assignment of space for a taxi-cab stand in Jack London Square was called for discussion and approved on motion of Commissioner Chaudet, seconded and passed by the following vote: Ayes: Commissioners Chaudet, Kilpatrick, Tripp and President Vukasin. Abstained: Commissioner Brown.

The continued item of creation of an additional position of Port Maintenance and Construction Supervisor was called for discussion and an ordinance was passed for print creating one additional position of Port Maintenance and Construction Supervisor, and abolishing the position of Port Maintenance Foreman.

The Airport Manager submitted a letter to the Board in connection with the continued item of purchasing of equipment and new tenant for the Airport barber shop, and recommended that the Port complete the purchase of the barber shop equipment at a cost of \$2750.00 from the present owner and that Mr. Lloyd S. Sellers be approved as the operator of the barber shop for a period of one

year, with a rental to be set at 10% of his gross business, to which the Board approved on motion of Commissioner Chaudet, seconded and passed unanimously by those present, Commissioner Tripp having stepped out of the meeting momentarily.

The Assistant Executive Director advised the Board, in connection with the continued item of the eviction of Metropolitan Yacht Club from property on the Embarcadero, that Mr. Mickey Walker has partially complied with the demands of the Port's letter of September 23, 1964 that certain maintenance work be accomplished and that Mr. Walker advises he is in the process of forming a new yacht club to occupy the building. The Port Attorney was asked to investigate as to whether or not the existing lease permits the subletting of the building for private parties.

The Executive Director reported that the organization of an Air Freight Committee is under study. Commissioner Tripp recommended that consideration be given to approaching the Committee for Better Service at Oakland International Airport, in connection with this matter prior to the formation of a new committee.

The Airport Manager reported to the Board on the increase in air cargo at the Airport, which amounted to a 25% increase for the first nine months of 1964 over the corresponding period of the previous year, and an 89% increase in air mail for the same period. The Board recommended that a letter of appreciation be sent to the Oakland Postmaster in connection with the increase of air mail traffic.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of October 16, 1964.

Summary of Cash & Accounts Receivable, Port Revenue Fund #801 for September, 1964.

List of Claims paid on Port Revenue Fund #801 for the weeks ended October 9 and October 16, 1964; and Claims paid out of 1960 Project Construction Account Fund #502 for October 6, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin - 5
Noes: None
Absent: None

"RESOLUTION NO. 15695

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH TRANS CARIBBEAN AIRWAYS,
INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with TRANS CARIBBEAN AIRWAYS, INC., a corporation, providing for the occupancy by Licensee of an area of 785 square feet on the first floor and 979 square feet on the second floor of Building L-510, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$149.94, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15696

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH SAVAGE MAGNETO SERVICE

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with BYRON SAVAGE, an individual doing business under the firm name and style of SAVAGE MAGNETO SERVICE, providing for the occupancy by Licensee of an area of 2,000 square feet under Building No. L-629, Metropolitan Oakland International Airport, for a period of one year commencing September 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15697

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT PROVIDING FOR EXTENSION
OF AGREEMENT WITH NAEGELE OUTDOOR
ADVERTISING COMPANY OF CALIFORNIA,
INC.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute that certain Agreement Providing for Extension of Agreement With NAEGELE OUTDOOR ADVERTISING COMPANY OF CALIFORNIA, INC., a corporation extending for a period of one year commencing September 1, 1964, that certain License Agreement between the parties dated September 1, 1957, granting to NAEGELE OUTDOOR ADVERTISING COMPANY OF CALIFORNIA, INC., a corporation, the right to construct and maintain certain poster panels on property of the Port of Oakland, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15698

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
SERVICEMASTER OF ALAMEDA COUNTY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain First Supplemental Agreement, dated the 1st day of July, 1964, amending that certain License and Concession Agreement dated the 1st day of May, 1964, deleting therefrom an area of 1,086 square feet in Building No. L-633 and adding thereto an area of 1,463 square feet in Building No. L-645, Metropolitan Oakland International Airport, at a total monthly rental therefor of \$65.84, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15699

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT CANCELLING LEASE NO. C4ca-
5041-A.

RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to execute that certain Cancellation Agreement with the UNITED STATES OF AMERICA, dated October 21, 1964, terminating, effective January 6, 1965, Lease No. C4ca-5041-A with the Federal Aviation Agency, concerning the occupancy by the Government of the south half of the ground floor of Building No. 126 at Metropolitan Oakland International Airport"

"RESOLUTION NO. 15700

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THE UNITED STATES OF
AMERICA.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to enter into a lease with THE UNITED STATES OF AMERICA, dated October 21, 1964, providing for the occupancy by the Government of Building No. 130, Metropolitan Oakland International Airport, being Room 10 on the first floor thereof, and Rooms 29, 30, 33, 35 and 37 on the second floor, consisting of an area of 1,802 square feet, for the term beginning October 7, 1964 and ending June 30, 1965, with certain rights of renewal, at an annual rental of \$2,594.88."

"RESOLUTION NO. 15701

RESOLUTION AUTHORIZING THE PORT ATTORNEY
TO FILE AN ACTION AGAINST GALLAGHER &
BURK, INC., AND J. Y. LONG CO.

RESOLVED that the Port Attorney be and he hereby is authorized to commence an action on behalf of this Board and in conjunction with ZURICH INSURANCE COMPANY for indemnification against GALLAGHER & BURK, INC., a corporation, and J. Y. LONG CO., ENGINEERS, a copartnership, and JACK Y. LONG and D. E. RYAN, individually and as copartners doing business under the name and style of J. Y. LONG CO., ENGINEERS, arising out of the recent action of Hurts v. City of Oakland, et al., and to take such steps in such proceedings as he may deem advisable."

"RESOLUTION NO. 15702

RESOLUTION AUTHORIZING THE PORT ATTORNEY
TO FILE CERTAIN LEGAL ACTIONS.

RESOLVED that the Port Attorney be and he is hereby authorized to commence an action against U. S. OVERSEAS AIRLINES, INC., for unpaid rent, repossession of Port property, utilities, plane storage, landing fees, public address system use and baggage equipment use; and be it

FURTHER RESOLVED that the Port Attorney be and he is hereby authorized to commence an action against AERONAUTICAL SERVICES UNLIMITED for unpaid rent, utilities and delinquent account assumed on behalf of Transient Aircraft Maintenance Service; and be it

FURTHER RESOLVED that the Port Attorney be and he is hereby authorized to commence an action against AIRCRAFT INVESTORS, INC., for plane storage; and be it

FURTHER RESOLVED that the Port Attorney be and he is hereby authorized to take such steps in such proceedings as he may deem advisable."

"RESOLUTION NO. 15703

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that the following appointments hereby are ratified:

JOSEPH H. MYERS, Airport Serviceman, effective October 16, 1964;

MARILYN A. HOFFSCHNEIDER, Intermediate Typist Clerk, effective October 13, 1964;

and be it

FURTHER RESOLVED that the appointment of BYRON A. KUHL to the position of Extra Position No. 2 (Junior Accountant Auditor), for limited duration, effective October 13, 1964, be and the same hereby is ratified; and be it

FURTHER RESOLVED that the appointment of KATHERINE P. KOUTOUFAS to the position of Intermediate Typist Clerk, for limited duration, effective October 16, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15704

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH OAKLAND HARBOR ANCHORAGE,
INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with OAKLAND HARBOR ANCHORAGE, INC., a corporation, providing for the occupancy by Licensee of 2.8 acres of water area near Nineteenth Avenue and the Embarcadero, for a period of one year commencing August 1, 1964, at a monthly rental of \$875.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15705

RESOLUTION DIRECTING RECORDATION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
OAKLAND SCAVENGER COMPANY.

RESOLVED that the Port Attorney is hereby directed to record that certain First Supplemental Agreement dated June 1, 1960 between the City of Oakland, acting by and through this Board, and OAKLAND SCAVENGER COMPANY, a corporation, amending Paragraph 2 of that certain Lease between said parties dated January 5, 1959 and recorded January 23, 1959 in Book 8911 Official Records of Alameda County, California, at page 145."

"RESOLUTION NO. 15706

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
AAXICO AIRLINES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain First Supplemental Agreement, dated the 16th day of September, 1964, amending that certain License and Concession Agreement dated the 1st day of December, 1963, deleting therefrom an area of 3,079 square feet in Building No. L-510 and 4,862 square feet of automobile parking area, Metropolitan Oakland International Airport, and reducing the rental for the remaining premises to the sum of \$63.27 per month, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15707

RESOLUTION GRANTING McLENDON PACIFIC
CORPORATION PERMISSION TO PERFORM
CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by McLENDON PACIFIC CORPORATION, a corporation, for the erection of two 250-foot radio transmitter towers on its leased premises and certain adjacent premises in the North Harbor Area, at an estimated cost to said applicant of \$40,000.00, are hereby approved and permission to perform said work is hereby granted; and be it

FURTHER RESOLVED that the approval and permission hereby granted shall be and the same are hereby subject to the following express conditions:

1. That said applicant shall procure any required approval from the Federal Aviation Agency; and

2. That with respect to any portion of the said work performed on property lying outside of the applicant's leased premises, applicant shall execute and deliver to the Port an indemnification agreement in form satisfactory to the Port Attorney."

"RESOLUTION NO. 15708

RESOLUTION AUTHORIZING SALE OF CERTAIN
PERSONAL PROPERTY LOCATED AT THE FORMER
SOUTHERN PACIFIC MOLE.

RESOLVED that twenty railroad rails and approximately four hundred feet of two-inch pipe located at the former Southern Pacific Mole, be and the same are hereby sold to ACE IRON AND METAL CO. for the sum of \$210.00, being the highest and best bid therefor after the receipt of informal bids; and be it

FURTHER RESOLVED that approximately ten metal telephone poles located at the former Southern Pacific Mole, be and the same are hereby sold to WESTERN IRON AND METAL CO. for the sum of \$15.33 each, being the highest and best bid therefor after the receipt of informal bids; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute any necessary Bill of Sale in connection therewith."

"RESOLUTION NO. 15709

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THOMPSON BROS., INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1964 with THOMPSON BROS., INC., a corporation, providing for the occupancy by Licensee of an area of 68,700 square feet in Building No. B-203, for a period of one year commencing November 1, 1964, at a monthly rental of \$3,091.50, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick
and Tripp - 4

Noes: None

Absent: None

Abstain: President Vukasin - 1

"RESOLUTION NO. 15710

RESOLUTION COMMENDING PRESIDENT GEORGE
J. VUKASIN UPON HIS SELECTION AS ONE
OF CALIFORNIA'S OUTSTANDING YOUNG MEN
OF 1964.

WHEREAS, GEORGE J. VUKASIN, for many years, has been an outstanding leader in local civic and political affairs; and

WHEREAS, GEORGE J. VUKASIN was appointed to the Board of Port Commissioners on July 20, 1961; and

WHEREAS, GEORGE J. VUKASIN became President of the Board of Port Commissioners on January 1, 1964; and

WHEREAS, GEORGE J. VUKASIN has exhibited dynamic energy in the promotion and operation of the Port of Oakland as a member of the Board of Port Commissioners; now, therefore, be it

RESOLVED that the Board of Port Commissioners of the City of Oakland extends its congratulations to President GEORGE J. VUKASIN upon being selected as one of California's outstanding young men of 1964 by the California Junior Chamber of Commerce, and heartily endorses his selection for this high honor."

Port Ordinance No. 1286 being, "AN ORDINANCE ADDING SECTION 10.081 TO PORT ORDINANCE NO. 867, CREATING THE POSITION OF AIRPORT JANITOR FOREMAN," having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin - 5

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTIONS 9.00 AND 9.01 OF PORT ORDINANCE NO. 867, CREATING AND ABOLISHING CERTAIN POSITIONS," was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin - 5

Noes: None

Absent: None

There being no further business and on motion duly made and seconded the meeting was adjourned at 5:18 p.m.


SECRETARY

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action NOV 16 1964
*approved as written
and filed*

The meeting was held on Monday, November 2, 1964, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin - 5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Assistant Chief Engineer; Public Relations Director; and Secretary of the Board; and for a portion of the meeting: Manager, Marine Terminal Department; Assistant Terminal Superintendent (Office); Manager, Properties Department; Secretary-Stenographer, Evelyn Johnson; and Truck Driver, Willis Anderson.

Visitors attending the meeting included Mrs. Grace Carpenter, representing the League of Women Voters of Oakland, and Mr. Barry Netherwood, Promotion Manager, Athens Athletic Club.

Vice President Brown opened the meeting in the temporary absence of the President. The minutes of the regular meeting of October 21, 1964 were approved as read and ordered filed.

The Board took the following action in connection with contracts:

Accepted work performed by Malott & Peterson Roofing Co. as completed on October 13, 1964 under contract for roofing Building H-227, Foot of 8th Avenue by passage of Resolution No. 15722.

Extended time to and including October 30, 1964 for performance of contract with Coast Apparatus

Inc. for furnishing one 2,500 gallon tanker (nurse truck) and one light-weight rescue vehicle by passage of Resolution No. 15723 and accepted contract as completed on that date by passage of Resolution No. 15724.

President Vukasin arrived at 2:15 p.m. and assumed the chair.

Mr. M. J. Ratazzi was introduced to members of the Board by the Manager, Marine Terminal Department and was presented with a pin denoting 35 years service to the Port by President Vukasin.

Mrs. Evelyn Johnson was introduced to members of the Board by the Manager, Properties Department and was presented with a pin denoting 15 years service to the Port by Vice President Brown.

Mr. Willis Anderson was introduced to members of the Board by the Assistant Chief Engineer and was presented with a pin denoting 15 years service to the Port by Commissioner Chaudet.

On recommendation of the Assistant Chief Engineer, Resolution No. 15719 was passed ratifying and confirming emergency repairs made to the Oakland Sea Food Grotto Restaurant building caused by a fire which occurred on October 8, 1964 resulting in damage estimated at \$8,000.

The design for a proposed sign to be installed on the restaurant building on Earhart Drive was viewed by members of the Board and Resolution No. 15725 was passed granting Ace Electric Sign Co. permission to erect such a sign.

On motion of Commissioner Chaudet, seconded and passed unanimously, the Board approved the following changes in airport tenancies:

CHANGES IN AIRPORT TENANCIES:

Associated Aerospace Activities for additional 2,658 square feet of storage space in the building, L-711, for an increase of \$126.26 in monthly rental, beginning November 1, 1964, making a new total of \$677.51.

Raymond W. Brown to occupy 2,000 square feet of building L-604 at a monthly rental of \$110.00, beginning December 1, 1964.

Craig, Dunmire & Associates, Inc. relinquish occupancy of room #20 on the first floor of building L-130 and add rooms 39 and 41 on the second floor, for an increase of monthly rental by \$24.00, for a total of \$158.16, beginning November 1, 1964.

Fueling Maintenance Company to occupy garage L-833 at a quarterly rental of \$75.00, beginning December 1, 1964.

Press/Craft to relinquish rooms 1, 2, 3, and 4 of Airport building L-130 at a monthly rental of \$105.96, including heat and light, to move to larger quarters in building L-240 at \$66.00 monthly, with utilities billed separately, beginning November 1, 1964.

Albert E. Renard to occupy 2,620 square feet of building L-633 at a monthly rental of \$117.90 beginning November 1, 1964. This will be the minimum monthly rental, the total of which will be based on 5% of the gross receipts for in-flight meals.

Stauffer Chemical Company to rent T-hangar L-1005D, at \$110.00 monthly, beginning November 1, 1964.

Perry Stevens to occupy 1,552 square feet of building L-801 at a monthly rental of \$69.84, beginning December 1, 1964.

The U. S. Army Engineers to relinquish 25,000 square feet of former Oakland Naval Air Station building L-825, for an Air Force Recovery Unit office, at an annual rental of \$1.00. To occupy 4,612 square feet in building L-727, at a similar rental, beginning November 1, 1964, to conduct an Air Postal Flight Training Program.

Valley Aircraft Supply to rent 323 square feet of office space in building L-510 and 4,100 square feet of storage area in building L-831A, for a total monthly rental of \$211.96, beginning November 1, 1964.

Western Airmotive Company, Inc. to sublet a portion of its hangar area to the U. S. Forest Service to store an aircraft which Western Airmotive has a contract to maintain.

By passage of Resolution No. 15720 the Board consented to assignment of license and concession agreement from Benny U. Ringor to T. George Johnson for Terminal Lunch restaurant at the foot of Clay Street.

The Manager, Properties Department, informed the Board that Mr. W. J. Murphy, president of Murphy's, Inc., lessee of 2.7 acres of property in the Port of Oakland Industrial Park, has requested abatement of rental for three months from November 1, 1964, the commencement date for rental under the lease, due to

"circumstances beyond his control". It was recommended that the request be denied on the basis that reasons given were not sufficient to conclude that the delay was entirely beyond the control of Murphy's, Inc. The recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The Executive Director and the Assistant Chief Engineer made oral reports to the Board on the invitation to the Port to appear at a public hearing to present its position on proposed legislation to repeal the California Buy America Act, and recommended that the Port take no position on the matter. A motion that the Port take no position on the proposed legislation was made by Commissioner Tripp, seconded by Commissioner Kilpatrick. A motion to table the matter was then made by Commissioner Chaudet, seconded by Commissioner Brown and passed by the following vote: Ayes: Commissioners Brown, Chaudet and President Vukasin. Noes: Commissioners Kilpatrick and Tripp.

The requests of Howard Terminal and Encinal Terminals to make certain changes in their respective terminal tariffs, having to do with wharf demurrage and storage charges, were approved on motion of Commissioner Chaudet, seconded and passed unanimously. Similar changes were made in the Port of Oakland Tariff by passage of an ordinance to print.

The Port Attorney presented to the Board the revisions to the proposed new Oakland City Charter as drafted by the Charter Revision Committee, of those sections which pertain to the operations of the Port Department, which are to be made available to the City Council and other interested parties not later than November 10 for formal discussion on November 24. The revisions as presented were the joint effort of the Port Attorney and Vice President Brown, and included a brief statement following each section of the reasons for the

suggested changes. Following discussion, a motion by Commissioner Tripp that the Board reiterate its previous position that it favors the retention of the present wording of the City Charter, except for those amendments already discussed with the City Council, but recognizes the Council's right to present proposed amendments to the electorate, and that if such changes are made they should be of a nature as to provide for the continued growth and prosperity of the Port of Oakland; and that the draft as presented should be submitted for consideration by the Council and the President of the Board, together with the Executive Director, and the Port Attorney should present the Board's position before the City Council on November 24, 1964. The motion was seconded and passed unanimously.

On recommendation of the Port Attorney, Resolution No. 15711 was passed denying application for leave to present late claim of Horst W. Dziura in connection with an accident which occurred at the Airport on February 25, 1964.

The Assistant Chief Engineer transmitted a letter to the Board recommending that a position of Senior Mechanical and Electrical Engineer be established replacing one junior engineer in the electrical and mechanical section of the Engineering and Maintenance Department, which recommendation was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Personnel matters, as listed on the Board Calendar, were approved by passage of Resolutions number 15726 and 15727.

The Director, Fiscal Affairs transmitted a letter to the Board recommending that \$400,000 of the Port Revenue Fund cash be invested in U. S. Treasury Bills with a due date of January 14, 1965 and \$350,000 similarly invested with due date of May 31, 1965, which investment was approved on passage of Resolution No. 15721.

The reports from the Executive Director on the recent meeting of the American Association of Port Authorities in New Orleans and the Airport Operators Council in New York were put over to a future meeting of the Board.

The continued item of the demonstration operation of ground effects machine in Oakland was called up for discussion. The Executive Director made an oral report on his viewing of the machine in Houston, at which time the machine was inoperable due to lack of a needed replacement part. The craft seated only 15 persons in its present configuration, which might be increased to 18 by the addition of aisle seats. The minimum freeboard required that the craft land on a solid platform, rather than sitting in the water for baggage handling, because the baggage compartment would ship water from even small waves. He also stated that the one engine on this model, which is the type which would be used in Oakland, makes it less maneuverable than the two engine craft originally viewed and the operation is not as smooth. This report was supplemented by those who viewed and rode on the craft in New Orleans, namely, Commissioners Kilpatrick, Tripp and President Vukasin, who indicated some concern over the roughness of the ride. The Assistant Executive Director advised the Board that he was to have met with Mr. Cole of the Housing and Home Finance Agency during the previous week but that Mr. Cole cancelled the meeting and advised, through a phone conversation, that the Oakland demonstration project has a low priority for available HHFA funds. He advised that Mr. Bagan of San Francisco & Oakland Helicopter Airlines, the proposed operator of the crafts during the Oakland demonstration period, feels that if the project is to go forward it will be necessary to make personal contacts in Washington, D. C. at the earliest possible date. The Executive Director stated that, in his opinion, the project will promote and draw national

attention to Oakland and that the application to HHFA should be aggressively pursued. A motion to that effect was made by Commissioner Brown and seconded by Commissioner Tripp. During discussion on the motion it was suggested that, prior to taking such action, Mayor Houlihan should be consulted as the originator of the project. It was determined that this meeting would be adjourned to Wednesday, November 4, at the hour of 3:30 p.m. to continue discussions on this subject with Mayor Houlihan and that Mr. M. Bagan be invited to participate. No action was taken on the motion.

Commissioner Brown excused himself from the meeting at 3:50 p.m.

The Board was informed that a meeting of full Board with Centex Co., Inc. is scheduled for 12 noon, Monday, November 9, 1964, which will be an adjourned meeting of the Board.

The Executive Director submitted a letter to the Board regarding the formation of an Air Cargo Committee, recommending that the Industrial Traffic Managers Aviation Council be the vehicle employed to activate an air cargo committee and outlined a program for the approach to the problem. His recommendation was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The Assistant Executive Director informed the Board of a letter written to World Air Center on October 27 advising that rental bills were being issued to World, in accordance with rates agreed to by the Board on October 7, 1964, during a meeting attended by Mr. Craven of World Air Center. He further advised that Mr. Craven had replied to this letter on October 29 to the effect that he hoped an agreement could be reached regarding the entire problem.

The Executive Director stated that, in his opinion, the matter of rental rates had been concluded by the Board and the only subjects requiring further negotiation were the terms of the long-term lease and financing of improvements required by World. Board members indicated some concern over the position taken by the staff in this matter and asked that a transcript be made of the tape recording of the Board meeting of October 21 regarding the subject, for further review.

On motion of Commissioner Tripp, seconded and passed unanimously, the President of the Board and the Executive Director were authorized to appear before the Bay Area Conservation Study Commission to explain projects of the Port which require further development of tidelands.

The Executive Director informed the Board as to the results of the United Crusade fund raising program at the Port and its success over previous years, and complimented Mr. Ross Linson who headed the campaign and Mrs. Patricia Wilson who assisted him. The Board directed that an appropriate resolution be prepared complimenting the Port employees and commending Mr. Linson and Mrs. Wilson for their efforts.

The following written reports were noted and filed:

Status report

Summary of Cash-Port Revenue and Construction Accounts as of October 29, 1964

Report of Revenue Derived from Lessees Renting from the Port of Oakland on a Percentage Basis for the month of October 1964

Accounts Receivable 60 days or More in Arrears as of October 29, 1964

List of Claims Paid on Port Revenue Funds #801 for the weeks ended October 23 and October 29, 1964

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15711

RESOLUTION DENYING APPLICATION FOR LEAVE
TO PRESENT LATE CLAIM OF HORST W. DZIURA.

WHEREAS, HORST W. DZIURA, on the 16th day of October, 1964, presented his application for leave to present late claim against the City of Oakland for personal injuries alleged to have been sustained on the 25th day of February, 1964, at Metropolitan Oakland International Airport; and

WHEREAS, the period specified in Section 911.2 of the Government Code of the State of California for the filing of this claim expired on the 4th day of June, 1964, said date being the one hundredth day after the occurrence alleged by applicant, and

WHEREAS, this Board does hereby find that applicant's failure to present a claim within the time specified in said Section 911.2 was not due to mistake, inadvertence, surprise or excusable neglect and, further, that the City of Oakland has been prejudiced by applicant's failure to present a claim within the time specified in said Section 911.2; now, therefore, be it

RESOLVED that said application be and it hereby is denied."

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

Ayes: Commissioners Chaudet, Kilpatrick, Tripp
and President Vukasin -4

Noes: None

Absent: Commissioner Brown -1

"RESOLUTION NO. 15712

RESOLUTION GRANTING PERMISSION TO
WESTERN AIRMOTIVE COMPANY, INC., TO
SUBLET PREMISES.

RESOLVED that WESTERN AIRMOTIVE COMPANY, INC., a corporation, hereby is permitted to sublet a portion of its licensed premises consisting of an area sufficient for the storage of one aircraft to the UNITED STATES FOREST SERVICE, subject to each and all of the terms and conditions of the

existing agreement between said WESTERN AIRMOTIVE COMPANY, INC., and the Port."

"RESOLUTION NO. 15713

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH AIRWELD, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of June, 1964, with AIRWELD, INC., a corporation, providing for the occupancy by Licensee of an area of 960 square feet in Building L-848 and 640 square feet in Building L-867, Metropolitan Oakland International Airport, for a period of one year commencing June 1, 1964, at a monthly rental of \$72.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15714

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH SAN FRANCISCO & OAKLAND
HELICOPTER AIRLINES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with SAN FRANCISCO & OAKLAND HELICOPTER AIRLINES, INC., a corporation, providing for the occupancy by Licensee of all of Buildings L-807, L-808, L-809, L-820 and L-872, Metropolitan Oakland International Airport, for a term commencing August 1, 1964 and continuing to and including July 31, 1965, or until the commencement of a long-term lease upon said premises, whichever shall occur first, at a monthly rental of \$2,083.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15715

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH HURRICANE STEEL INDUSTRIES.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of August, 1964, with HURRICANE STEEL INDUSTRIES, a corporation, providing for the occupancy by Licensee of an open area of 24,000 square feet, together with Building No. J-218 containing 1,034 square feet, fronting on Nineteenth Avenue and north of Livingston Street, for a period of one year commencing August 1, 1964, at a monthly rental of \$271.40, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15716

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH AERO PARTS UNLIMITED.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with ARLAND V. STOKES and LEROY SWANSON, copartners doing

business under the firm name and style of AERO PARTS UNLIMITED, providing for the occupancy by Licensee of an area of 4,100 square feet in Building No. L-804, Metropolitan Oakland International Airport, for a period of one year commencing September 1, 1964, at a monthly rental of \$184.50, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15717

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH AIRCRAFT WORKERS LODGE
#854, I.A.M.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with AIRCRAFT WORKERS LODGE #854, I.A.M., providing for the occupancy by Licensee of an area of 1,530 square feet in Building No. L-731, Metropolitan Oakland International Airport, for a period of one year commencing September 1, 1964, at a monthly rental of \$68.85, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15718

RESOLUTION APPROPRIATING \$2,750.00
FOR PURCHASE OF AIRPORT BARBER SHOP
EQUIPMENT.

RESOLVED that there is hereby appropriated out of the Port Revenue Fund the sum of \$2,750.00 for the purpose of paying to JOHN GUERRA the agreed purchase price of the equipment located in the barber shop at Metropolitan Oakland International Airport."

"RESOLUTION NO. 15719

RESOLUTION RATIFYING AND CONFIRMING
EMERGENCY REPAIRS MADE TO OAKLAND SEA
FOOD GROTTO RESTAURANT BUILDING.

WHEREAS, on October 8, 1964, it became necessary to make immediate repairs to the Oakland Sea Food Grotto restaurant building necessitated by an October 7, 1964 fire in said building in order that the restaurant could reopen for business as soon as possible; and

WHEREAS, the situation constituted an extreme emergency where delay incident to the making of such repairs pursuant to the competitive bidding requirements of the City Charter would have caused serious loss or injury to the City of Oakland; now, therefore, be it

RESOLVED that the Board of Port Commissioners does hereby find and determine that an extreme emergency existed where delay incident to the making of such repairs pursuant to the competitive bidding requirements of the City Charter would have caused serious loss or injury to the City of Oakland; and be it

FURTHER RESOLVED that the action of the Executive Director and Chief Engineer in causing the necessary repairs to be made to the said building at a cost of approximately

\$8,000.00, without the advertising for bids therefor, be and the same is hereby ratified and confirmed."

"RESOLUTION NO. 15720

RESOLUTION CONSENTING TO ASSIGNMENT OF
LICENSE AND CONCESSION AGREEMENT FROM
BENNY U. RINGOR TO T. GEORGE JOHNSON.

WHEREAS, the Port and BENNY U. RINGOR, an individual doing business under the firm name and style of TERMINAL LUNCH, as Licensee, entered into a certain License and Concession Agreement dated the 1st day of July, 1964 for the occupancy by Licensee of that certain restaurant store situate in the building adjacent to the quay wall between Grove Street and Clay Street Piers, for a term of one year commencing July 1, 1964; and

WHEREAS, said BENNY U. RINGOR requests the consent of the Port to the assignment of said License and Concession Agreement to T. GEORGE JOHNSON; now, therefore, be it

RESOLVED that consent hereby is granted said BENNY U. RINGOR to assign said License and Concession Agreement to T. GEORGE JOHNSON upon the express conditions that said T. GEORGE JOHNSON will assume all the obligations and liabilities of said BENNY U. RINGOR under said License and Concession Agreement, and that said BENNY U. RINGOR is not hereby released from any obligation or liability under said License and Concession Agreement."

"RESOLUTION NO. 15721

RESOLUTION AUTHORIZING THE CITY TREASURER
TO INVEST FUNDS OF THE PORT IN UNITED
STATES TREASURY BILLS.

RESOLVED that the City Treasurer be and he is hereby authorized to invest funds of the Port in an amount not exceeding \$400,000.00 in United States Treasury Bills and maturing January 14, 1965; and be it

FURTHER RESOLVED that the City Treasurer be and he is hereby authorized to invest funds of the Port in an amount not exceeding \$350,000.00 in United States Treasury Bills and maturing May 31, 1965."

"RESOLUTION NO. 15722

RESOLUTION ACCEPTING WORK PERFORMED
BY MALOTT & PETERSON ROOFING CO.,
AND AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION.

WHEREAS, MALOTT & PETERSON ROOFING CO., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated September 4, 1964 (Auditor-Controller's No. 12921), for roofing Building H-227, foot of 8th Avenue; now, therefore, be it

RESOLVED that said work be and it is hereby accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15723

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH COAST APPARATUS INC.

RESOLVED that the time for the performance of the contract with COAST APPARATUS INC., a corporation, for the furnishing and delivering of one 2,500 gallon tanker and one light rescue vehicle to Metropolitan Oakland International Airport, in accordance with Item C of its bid (Auditor-Controller's No. 12392), be and it hereby is extended to and including October 30, 1964 without assessment of liquidated damages."

"RESOLUTION NO. 15724

RESOLUTION ACCEPTING ONE 2,500 GALLON
TANKER AND ONE LIGHT RESCUE VEHICLE
SUPPLIED UNDER CONTRACT WITH COAST
APPARATUS INC.

WHEREAS, COAST APPARATUS INC., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port dated May 22, 1963 (Auditor-Controller's No. 12392) for furnishing and delivering one 2,500 gallon tanker and one light rescue vehicle to Metropolitan Oakland International Airport; now, therefore, be it

RESOLVED that said 2,500 gallon tanker and said light rescue vehicle be and they are hereby accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same are hereby ratified, confirmed and approved."

"RESOLUTION NO. 15725

RESOLUTION GRANTING ACE ELECTRIC SIGN CO.
PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application submitted by ACE ELECTRIC SIGN CO. for the construction of a 18'6" x 6'0" electric wall sign to be placed on the leased premises of BIER-HOF, a corporation, at Metropolitan Oakland International Airport, at a cost of approximately \$1,000.00, hereby is approved, and permission to perform the work hereby is granted.

"RESOLUTION NO. 15726

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that the appointment of BYRON A. KUHLE to the position of Junior Accountant Auditor, effective October 26, 1964, be and the same hereby is ratified; and be it

FURTHER RESOLVED that the appointment of HELEN L. BRUSSTAR to the position of Intermediate Typist Clerk, for limited duration, effective October 21, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15727

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE

RESOLVED that leaves of absence for the following employees, without pay, for the reasons and time respectively shown, be and the same hereby are approved:

ALICE M. STIGEN, Intermediate Stenographer-Clerk, on account of off duty injury, for eight working days commencing November 2, 1964; and

DONALD W. POWERS, Port Maintenance Laborer, on account of on duty injury, for eighteen working days commencing November 2, 1964."

"RESOLUTION NO. 15728

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH AMERIO DRUG COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with AMERIO DRUG COMPANY, a corporation, providing for the occupancy by Licensee of an area of 2,000 square feet in Building No. J-316, Livingston-Dennison Street Area, for a period of one year commencing September 1, 1964, at a monthly rental of \$60.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15729

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH AMERICAN TIRE PRODUCTS COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with SAM YESZIN, an individual doing business under the firm name and style of AMERICAN TIRE PRODUCTS COMPANY, providing for the occupancy by Licensee of an open area of 7,500 square feet near the foot of Sixth Avenue, for a period of one year commencing September 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15730

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH C AND M SALES COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with CAESAR F. MENDEZ, an individual doing business under the firm name and style of C AND M SALES COMPANY, providing for the occupancy by Licensee of an area of 2,650 square feet in Building No. L-635, Metropolitan Oakland International Airport, for a period of one year commencing September 1, 1964, at a monthly rental of \$119.25, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15731

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH EMSCO RICE MILLS, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with EMSCO RICE MILLS, INC., a corporation, providing for the occupancy by Licensee of an area of 28,825 square feet in Building No. J-215 at the corner of Nineteenth Avenue and Livingston Streets, for a period of one year commencing September 1, 1964, at a monthly rental of \$1,153.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15732

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH MACMILLAN RING-
FREE OIL CO., INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of October, 1964, with MACMILLAN RING-FREE OIL CO., INC., a corporation, providing for the occupancy by Licensee of Terminal Building "G" (Building No. C-311) located between Terminal and Orient Streets in the Outer Harbor Terminal Area, for a period of one year commencing October 1, 1964, at a monthly rental of \$250.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15733

RESOLUTION AUTHORIZING EXECUTION OF FIRST
SUPPLEMENTAL AGREEMENT WITH AERO DYNE
SUPPLY CO.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with ED MORENO and MARVIN J. LANDRUM, copartners doing business under the firm name and style of AERO DYNE SUPPLY CO., dated October 1, 1964, modifying that certain License and Concession Agreement dated August 1, 1964, by adding thereto an area of 241 square feet in Building No. L-731, Metropolitan Oakland International Airport, at an additional rental

therefor of \$10.84 per month, effective October 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

Port Ordinance No. 1287 being, "AN ORDINANCE AMENDING SECTIONS 9:00 AND 9.01 OF PORT ORDINANCE NO. 867, CREATING AND ABOLISHING CERTAIN POSITIONS," having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Chaudet, Kilpatrick, Tripp
and President Vukasin - 4

Noes: None

Absent: Commissioner Brown - 1

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING CERTAIN ITEMS OF PORT ORDINANCE NO. 964 RELATING TO WHARF DEMURRAGE AND STORAGE," was read the first time and passed to print by the following vote:

Ayes: Commissioners Chaudet, Kilpatrick, Tripp
and President Vukasin - 4

Noes: None

Absent: Commissioner Brown - 1

The meeting was adjourned at 4:15 p.m. to 3:30 p.m. on Wednesday, November 4, 1964.

At the hour of 3:30 p.m., on Wednesday, November 4, 1964, the Board reconvened in its office, Room 376, 66 Jack London Square.

Commissioners present: Brown, Tripp and President
Vukasin - 3.

Commissioners absent: Chaudet and Kilpatrick - 2.

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

Visitors attending the meeting included Mayor John C. Houlihan; Mr. Michael Bagan of San Francisco & Oakland Helicopter Airlines; Mrs. C. B. Carpenter of the League of Women Voters, Oakland; and Mr. Barry Netherwood, Promotion Manager, Athens Athletic Club.

President Vukasin stated that this adjourned meeting had been called for the express purpose of determining the Port's position and action to be taken regarding the proposed demonstration period for ground effects machines in Oakland, which would be financed under a grant from the Housing and Home Finance Agency of \$800,000 and an additional \$400,000 split between the Port of Oakland, San Francisco & Oakland Helicopter Airlines and Bell Aerosystems, Inc., with the City of Oakland contributing \$90,000 as a part of the Port's share.

Mr. Bagan stated that he was very highly impressed with the demonstration ride he had taken in New Orleans on one of the crafts which would be used in Oakland. He stated that he had had many inquiries from interested parties which indicated to him that the project would draw a great amount of national interest, which would place the manufacturers of the crafts in a position where they could not afford to permit a failure of the demonstration in Oakland. He stated that many of the faults of the present craft could be overcome by installing a more powerful engine, which General Electric desires to do. It was Mr. Bagan's opinion that additional seats could be installed for a total of 18, which would result in a seat mile cost of about 50% that of the single engine helicopters now being operated. He stated that present plans call for the ground effects machine operation to be scheduled to depart from Marin County, downtown San Francisco, and the San Francisco Airport to meet each of the jet flights departing from Metropolitan Oakland International Airport and that rates would be the same as those charged on the helicopters.

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Mayor Houlihan urged the Board to proceed with the project stating that he would be traveling on other City matters and would be available in Washington, D.C. on Tuesday, November 10, to take part in any meetings that might be required. A motion was then made by Commissioner Tripp that the Board proceed with the project and make every effort toward obtaining approval of the application now pending before the HHFA. The motion was seconded and passed unanimously.

Mr. Bagan stated that he would also make the trip to Washington, D. C. to assist in the meetings on November 10.

Resolution No. 15734 was then passed authorizing Commissioner Brown and the Assistant Executive Director to proceed to Washington, D. C.

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

Ayes: Commissioners Brown, Tripp and President
Vukasin - 3
Noes: None
Absent: Commissioners Chaudet and Kilpatrick - 2

"RESOLUTION NO. 15734

RESOLUTION AUTHORIZING COMMISSIONER
EDWARD G. BROWN AND THE ASSISTANT
EXECUTIVE DIRECTOR TO PROCEED TO
WASHINGTON, D. C.

RESOLVED that Commissioner EDWARD G. BROWN and the Assistant Executive Director be and they are hereby authorized to proceed to Washington, D. C., commencing November 9, 1964, to attend meetings with the Housing and Home Finance Agency and San Francisco & Oakland Helicopter Airlines, Inc., concerning the operation of air cushion vehicles, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

"RESOLUTION NO. 15735

RESOLUTION COMMENDING EMPLOYEES OF
THE PORT OF OAKLAND FOR THEIR CONTRI-
BUTIONS TO THE UNITED BAY AREA CRUSADE.

WHEREAS, employees of the Port of Oakland have contributed the sum of \$5,001.51 to the 1964 UNITED BAY AREA CRUSADE, said sum being 173% of the assigned goal in

contrast to contributions totaling 87% of the assigned goal in 1963; and

WHEREAS, the employees of the Port of Oakland who made this result possible and, particularly, those handling the campaign therefor are entitled to the gratitude of the Board of Port Commissioners for their outstanding effort; now, therefore, be it

RESOLVED that the Board of Port Commissioners of the City of Oakland does hereby commend the employees of the Port of Oakland and, particularly, ROSS G. LINSON, Chairman, and PATRICIA WILSON who handled the campaign for funds, for their outstanding contributions made to the 1964 UNITED BAY AREA CRUSADE."

The meeting was adjourned at 4:30 p.m. to 1:30 p.m. Monday, November 9, 1964.

* * * * *

At the hour of 1:30 p.m., on Monday, November 9, 1964, the Board reconvened in its office, Room 376, 66 Jack London Square, President Vukasin presiding.

Commissioners present: Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Commissioners absent: None

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

Visitors attending the meeting included the following gentlemen connected with Centex Construction Co., Inc.; George R. Concannon, Concannon Co.; Jack Pritzker, Attorney; Frank M. Crossen, Wm. W. Dillard, Thomas Lively and Raleigh Blakely of Centex Dallas; Louis S. Kahnweilor, Marshall Bennett and Howard G. Krafsur of Centex Chicago; John L. Chapman, Wm. H. Acheson and John L. Chapman of Associated Construction Co.; and Mrs. Grace Carpenter, representing the League of Women Voters of Oakland.

President Vukasin explained that this adjourned meeting had been called for the express purpose of giving the entire

membership of the Board the opportunity to meet with all of the principals of the Centex organization and to obtain answers to any questions they might have regarding the Centex proposal for the development of Port lands in the Port of Oakland Industrial Park. He informed those present that a similar meeting is scheduled with the principals of Cabot, Cabot & Forbes Co., which company has also submitted a proposal to the Port for development of the same area.

Mr. Jack Pritzker, attorney for the Centex group, explained the history of the development of the Centex Industrial Park in Chicago, Illinois and Mr. Marshall Bennett showed a series of 35 mm colored slides of the buildings constructed in the Chicago park.

Mr. Bennett then explained the proposed program for Oakland, stating that as the Oakland property is in the center of a large population area of some $4\frac{1}{2}$ million people; and is or can be served by 3 major railroads; and is in the hub of a trucking center as well as being adjacent to the Port's deep water marine terminals, he pictures the development as a distribution center rather than a research and development type of industrial park. In his opinion about 1/3 of the development would require direct service by railroad spurs.

When asked about value of lands, he would not give a definite figure for any particular area but stated that this would be a part of the proposed study to be made, which would include a market feasibility study, an engineering study, and a financing analysis. Such a study would require approximately six months and would be undertaken by Centex at their expense with the completed study made available to the Port. Such a study will be made on the basis that the Port will not deal with any other developer during the study period and that a final determination will be made jointly by Centex and the Port upon completion of the study.

Mr. Bennett stated further that the development of the Port lands would be done on a joint venture basis, with the value of the bare land to be determined from the selling price according to the following formula: 1/3 of the selling price would be set aside as cost of land and development, including fill, utilities and street construction and lighting, with the amount remaining after costs of improvements going to the Port as original land value; 1/3 of the selling price would be set aside as the developer's cost of operating, including administration, brokerage fees, engineering, legal costs, taxes, etc. with any surplus being split evenly between the Port and Centex; the other 1/3 of the selling price would be split evenly between the Port and Centex as sharing of the profit.

There continued a question and answer period during which principals of Centex and the Port both asked and answered questions. The Centex people were told that a meeting is scheduled with Cabot, Cabot & Forbes Co. on November 30, 1964 and the Board would make a determination, probably at its first meeting in December, as to its acceptance of the Centex proposal. It was agreed that such a decision would be made by the Board by December 15, 1964.

Visitors at the meeting, representing Centex interests, departed at 2:50 p.m.

The Executive Director advised the Board that certain repairs to Building L-812 at the Airport had been completed by W. A. Rose Co. and Resolution No. 15736 was passed accepting work performed.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin - 5
Noes: None
Absent: None

"RESOLUTION NO. 15736

RESOLUTION ACCEPTING WORK PERFORMED
BY W. A. ROSE CO. AND AUTHORIZING
RECORDATION OF NOTICE OF COMPLETION.

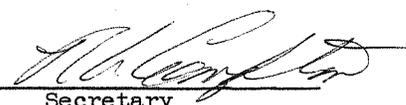
WHEREAS, W. A. ROSE CO., a corporation, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated February 25, 1964 (Auditor-Controller's No. 12669), for making repairs to roof structure of Building L-812, Metropolitan Oakland International Airport; now, therefore, be it

RESOLVED that said work be and it is hereby accepted; and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

There being no further business and on motion duly made and seconded the meeting was adjourned at 3:15 p.m.


Secretary

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

Secretary *[Signature]*
Action **DEC 7 1964**
*approved as written
and filed*

The meeting was held on Monday, November 16, 1964, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Tripp and
President Vukasin - 4

Commissioners absent: Kilpatrick - 1

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Public Relations Director; Airport Manager; the Secretary of the Board; and for a portion of the meeting the Assistant Chief Engineer and the Port Purchasing Agent.

Visitors included Mrs. Fritz J. Hope, League of Women Voters; Burton H. Ladensohn, Wonderlite Neon Products Company; Frank B. Mansfield, Architect for Murphy's Inc.; Brian Cooke, Vice President and Treasurer, World Air Center; Clyde Gibb, representing Mardeco, Inc.; Harry Bruno, Architect; and Andrew Franichevich, of the Oakland Sea Food Grotto.

The minutes of the regular meeting of November 2, 1964, the adjourned regular meeting of November 4, 1964 and November 9, 1964 were approved as written and ordered filed.

President Vukasin presented Mr. Ross G. Linson, Port Purchasing Agent and Chairman of the Port's United Bay Area Crusade committee with a copy of Board Resolution No. 15735, commending employees of the Port for their contributions to the Crusade.

Vice President Brown presented President Vukasin with a copy of Resolution No. 15710 commending him upon his selection as one of California's outstanding young men of 1964.

The Executive Director transmitted a letter to the Board regarding the proposed new occupancies in the office building on the Mardeco, Inc. leasehold in Jack London Square and Mr. Clyde Gibb, representing Mardeco, Inc., appeared before the Board and explained that their efforts to interest tenants in the building, whose businesses are marina-oriented, have been unsuccessful due to the fact that this type of business is not able to afford the level of rentals which must be charged for the building and that businesses which have requested tenancy in the building and can afford to pay the rental are not marina-oriented. He confirmed his request that the Milk Drivers and Dairy Employees Union Local #302, Certain-teed Products Corporation, and Marvin Casalina & Company be approved by the Board as tenants in the building. Discussion ensued as to the pros and cons of amending the lease to permit such occupancy and it was the consensus of opinion of the Board that the lease should not be so amended; and, on advice from the Port Attorney, that occupancy could be permitted by resolution of the Board without amendment to the lease, the Board passed Resolution No. 15750 to permit the occupancy of the three tenants mentioned above, with the firm understanding that this action does not set a precedent whereby other non-marina-oriented companies may be located in the building without Board approval.

The Executive Director made an oral report to the Board on the continued item of Mardeco, Inc.'s activities outside the leased area and advised the Board that, at the next regular meeting, he will propose an amendment to the lease which will permit the berthing of small boats and pleasure craft parallel to and southerly of the south lease line, in a single row only, which will provide berthing for the type of vessel which is too large to enter the inside berths.

The Assistant Chief Engineer displayed the design of a proposed sign for Engs Motor Truck Company building on Hegenberger

Road and recommended its approval, which was concurred in by the Executive Director and was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The architects rendering for the proposed building to be constructed by Murphy Tire Co. on Oakport Street was shown to the Board, together with the floor plan of the building. The Executive Director explained that he questioned the use of painted concrete tilt-up walls which would face Oakport Street; and that the plans as presented did not provide sufficient screening and fencing of the area in back and to the side of the building, where servicing of cars and trucks would be performed. Mr. Mansfield, architect of the building, appeared in support of the plans as presented and was reminded by the President of the Board, and other Board members, that in all the negotiations with Murphy Tire Co. the Board and staff had pointed out that the building was to be a first-class structure built to the specifications of the Board, and that anything other than a first-class operation in the area would not be permitted. On motion of Commissioner Chaudet, seconded and passed unanimously, the Board authorized the Executive Director to review the plans and work out the necessary changes, which in his opinion will satisfy the requirements of the Board, with the architect and a representative of Murphy Tire Co.; and further authorized the Executive Director to approve the plans as corrected.

The Assistant Chief Engineer was excused from the meeting at 2:45 p.m.

On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the following changes in Port tenancies, effective January 1, 1965, except as noted:

CHANGES IN PORT TENANCIES:

Atwood, Ltd.: to continue occupancy of 6 bays in the northwest corner of the first floor of Port of Oakland Building, at an increased rate of \$350.00

per month. The license agreement will be superseded by a long-term lease, now in preparation for public bidding.

Brooks Terminal Company: to continue occupancy of 2,000 sf on first floor of Terminal Building "C", Outer Harbor, @ \$.05 psf, and 2,400 sf, second floor, @ \$.03 psf, for a total monthly rental of \$172.00. As of November 1, 1964, an additional 2,600 sf on the second floor, for a rental of \$78.00, making a new total rental of \$250.00 per month.

Lakehurst Company: to continue occupancy of 1,833 sf on Building J-316, Foot of Diesel Street, @ \$.03 psf, or \$55.00 per month.

Peterson, David: to continue occupancy of 900 sf in Building H-214, Ninth Avenue Terminal, @ \$.035 psf, and 3,363 sf in Building H-215 @ \$.04 psf, for a total monthly rental of \$166.02.

Socony Mobil Oil Company, Inc.: to continue occupancy of Area in Terminal Building "E", Outer Harbor, consisting of 12,990 sf on the 1st floor @ \$.05 psf; 5,010 sf, 1st floor under mezzanine @ \$.04 psf; and 5,010 sf on the mezzanine @ \$.02 psf; for a total monthly rental of \$950.10; in addition to area under long-term lease in the Outer Harbor at a monthly rental of \$6,984.38, plus \$50,000 annual minimum from dockage and wharfage.

Coast & Geodetic Survey Ship "Pioneer": to continue occupancy of 1,392 sf shed area in the Clay Street Pier @ \$.035 psf, and 1,000 sf open area adjacent @ \$.011 psf, for a total monthly rental of \$59.72, effective December 1, 1964.

On motion of Commissioner Chaudet, seconded and passed unanimously, the Board approved the following changes in airport tenancies, effective December 1, 1964, except as noted:

RENEWALS:

Air Carrier Service Corporation to occupy 9,161 square feet on the first floor of Airport Building L-711 at a monthly rental of \$435.15, and 2,357 square feet of space on the second floor of the same building at a monthly rental of \$135.53, for a total monthly rental of \$570.68.

Astro-Aire Enterprises to occupy 3,285 square feet in Airport Building L-731 at a monthly rental of \$147.83.

Business Aircraft Distributors to occupy 9,659 square feet in Airport Building L-150 at a monthly rental of \$478.85.

Carpet Styling to occupy 1,225 square feet in Airport Building L-633 at a monthly rental of \$55.13.

National Auto Dealers Service to occupy 824 square feet of office space in Airport Building L-142 at a monthly rental of \$98.88.

NEW OCCUPANCIES:

Clinton Drayage to occupy 2,413 square feet in Airport Building L-633 at a monthly rental of \$108.59, to be used as storage area.

Layton Sales Company of California to occupy 1,850 square feet in Airport Building L-315 and 560 square feet of office area in Airport Building L-510, for a total monthly rental of \$122.60.

ADDITIONAL AREA:

Associated Aerospace Activities, Inc. to delete 2,658 square feet in Airport Building L-711, as approved November 2, 1964. To occupy 2,000 square feet in Building L-825, at \$110.00 monthly, which is \$16.26 less than the 2,658 square feet of space in L-711, beginning December 1, 1964. This is in addition to Building L-719, for which they are paying \$551.25 monthly.

George Page who occupies space in Building L-643 under a current agreement, to add 1,200 square feet in Airport Building L-839 as of October 1, 1964 at a rental of \$54.00, for a new total of \$207.41.

Albert E. Renard to enlarge space occupied in Airport Building L-633 by adding 3,215 square feet of adjacent area, which will increase the minimum monthly rental by \$144.68, to a new total of \$262.58.

Shell Oil Company anticipates a need for a suite of offices, about 1,600 square feet of space, around the first of next year, to occupy one office of 300 square feet in Airport Building L-130 pending availability of the larger area, beginning November 6, 1964 at rate of \$108.00 quarterly.

REDUCTION IN AREA:

Valley Aircraft Supply to delete office space in Building L-510 but continue to rent all of Airport Building L-831A, which will reduce the proposed rental by \$27.46, for a new total monthly rental of \$184.50 effective November 1, 1964.

On recommendation of the Executive Director Resolution No. 15737 was passed granting National Neon Corporation permission to perform certain work consisting of the installation of a sign for Comstock Aviation Company, adjacent to the northwest corner of the former Airport Terminal Building in the north Airport, at an estimated cost of \$500.00.

Mr. Brian Cooke, Vice President and Treasurer of World Air Center, appeared before the Board in connection with World Air Center's occupancy of property in the north Airport. A copy of

Mr. Cooke's letter to the Board, dated November 11, 1964, which was received at the Port offices at 2:15 p.m. on November 12, 1964, was furnished members of the Board. This letter replied in detail to the letter of October 7, 1964 from the Assistant Executive Director to the Board which outlined the rental rates the staff recommended be charged for the various facilities to be occupied by World Air Center and the basis upon which new construction and repairs would be undertaken. A second letter from Mr. Cooke to the Board, dated November 12th, which was received at the Port offices on November 13th at 11:12 a.m., requesting the designation of World Air Center as fixed base jet maintenance facility for Oakland International Airport, was presented to the Board. This letter contained an attachment dated October 30, 1964 from Jerrold Scutt, Jr., Washington, D. C., legal counsel for World Airways, Inc. The Port Attorney was asked whether or not the Board could legally designate World Air Center on an exclusive basis for jet maintenance service at the Oakland Airport. The Port Attorney replied that in his opinion the provisions under which grants of aid from the Federal Aviation Agency were made would not permit such an exclusive designation nor would the quit claim deed of the Naval Air Station property dated November 9, 1962. The Executive Director recommended that the Board not grant an exclusive to World Air Center for maintenance of any particular type of aircraft regardless of legal provisions which might or might not permit such an exclusive designation. On motion of Commissioner Brown, seconded and passed unanimously, the Board concurred in the recommendation of the Executive Director. Mr. Cooke stated that the item of exclusivity was very important to World Air Center and that this decision of the Board might affect the balance of the proposal as to rent structure and further improvement, as contained in World Air Center's letter of November 11th; but that if the Board agreed to set up minimum standards for a fixed base jet maintenance facility, including a minimum financial investment which would protect World Air Center from "cutthroat competition", this might satisfy World Air Center's needs. Mr. Cooke stated he would draft such proposal standards. This matter was referred to the Executive Director and the Airport Manager to work with World Air Center in the consideration

of such minimum specifications and standards for further discussion at the adjourned regular Board meeting which is to be held November 30, 1964. The Executive Director was also instructed to prepare, in written form, his comments and recommendations on World Air Center's letter of November 11th. It was pointed out by the Assistant Executive Director that a check in the sum of \$29,878.33 received from World Air Center was accompanied by a letter which said that the check was "in settlement" of certain Port invoices. These invoices were for rent and other charges presently the subject of negotiation and Mr. Cooke was asked if acceptance of this check was intended by World Air Center to preclude the Port for seeking payment of the balance alleged by the Port to be due. He replied that this was not World's intention and this check was intended by World as payment of the amount it feels is proper and due and that differences between payment and Port's claim is open to further negotiations and Port may deposit check without any restrictions.

Resolution No. 15738 was passed granting nonexclusive, revocable easement to East Bay Municipal Utility District for installation of water mains along Edgewater Drive and Pendleton Way in the Port of Oakland Industrial Park.

The Assistant Executive Director transmitted a letter to the Board regarding the proposed settlement of disputed items under discussion with the Mead Corporation in Terminal Building B, Outer Harbor Terminal, and recommended a compromise settlement on the entire matter, which has been agreed to by the Mead Corporation, and the Board accepted and approved the Assistant Executive Director's recommendation as contained in his letter, on motion of Commissioner Tripp seconded and passed unanimously.

Resolution No. 15738 was passed approving specifications for furnishing and delivering used or reject 55-gallon drums to be used as concrete forms in the Port's pier repair program, and calling for bids to be received by December 7, 1964.

The Executive Director made an oral report to the Board on the Oakland City Council meeting of November 12, 1964

regarding the proposed southern crossing of San Francisco Bay advising that the Oakland City Council approved and recommended the northerly of the two proposed crossings, that being the crossing from Potrero Point to Alameda and Bay Farm Island, and recommended that the Board also approve this as its recommendation. He stated that this crossing would make the Oakland Airport 6/10 of a mile closer to downtown San Francisco than the San Francisco Airport in San Mateo County and would serve the Port's needs to a far greater extent than would the second proposed crossing, Sierra Point to Roberts Landing. On motion of Commissioner Tripp, seconded and passed unanimously, the Board endorsed the Potrero Point to Alameda and Bay Farm Island Crossing and instructed the Secretary of the Board to so notify the interested parties.

Mr. Franichevich and Mr. Bruno appeared before the Board and displayed a rendering and floor plan of the new Sea Food Grotto restaurant to be constructed on the wharf, presently under construction by the Port in Jack London Square. It was explained that new facility will accommodate approximately 270 diners with banquet facilities for parties up to 96 persons and a lounge area for 50. It was estimated that construction would take about nine months. The Board reminded Mr. Franichevich that under the terms of the lease rent will commence on the new facility on August 1, 1965. The Board indicated their approval of the design and plans as submitted.

The Board was informed that Mr. Fred McElwain, Airport Superintendent, has indicated his intention to retire effective shortly after January 1, 1965, or as soon as the Port is able to recruit a replacement. The Airport Manager, with the concurrence of the Executive Director, recommended that the Board authorize the establishment of a position of Assistant Airport Manager to replace the present position of Airport Superintendent and to change the title of Assistant Airport Superintendent to

Supervisor of Airport Services; and that the Board authorize the immediate recruitment for Assistant Airport Manager, which position would be subject to civil service provisions. This was approved on motion of Commissioner Chaudet seconded and passed unanimously.

The Assistant Manager, Properties Department transmitted a letter to the Board recommending that the Board approve the serving of a 3-day notice to pay rent or surrender possession of property occupied by Paul W. Nordstrom in Building No. G-310 and 311 and adjacent open area in the Clinton Basin area, and to file suit, if necessary. The Port Attorney explained that the Board had previously, by resolution, ordered the filing of a suit to evict Paul W. Nordstrom but that subsequently the Port Attorney had been successful in collecting \$1338.72; but that further collection appears unlikely except through legal procedure, and that the Port Attorney will proceed with the filing of a suit against the tenant.

Commissioner Brown made an oral report to the Board on the recent meetings in Washington, D. C. at which Mayor John C. Houlihan and Commissioner Brown, the Assistant Executive Director, Mr. Mike Bagan of San Francisco & Oakland Helicopter Airlines, and representative of Bell Aerosystems met with officials of the Housing & Home Finance Agency having to do with the application of funds for a demonstration grant to test the operation of ground effects machines at Oakland.

The Executive Director informed the Board that the renewal of excess liability insurance through the California Association of Port Authorities, which was to have appeared on the calendar, has been delayed due to a new proposal which has been received, which will reduce the premium amount. This will be further reported to the Board at a later meeting.

The Executive Director and Board members made oral reports regarding the annual meeting of the American Association

of Port Authorities held in New Orleans October 25-29, and the annual meeting of the Airport Operators Council held in New York October 12-16, 1964.

On recommendation of the Executive Director, Resolution No. 15749 was passed authorizing the Manager of Properties Department to proceed to New York, Chicago and other points to interview prospective tenants of the Port of Oakland Industrial Park.

The Board reviewed its discussions recently held with members of the Oakland Recreation Commission regarding the golf course to be constructed in the easterly approach area of the Airport and, on motion of Commissioner Tripp seconded and passed unanimously, approved the formation of a joint coordinating committee consisting of two members of the Board of Port Commissioners, two members of the Recreation Commission and the Mayor of the City of Oakland as chairman to supervise the planning and operation of the restaurant, snack bar and bar facilities at the golf course, with the understanding that the Port will draw up the specifications for the lease of these facilities which will be separate from the contract for the construction of the golf course itself, which lease will be put out to bid by the Recreation Commission; declared that all net revenue accruing from the golf course and the restaurant and bar facilities will be applied to the retirement of the \$750,000.00 in certificates of indebtedness to be issued by the Port of Oakland for golf course construction which will be guaranteed by the rent to be received from the City for the golf course property, which rent may come from net income from the new or other golf courses, the City Council or from City taxes; and that it is not the policy of this Board to close the present golfing facilities presently operated along Doolittle Drive.

The following written reports were noted and filed:

Annual report of the Port of Oakland.

Summary of Cash - Port Revenue and Construction Accounts as of November 12, 1964.

Summary of Cash & Accounts Receivable, Port Revenue Fund #801 for October, 1964.

List of Claims paid on Port Revenue Fund #801 for the weeks ended November 6 and November 12, 1964.

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

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin - 4

Noes: None

Absent: Commissioner Kilpatrick - 1

"RESOLUTION NO. 15737

RESOLUTION GRANTING NATIONAL NEON CORPORATION PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application submitted by NATIONAL NEON CORPORATION for the construction of a 6' 0" x 7' 3" electric sign tower to be placed on the licensed premises of COMSTOCK AVIATION, INC., at Metropolitan Oakland International Airport, at a cost of approximately \$500.00, hereby is approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15738

RESOLUTION GRANTING NONEXCLUSIVE REVOCABLE EASEMENT TO EAST BAY MUNICIPAL UTILITY DISTRICT.

RESOLVED that this Board does hereby grant to the EAST BAY MUNICIPAL UTILITY DISTRICT a nonexclusive revocable easement and right of way for a water line along certain property of the Port described as follows:

That certain real property in the City of Oakland, County of Alameda, State of California, described as follows:

PARCEL ONE

A PORTION of the lands described in the Final Decree in Partition rendered October 27, 1880, in the Superior Court for Alameda County, Case No. 5408, Toler vs. Peralta, a certified copy of which decree was recorded October 27, 1880, in Book 207 of deeds, page 349, Alameda County Records, and shown on the "Map of the Lands in Partition", on file therein, described as follows:

BEGINNING at the Point of Intersection of the southern line of Lot 1 in Block 1 of Tract 1315 with the eastern line of Hegenberger Road, as said lot, block and road are shown on the map of said Tract 1315 filed August 21, 1953 in the office of the County Recorder of Alameda County and of record in Map Book 34, at page 1; running thence along said line of Hegenberger Road, North 19° 35' 30" East, 98.92 feet; thence North 78° 02' West, 33.29 feet to Monument No. 41-D as shown on said Map of Tract 1315; thence North 4° 39' 16" East, 291.61 feet; thence

North 70° 05' 06" West, 70.48 feet to the western line of Hegenberger Road, being the actual Point of Commencement; thence North 70° 05' 06" West, 635.89 feet; thence on the arc of a tangent curve to the right with a radius of 365.00 feet, a distance of 224.28 feet; thence North 34° 52' 44" West, tangent to said arc, a distance of 2735.40 feet.

THE side lines of said strip of land are to be shortened or lengthened so as to extend to said western line of Hegenberger Road.

PARCEL TWO

A PORTION of the lands described in the Final Decree in Partition rendered October 27, 1880, in the Superior Court for Alameda County, Case No. 5408, Toler vs. Peralta, a certified copy of which decree was recorded October 27, 1880, in Book 207 of deeds, page 349, Alameda County Records, and shown on the "Map of the Lands in Partition" on file therein, described as follows:

A STRIP OF LAND 60.00 feet wide, the center line of which is described as follows:

BEGINNING at the Point of Intersection of the southern line of Lot 1 in Block 1 of Tract 1315 with the eastern line of Hegenberger Road, as said lot, block and road are shown on the map of said Tract 1315 filed August 21, 1953 in the office of the County Recorder of Alameda County and of record in Map Book 34, at page 1; running thence along said line of Hegenberger Road, North 19° 35' 30" East, 98.92 feet; thence North 78° 02' West, 33.29 feet to Monument No. 41-D as shown on said map of Tract 1315; thence North 4° 39' 16" East, 291.61 feet; thence North 70° 05' 06" West 810.24 feet; thence South 19° 54' 54" West, 47.91 feet to the Actual Point of Commencement; thence South 19° 54' 54" West, 574.47 feet; thence on the arc of a tangent curve to the right with a radius of 220.00 feet, a distance of 135.18 feet; thence South 55° 07' 16" West, 293.79 feet.

THE side lines of said strip of land are to be shortened or lengthened so as to extend to the southern line of Parcel One hereinabove described;

and be it

FURTHER RESOLVED that said easement shall be revocable by resolution of this Board; and be it

FURTHER RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest a grant of said easement."

"RESOLUTION NO. 15739

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT PROVIDING FOR EXTENSION
OF AGREEMENT WITH OAKLAND INTER-
NATIONAL AIRPORT LIMOUSINE SERVICE.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to execute that certain Agreement Providing for Extension of Agreement with Oakland International Airport Limousine Service, a corporation, extending for a period of one year, commencing September 1, 1964, that certain License and Concession Agreement between the parties dated June 1, 1963, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15740

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH FLIGHTWAYS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement dated the 1st day of August, 1964, with ROBERT SHORT, an individual doing business under the firm name and style of FLIGHTWAYS, providing for the occupancy by Licensee of an area of 121 square feet in Building L-216, 400 square feet in Building L-218, 960 square feet in Building L-856, 150 square feet in Building L-858, 708 square feet in Building L-863 and 600 square feet of land area, Metropolitan Oakland International Airport, for a period of one year commencing August 1, 1964, at a monthly rental of \$114.67, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15741

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH RAILWAY EXPRESS AGENCY,
INCORPORATED.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with RAILWAY EXPRESS AGENCY, INCORPORATED, a corporation, providing for the occupancy by Licensee of an area of 400 square feet in the Ticketing Building portion of the new Terminal Building Complex at Metropolitan Oakland International Airport, for a period of one year commencing September 1, 1964, at a monthly rental of \$96.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15742

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THE MIKADO CORP.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with THE MIKADO CORP., a corporation, providing for the occupancy by Licensee of an area of 800 square feet of restaurant area and 200 square feet of office area, all in Building No. F-107,

for a period of one year commencing September 1, 1964, at a monthly rental of \$200.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15743

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH EAST BAY OIL COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement dated the 1st day of October, 1964, with JOSEPH J. HARE, an individual doing business under the firm name and style of EAST BAY OIL COMPANY, providing for the occupancy by Licensee of an area of 15,000 square feet of open area at the foot of Eighth Avenue, for a period of one year commencing October 1, 1964, at a monthly rental of \$105.00, and that such agreement shall be upon the form of license agreement used for such purposes."

"RESOLUTION NO. 15744

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH J. M. SEIBEL.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with J. M. SEIBEL, providing for the occupancy by Licensee of all of Building No. J-304, for a period of one year commencing September 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15745

RESOLUTION GRANTING PERMISSION TO AIRCRAFT
WORKERS LODGE #854, I.A.M., TO SUBLET
PREMISES.

RESOLVED that AIRCRAFT WORKERS LODGE #854, I.A.M., hereby is permitted to sublet a portion of its licensed premises, consisting of 275 square feet in Building No. L-731, Metropolitan Oakland International Airport, to EDWARD CANTWELL, and also to sublet 565 square feet in said building to R. H. FOX, subject to each and all of the terms and conditions of the existing agreement between said AIRCRAFT WORKERS LODGE #854, I.A.M., and the Port."

"RESOLUTION NO. 15746

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THE COUNTY OF ALAMEDA.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement dated October 19, 1964 with the COUNTY OF ALAMEDA, STATE OF CALIFORNIA, authorizing the County Purchasing Agent to purchase such materials, supplies, equipment and other personal property as may be requested by the Port, and that such Agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15747

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH THE UNITED STATES OF
AMERICA.

RESOLVED that the Executive Director and Chief Engineer be and he hereby is authorized to enter into a lease with THE UNITED STATES OF AMERICA, dated November 1, 1964, providing for the occupancy by the Government of the south portion of Building No. L-727, containing approximately 4,612 square feet, together with the use, in common with others, of common use facilities, at Metropolitan Oakland International Airport, for the term beginning November 1, 1964 through June 30, 1965, with certain rights of renewal, at an annual rental of \$1.00."

"RESOLUTION NO. 15748

RESOLUTION APPROVING SPECIFICATIONS
FOR FURNISHING AND DELIVERING USED
OR REJECT 55 GALLON DRUMS AND CALLING
FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing and delivering used or reject 55 gallon drums to the Port of Oakland at 475 - 2nd Street for the remainder of the fiscal year ending June 30, 1965, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he hereby is authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15749

RESOLUTION AUTHORIZING THE MANAGER,
PROPERTIES DEPARTMENT, TO PROCEED TO
NEW YORK, NEW YORK, AND CHICAGO,
ILLINOIS, AND OTHER POINTS.

RESOLVED that the Manager, Properties Department, be and he hereby is authorized to proceed, on or about November 29, 1964, to New York, New York, and Chicago, Illinois, and to visit other points en route thereto and returning therefrom, for the purpose of contacting prospective tenants for the Port of Oakland Industrial Park, and that he be allowed his reasonable expenses in connection therewith upon presentation of claim therefor."

"RESOLUTION NO. 15750

RESOLUTION CONSENTING TO CERTAIN SUBLEASES
MADE BY MARDECO, INC.

RESOLVED that, in accordance with the provisions of Paragraphs 4 and 23 of that certain Lease dated the 22nd day of August, 1960, between this Board and MARDECO, INC., a corporation, the consent of this Board is hereby granted to the following subleases entered into by MARDECO, INC., as Lessee and Sublessor for office space in Port Building No. F-201, commonly known and designated as 77 Jack London Square, subject, however, to each

and all of the terms and conditions of said Lease between this Board and MARDECO, INC.:

1. Sublease dated the 15th day of September, 1964 with CERTAIN-TEED PRODUCTS CORPORATION, a corporation, for 800 square feet of office space on the second floor, at a monthly rental of \$280.00;

2. Sublease dated the 6th day of October, 1964 with MARVIN CASALINA & COMPANY for 675 square feet of office space on the second floor, at a monthly rental of \$236.00; and

3. Sublease dated the 1st day of January, 1965 with MILK DRIVERS AND DAIRY EMPLOYEES UNION LOCAL #302 for 2,500 square feet of office space on the first floor, at a monthly rental of \$875.00."

Port Ordinance No. 1288 being, "AN ORDINANCE AMENDING CERTAIN ITEMS OF PORT ORDINANCE NO. 964 RELATING TO WHARF DEMURRAGE AND STORAGE," having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin - 4

Noes: None

Absent: Commissioner Kilpatrick - 1

The meeting was adjourned at 4:45 p.m. to 12:00 noon, Monday, November 30, 1964.

The Board reconvened in Conference Room B at 12 noon on Monday, November 30th, where luncheon was served and recessed at 1 p.m., and reconvened in the Board Room at 1:05 p.m., President Vukasin presiding.

Commissioners present: Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Commissioners abesent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Public Relations Director; Secretary of the Board; and for a portion of the meeting the Airport Manager.

Visitors attending the meeting included Mrs. Grace Carpenter, representing the League of Women Voters of Oakland; Mr. Brian A. Cooke, Vice President and Treasurer of World Air Center; and the following representing Cabot, Cabot & Forbes: Mr. Paul Sheppard, Vice President, Western Operations; Mr. Bradley Stark, Manager, San Francisco office; Mr. Daniel Wheeler, Senior Vice President, Site Study and Acquisition; Mr. Paul Hellmuth, Principal Partner and Senior Vice President; Mr. Franklin King, Vice President for National Sales.

Mr. Daniel Wheeler spoke on behalf of Cabot, Cabot & Forbes in support of its proposal for the wholesale development of the Port of Oakland Industrial Park. He summarized the 60-year history of his firm and the development of its Industrial Park in South San Francisco, which was started in March 1964, consisting of approximately 600 acres on which 11 firms have committed to purchase or lease a total of 50 acres, with approximately 600,000 square feet of construction underway. He stated that local realtors have been paid a commission on each of the 11 transactions, 7 of which were negotiated in the East. The company is presently negotiating with 30 additional prospects.

Mr. Wheeler stated that Cabot, Cabot & Forbes has been studying the Port property over a period of approximately 7 months with the assistance of three industrial realtors and at this point considers light industry as the most practical use for the property but stated that no industrial park can be successful unless it is keyed to distribution activities. He stated that the Port of Oakland land had been called to the attention of Cabot, Cabot & Forbes by Mr. Max F. Gruenberg, a San Francisco Industrial Realtor, but that C. C. & F. would see that Mr. Gruenberg was properly compensated and that the Port of Oakland would have no liability to pay a brokerage fee if Cabot, Cabot & Forbes is the successful applicant.

Mr. Wheeler reviewed the proposal submitted to the Port by C. C. & F.'s letter of September 15, 1964, and pointed out specifically that it is their proposal to develop the entire area as a single project rather than by increments which would develop the most desirable property first. If Cabot, Cabot & Forbes were chosen by the Board, the corporation would within the next 90 days undertake a study of the property which would include an investigation of the title, engineering studies as to soil conditions and feasibility of developing to the highest and best use, the availability of utility services, and rail and highway services, development of a master plan for the entire area, and establishment of land values of the property in its present condition, and appraisal of fair market value if the property were fully developed at this time as well as the legal aspects of financing land improvements. If at the end of the 90-day study period Cabot, Cabot & Forbes and the Port reach an agreement, a subsidiary company would be formed with sufficient capital to undertake the project in accordance with the results of the study made but that C. C. & F. would not be a signator nor a guarantor of the agreement.

It was understood that the transaction between the Port and Cabot, Cabot & Forbes on fee-owned property would be in the form of a sale of the fee, with the Port holding a security interest in the property until the full amount is paid to the Port, rather than a contract of sale as specified in the Cabot, Cabot & Forbes proposal. A significant amount would be paid to the Port as lands are released for development, the amount to be determined from the study to be made and agreement reached with the Port. Payments would be made to the Port in specified amounts at specified times, but actual transfer of fee title would not occur until final settlement is made to the Port on each parcel in accordance with the following formula: An appraisal to fix the

sales price would be based on the present value of the land, taking into consideration the ultimate uses to which the property might be devoted under the terms of our agreement and the restrictions and other obligations imposed by the agreement, and that the appraisal to determine a base for sharing appreciation would be based on the present market value of the land in a prepared condition, assuming present day circumstances and conditions in the area and development of Port land consistent with such circumstances and conditions. Such appreciation would be split 50/50 between the Port and Cabot, Cabot & Forbes.

It was explained to Mr. Waeeler that the Port is unwilling to negotiate with the State of California for any change in the tideland grants, and it was understood that property affected by tideland grants would be handled on a lease basis. The Port would be entitled to assume an owner's interest under leases. It is further understood that Cabot, Cabot & Forbes would, in its development plans, include a site for the dredge spoils from the estuary deepening project in accordance with the Port's obligation to the U. S. Army Engineers if the estuary deepening project is undertaken.

Following further discussion, the principals of Cabot, Cabot & Forbes were informed that the Board would make its final determination as to its choice of a developer of the area by December 15, 1964, and the principals of Cabot, Cabot & Forbes left the meeting at 2:50 p.m., at which time a 10 minute recess was declared.

The Airport Manager and Mr. Brian Cooke joined the meeting when it was reconvened at 3 p.m.

The Assistant Executive Director transmitted a letter to the Board giving the staff's recommendations in reply to Mr. Cooke's letter of November 11 presented to the Board at its regular meeting of November 16, 1964, regarding World Air Center's

occupancy of property at the Oakland Airport. Item No. 1 on the letter concerned the rental for the existing cantilevered hangar and the assessment of a \$500 a month charge against World Air Center to cover exterior and structural maintenance to be performed by the Port, as recommended by the staff. Following discussion, a motion was made by Commissioner Chaudet, seconded and passed by the following vote, approving staff recommendation on Item No. 1 of the letter, 4 ayes: Commissioners Brown, Chaudet, Kilpatrick and President Vukasin; 1 no: Commissioner Tripp. At this point Mr. Cooke asked if he could have a copy of the staff's recommendations which had not previously been given to him. The Executive Director explained to the Board that it was an established policy that no distribution is made of letters addressed to the Board until they have first been presented formally to the Board at the Board meeting. The Board directed that a copy of the letter be given to Mr. Cooke for his study and written reply and that the balance of the items be calendared for the regular meeting of the Board to be held December 7, 1964. Mr. Cooke excused himself from the meeting at 3:27 p.m.

The Airport Manager informed the Board that the Hiller Aircraft Company has requested permission to install a test cell for advanced engineering studies of its jet rotor engines, which would be installed on a site approximately 50 feet square adjacent to the westerly dike of the airport next to Pump House No. 6 at a rental of \$50 per month, and with the Port to have the right of cancellation if noise from the operation becomes objectionable; and with the Port to have the right to require removal of the concrete slab to be installed in the area, if required. Such occupancy was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The Board was informed that radio station KEWB has filed an application with the Federal Communications Commission

to relocate its radio station and main studio from Oakland to San Francisco, and that the City Council of the City of Oakland will be asked on December 1, 1964 to pass a resolution opposing the granting of the application. It was recommended that the Board take similar action and also request KEWB to reconsider its decision to move. In accordance with the above recommendations, Resolution No. 15751 was passed opposing the granting of Application No. BML-1913 filed with the Federal Communications Commission by Crowell-Collier Broadcasting Corporation for modification of license to standard broadcast station KEWB, changing station location and main studio from Oakland, California, to San Francisco, California; and Resolution No. 15752 was passed requesting radio broadcasting station KEWB to withdraw application for authority to change station location and main studio from Oakland, California, to San Francisco, California.

The Airport Manager informed the Board that the Oakland Police Department had been advised by the Fire Marshal that improvements amounting to approximately \$10,000 would have to be made in Building 825 at the Airport before it could be used for a Traffic Violators' School, and for this reason the Department has withdrawn its request for occupancy of the building.

Resolution No. 15753 was passed authorizing attendance at the meeting of the International Association of Ports and Harbors in London, England on May 10-14, 1965, and authorizing travel to the office of the Port in Brussels, Belgium by Commissioners Brown and Kilpatrick and the Executive Director and Chief Engineer, President Vukasin having informed the Board that he would not attend the meeting.

The calendared item regarding stevedore travel time to East Bay Marine Terminals was put over at the request of the Executive Director.

The Executive Director informed the Board that it is his recommendation that Mrs. Dorothy Hart be appointed to the position of Secretary to the Executive Director under salary Schedule No. 45, and an ordinance was passed to print changing the salary schedule of Secretary to the Executive Director in accordance with his recommendation.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5
Noes: None
Absent: None

"RESOLUTION NO. 15751

RESOLUTION IN OPPOSITION TO THE GRANTING OF APPLICATION NO. BML-1913 FILED WITH THE FEDERAL COMMUNICATIONS COMMISSION BY CROWELL-COLLIER BROADCASTING CORPORATION FOR MODIFICATION OF LICENSE TO STANDARD BROADCAST STATION KEWB, CHANGING STATION LOCATION AND MAIN STUDIO FROM OAKLAND, CALIFORNIA, TO SAN FRANCISCO, CALIFORNIA.

WHEREAS, the Crowell-Collier Broadcasting Corporation has filed application No. BML-1913 with the Federal Communications Commission for modification of license of Standard Broadcast Station KEWB changing station location and main studio from Oakland, California, to San Francisco, California; and

WHEREAS, the City of Oakland is an autonomous municipal corporation duly organized and existing under and by virtue of the constitution and laws of the State of California and governed by a Freeholders Charter; and

WHEREAS, the Board of Port Commissioners of the City of Oakland is the legislative body of said City, vested with jurisdiction over municipal harbor and airport matters; and

WHEREAS, the City of Oakland, a municipal corporation is separate and distinct from San Francisco and is located in, and is a county seat of a different county, namely Alameda County; and

WHEREAS, the population of Alameda County as of July 1, 1964, was 1,000,100; and

WHEREAS, the population of San Francisco County as of July 1, 1964, was 755,700; and

WHEREAS, the City of Oakland is the core city of the vast Metropolitan East Bay area, which is the population center

of Northern California, with a present population of 1,493,300 with projections showing future population of 5,000,000 for the East Bay and 1,000,000 for San Francisco; and

WHEREAS, the City of Oakland with many and varied new programs, projects and activities, needs communications now, more than ever before in the City's history; and

WHEREAS, the many and varied new programs, projects and activities include, among others, a \$25,000,000 coliseum area complex, \$25,000,000 U. S. Post Office Regional Mail Distribution Center, \$20,000,000 Jet Age International Airport, \$6,000,000 public museum center of arts, sciences and history, \$5,000,000 California State Office Building, \$5,000,000 Courthouse Annex and Peralta Oaks Dunsmuir Development, a restricted research park for highly selected organizations, planned as an executive, technical-type center for reseach and development; and

WHEREAS, the City of Oakland is geographically located to serve the growing needs of business, industry and transportation in Northern California, and as such has nationally known firms with headquarters in Oakland, such as the \$47,000,000 Kaiser Industries and \$800,000,000 Bay Area Rapid Transit System; and

WHEREAS, presently Oakland has only three standard broadcast stations, namely, KEWB, KDIA and KABL; and

WHEREAS, presently San Francisco has ten standard broadcast stations, namely, KCBS, KGO, KNBR, KSFO, KFAX, KFRC, KKHI, KSOL, KSAY and KYA; and

WHEREAS, pursuant to Title 47, United States Code annotated Section 307 (b) the Federal Communications Commission shall make such distribution of radio broadcast licenses among communities so as to provide a fair, efficient and equitable distribution of radio service to each community; now, therefore, be it

RESOLVED, that the Board of Port Commissioners of the City of Oakland is strongly opposed to the granting of application No. BML-1913 filed with the Federal Communications Commission by Crowell-Collier Broadcasting Corporation for modification of license of standard broadcast station KEWB changing station location and main studios from Oakland, California, to San Francisco, California, and respectfully urges the Federal Communications Commission to deny such application; and be it

FURTHER RESOLVED that the Secretary of this Board is hereby directed to forward a copy of this resolution to the Federal Communications Commission, to Congressmen George P. Miller and Jeffery Cohelan and to Admiral Murrey L. Royar (Ret.), Washington representative of the City and Port of Oakland."

"RESOLUTION NO. 15752

RESOLUTION REQUESTING RADIO BROADCASTING
STATION KEWB TO WITHDRAW APPLICATION FOR
AUTHORITY TO CHANGE STATION LOCATION AND
MAIN STUDIO FROM OAKLAND, CALIFORNIA, TO
SAN FRANCISCO, CALIFORNIA.

WHEREAS, radio broadcast station KEWB, owned and

operated by the Crowell-Collier Broadcasting Corporation, is an important part of the communications media and the community life of the City of Oakland; and

WHEREAS, the removal of its station location and main studio from Oakland, California, to San Francisco, California, would adversely affect the people of the City of Oakland by further reducing the already small number of radio broadcasting stations located in and identified with Oakland; now, therefore, be it

RESOLVED that the Board of Port Commissioners of the City of Oakland strongly urges the Crowell-Collier Broadcasting Corporation to reconsider its application to the Federal Communications Commission for modification of its license so changing its station location and main studio and upon such reconsideration to withdraw such application."

"RESOLUTION NO. 15753

RESOLUTION AUTHORIZING ATTENDANCE AT
MEETING OF INTERNATIONAL ASSOCIATION
OF PORTS AND HARBORS.

RESOLVED that Commissioners EDWARD G. BROWN and EMMETT KILPATRICK and the Executive Director and Chief Engineer be and they hereby are authorized to proceed to London, England, to attend the meeting of the International Association of Ports and Harbors, May 10-14, 1965, and also to proceed to Brussels, Belgium, either en route to or returning from London, England, in connection with other business of the Port, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 5.02 OF PORT ORDINANCE NO. 867 CHANGING THE SALARY SCHEDULE OF SECRETARY TO THE EXECUTIVE DIRECTOR," was read the first time and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5

Noes: None

Absent: None

There being no further business and on motion duly made and seconded the meeting was adjourned at 3:15 p.m.



SECRETARY

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE
CITY OF OAKLAND

Board of Port Commissioners Meeting
Secretary *[Signature]*

Action DEC 21 1964

*Approved as written
and filed*

The meeting was held on Monday, December 7, 1964, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Assistant Executive Director; Port Attorney; Public Relations Director; Assistant Manager, Properties Department; Airport Manager; Secretary of the Board and for a portion of the meeting Port Supervising Engineer Roy Clark; and Port Maintenance Laborers Michele Marraccini and Joaquin Estrella.

Visitors included Mr. George Nelidov of Dove Vending Machine Company; Mr. Carl Bowne of the Coca Cola Company; Mr. Barry Netherwood of the Athens Athletic Club; and Mr. Brian Cooke of World Air Center.

The minutes of the regular meeting of November 16 and the adjourned regular meeting of November 30 were approved as written and ordered filed.

At the hour of 2:00 p.m. bids were opened and publicly declared for purchase of 55 gallon used or rejected drums for the remainder of the fiscal year ending June 30, 1965. One bid was received, that being the bid of Myers Drum Company, bidding the amount of \$2.85 per drum equaling \$399 for 140 drum estimate and \$1,197 for 420 drum estimate. The bid was accompanied by a certified check in the amount of \$159.60. On recommendation of the Assistant Chief Engineer that the bid is excessive, Resolution No. 15776 was

passed rejecting bid of Myers Drum Company for furnishing and delivering used or reject 55 gallon drums to the Port of Oakland at 475 - 2nd Street for the remainder of the fiscal year ending June 30, 1965 and directing the Executive Director and Chief Engineer to arrange for the purchase of said drums in the open market.

Messrs. Michele Marraccini and Joaquin Estrella, Port Maintenance Laborers, were introduced to the Board by Roy Clark, Port Supervising Engineer, and each was presented with a service pin by a member of the Board, representing 15 years of service.

The Board was informed that Mr. William F. Knowland, Assistant Publisher and Editor of the Oakland Tribune, presented the Board with a check in the amount of \$5,000 which is the final payment on the \$10,000 pledge made by Mr. Knowland toward the advertising fund for promotion of Metropolitan Oakland International Airport service. The Board acknowledged the check with thanks and directed that an appropriate letter be sent to Mr. Knowland.

The Airport Manager made an oral report to the Board advising that it had been brought to his attention by Mr. Nelidov of Dove Vending Service that Dine-O-Mat, Inc. has installed vending machines in the World Air Center employees lunchroom area, including machines for the vending of hot food on a plate, as well as candy, cigarettes, coffee, milk and soft drinks, a portion of which installation is in violation of the exclusive right of Dove Vending Service on the North Airport. The Airport Manager explained that he had investigated the installation and was informed that World Air Center requires the service of hot food on a plate for its employees, and that Dine-O-Mat could furnish this service but was unwilling to unless permitted to install other vending machines as well and had done so on instructions from World Air Center without consultation or permission from the Port. He explained further that Dove Vending Service's exclusive license arises through the extension of the original license for which the Board received bids,

and which the Board at its meeting on February 19, 1964 determined would be extended until such time as the Board received notice that some other vendor is willing to bid an amount above that presently in effect under the Dove Vending Service agreement. The Port Attorney informed the Board that the existing contract with Dove Vending Service expires December 31, 1964, but contains a hold-over clause subject to cancellation on 30 days notice by either party. The Executive Director read from a letter addressed to the Port by Dove Vending Service dated December 4, 1964 requesting that the Port remedy the situation by removing the trespasser acting in violation of the Dove Vending Service contract. Mr. Nelidov appeared before the Board in support of his contention and stated that he does not care to, nor would he be permitted, under his existing contract, to serve hot platter foods. On motion of Commissioner Kilpatrick, seconded and passed by the following vote, the Board determined that the Port shall respect the contract with Dove Vending Service now in effect and that the exclusive contract be enforced. The motion was passed by 4 ayes, Commissioners Brown, Chaudet, Kilpatrick and President Vukasin; 1 no, Commissioner Tripp. Mr. Bowne appeared before the Board on behalf of the Coca Cola Company and explained that while his company does not have an exclusive contract on the North Airport, it does have authority for vending service for soft drinks and opposes the unauthorized installation of the Dine-O-Mat soft drink vending machines in the World Air Center area. A motion was then made by Commissioner Brown, seconded and passed unanimously, directing that a full study be made of vending machine and food service operation at the North Airport. including a recommendation of the staff as to the best method of handling this food service, including the mobile units and that specifications for public bidding be prepared where appropriate. The report and recommendations are to be presented to the Board at its second meeting in January 1965.

The Board was informed that the Boatel on Jack London Square has a contract with the Best Western Motels and is required to display the organization's sign 3' by 5' in size in a prominent place on the building, which permission was granted upon motion of Commissioner Tripp, seconded and passed unanimously.

The Airport Manager informed the Board by letter that Aeromarine, Ltd. has filed an amended application with the Federal Aviation Agency for permission to establish a seaplane base in the Oakland Inner Harbor, and that the Federal Aviation Agency had been furnished with a copy of the Board's resolution passed at its meeting of October 7, 1964 opposing the establishment of any such seaplane base and advising that the amended application does not alter the Board's position. The Board ratified the action taken.

The Executive Director transmitted a letter to the Board regarding improvements and extension of lease with San Francisco-Oakland helicopter Airlines, Inc. together with a copy of the airline's letter to the Port of December 4, 1964. The required improvements include the modification of the west end of Hangar No. 8 to permit jets to be housed in the hangar by modifying the roof line at an estimated cost of \$43,000, and the strengthening of the floor at an estimated cost of \$10,000, should this prove necessary. It would cost an estimated \$15,000 to relocate a Butler building, which will be done if the Port and SFO reach agreement on the rent. The cost of such improvements, including engineering costs and 10% for overhead, to be amortized at 6% interest over the term of the proposed lease which would be extended from its present 5-year term to 10 years, with the understanding that if it is necessary to improve the taxiway and the ramp leading to the hangar the Port would assume this cost. Such improvements and extension of the lease was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously. The Executive Director then recommended that because of the present work load of the Engineering

Department, permission be granted to retain an outside engineering organization to do the engineering work at an estimated cost of \$4,500, which was approved on motion of Commissioner Tripp, seconded and passed unanimously.

The Board was informed by letter from the Assistant Manager, Properties Department, that the lessee of the Sea Wolf Restaurant, Portoak, Corp., desires to make improvements to the facility including the installation of air conditioning, refurbishing and modernizing the kitchen facilities, and increasing the building area for greater seating capacity all at an estimated cost which will exceed \$125,000. In order to amortize this investment, the lessee proposes a new 50-year lease which would replace the present lease which expires April 30, 1972. Such a new lease would permit rent review at the end of the 20th, 30th and 40th years and would be bid on a single percentage rental rather than the declining scale under the present lease. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the terms as proposed and authorized continued negotiation on this basis. The Board was further advised that the Sea Wolf Restaurant presently desires to add an extension on the existing building to house air conditioning equipment and to provide additional storage area at an estimated cost of \$5,000, and Resolution No. 15771 was passed granting the Portoak Corp. permission to perform this work.

The Board was informed by letter from the Assistant Manager, Properties Department, that Hollander, Lipian & Horowitz, which presently holds a license agreement for the use of a portion of the garage area between First and Second Streets and east of Clay Street for parking purposes, desires a long-term lease on the property. It was recommended to the Board that such a long-term lease not be granted due to the possible future needs of these premises to be included in the development of a general plan for parking for Jack

London Square, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

The Board was informed by letter from the Assistant Manager, Properties Department, that the Garrity Company desires to negotiate a lease for 5 years, with a 5-year option to renew with rental review, for 1.3 acres of Port property at the corner of 19th Avenue and Dennison Street presently leased to Wood Treating Chemicals Co., now owned by Monsanto Chemical Co., which area has been subleased to Garrity Co. This lease expires February 28, 1965. The Garrity Company is willing to pay the present \$600 per month rental for the first 5 years of the lease. On motion of Commissioner Kilpatrick, seconded and passed unanimously, the Board approved the proposal as outlined and authorized continued negotiations on that basis.

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

NEW OCCUPANCIES:

Kaiser Sand & Gravel: 61,000 sq. ft. of open area at Fifth Avenue and the Embarcadero @ \$.006 psf, or \$366.00 per month commencing December 16, 1964.

Parts Expeditors: 2,000 sq. ft. in Bldg. H-211 at Eighth Avenue and the Embarcadero at \$.045 psf, or \$90.00 per month.

ADDITIONAL AREA:

C. D. Ericson Company, Inc.: 40,500 sq. ft. in the Eighth Avenue area @ \$.006 psf, or \$243.00 per month.

K & P Trucking: 256 Sq. ft. of office space in the southwest corner of Clay Street Pier Bldg. E-501 @ \$.08 psf, or \$20.48 per month.

Mead Packaging: 5,200 sq. ft. in Terminal Bldg. "B",
14th & Terminal Streets, @ \$.035 psf, or \$182.00 per
month. Area relinquished by Thompson Bros. @ \$.045 psf.

CANCELLATION:

Crown Steel & Supply: 4,000 sq. ft. in Bldg. B-401,
Outer Harbor Terminal, @ \$.04 psf, or \$160.00 per
month, as of December 31, 1964.

The following changes in Airport tenancies were approved
on motion of Commissioner Chaudet, seconded and passed unanimously
except for the negative vote of Commissioner Tripp on the new
occupancy of Robert Cooper at less than \$50.00 per month:

RENEWALS EFFECTIVE JANUARY 1, 1965:

Airborne Freight Corporation: 1,100 sq. ft. of space
in the Ticketing Building at \$1.00 yearly.

Kimair Company: 2,858 sq. ft. of space in Airport
Bldg. L-725 at \$.045 psf or \$128.61 monthly.

Rep-Air, Inc.: 1,984 sq. ft. of land area under his
Airport Bldg. L-116 at a minimum monthly rental of
\$25.00, 11,689 sq. ft. of space in Airport Bldg. L-210
at \$.055 psf and 102 sq. ft. second floor space in the
same building at \$.035 psf, for a total monthly rental
of \$671.47.

Resort Airlines, Inc.: 143 sq. ft. of space in
Airport Bldg. L-725 at \$.045 psf, or \$77.22 yearly.

Sierra Pacific Aviation: 737 sq. ft. of space in
Airport Bldg. L-150 at \$.12 psf or \$88.44 monthly.

NEW OCCUPANCIES:

Bird Bath: To occupy 267 sq. ft. of office area in
Bldg. L-142 at \$.12 psf monthly, or \$96.12 quarterly,
waiving \$50.00 per month minimum.

Robert Cooper: To occupy 607 sq. ft. of space in Airport
Bldg. L-731 beginning December 1, 1964 at \$.045 psf per
month, or \$81.95 quarterly, waiving \$50.00 per month
minimum.

Smith and Tyler: To occupy 325 sq. ft. of office area
in Bldg. L-510, and 613 sq. ft. of storage space in
Bldg. L-315 beginning December 1, 1964 at \$.085 psf
or \$27.63, and the sub-standard Bldg. L-315 at a
\$25.00 minimum, for a monthly total of \$52.63.

Specialty Western, Inc.: To occupy 2,778 sq. ft. in
Bldg. L-645 at \$.045 psf, or \$125.00 monthly.

SFO Helicopter Airlines: To sub-let the cafeteria
concession in Bldg. L-820 to Union News Company.

determined that it would incorporate only minor changes requested by the Port in the proposed new City Charter, and that the new Charter will be presented to the voters in the Spring of 1965 and will probably be entered on the ballot in 4 proposals. The first, approval or rejection of the revised Charter in toto; second, whether or not 4 independent Commissions should or should not retain their independent status, those being the Library, Recreation, Park and Museum Commissions; third, whether or not the existing provisions for Civil Service employees should be incorporated into the new City Charter; and fourth, whether or not the existing provisions for the Police and Firemen should be incorporated into the new City Charter. The Mayor stated further that no alternate provision will be included for the Port activities.

The Executive Director transmitted a letter to the Board reporting on the present status of the fireboat "City of Oakland," including a copy of a letter from Mayor Houlihan dated November 30 advising that no further funds of the City of Oakland will be available after December 31, 1964 for the support of the fireboat, and that notice has been given to the appropriate personnel aboard the vessel that their services will be terminated as of December 31, 1964. The subject of the fireboat was discussed at length, and the Board made a determination upon motion of Commissioner Brown, seconded and passed unanimously, that the Port will retain possession of the fireboat until further discussions can be held with the City Council, but will immediately proceed with the drydocking of the fireboat after the first of January for necessary hull repair. It was reported that maintenance work on the hull has not been performed during the time the vessel has been under the jurisdiction of the City Council. The Board asked that it be advised as to the Port's maintenance costs for the fire house on Jack London Square. President Vukasin appointed a Fireboat Committee to consist of himself and Commissioner Chaudet to work

with the Executive Director and to meet with the City Council and attempt to arrive at a solution permitting the retention of the fireboat for needed fire protection in the Oakland Harbor.

The Executive Director informed the Board by letter that the proposed installation of the mast from the Cruiser USS Oakland in the circular planting area on the mall at the foot of Webster Street will cost an estimated \$5,000. On motion of Commissioner Kilpatrick, seconded and passed by the following vote, the Executive Director was instructed to proceed with the preparation of plans and specifications covering the necessary foundation for the erection of the mast in Jack London Square, 4 ayes, Commissioners Brown, Chaudet, Kilpatrick and President Vukasin; 1 no, Commissioner Tripp.

On the recommendation of the Executive Director, Resolution No. 15775 was passed approving specifications for furnishing and delivering activated charcoal for the remainder of the fiscal year ending June 30, 1965 for the Terminal Building at the Airport and authorizing advertising for bids to be received December 21, 1964.

At the suggestion of Commissioner Brown, the Executive Director was instructed to have prepared a Port of Oakland progress report which would be a report to the community on the activities of the Port during the past year, including benefits to the community and taxes paid to the City and County from activities in the Port Area. Such progress report would be given general distribution similar to that which was done in January 1963 through distribution by the Shopping News.

The Board was furnished copies of a letter from Stone & Youngberg dated December 1, 1964 regarding the retention of this firm as financial consultants for the issuance of Certificates of Indebtedness for the proposed financing of the golf course east of the North Airport. Their fee would be paid from the proceeds from

the sale of the certificates at no expense to the Port. The Board was advised that further negotiations should be conducted with Stone & Youngberg in this regard. This was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

Official announcement of the formation of a Maritime Commerce Committee of the Oakland Chamber of Commerce was withheld in order that the announcement could be made simultaneously with the Oakland Chamber of Commerce.

The Board was advised that the parking study report requested by the Board will be ready for presentation at the first Board meeting in January.

The Board determined that its regular meetings in January will be held on January 11 and January 25 rather than the regularly scheduled dates, on motion made by Commissioner Chaudet, seconded and passed unanimously.

The Director, Fiscal Affairs, informed the Board by letter that the cost of Hospital Service of California insurance for Port employees has been increased from \$9.17 to \$10.31 per covered employee per month effective February 1, 1965. An ordinance was passed to print relating to the contribution of the Port of Oakland toward the cost of employees group health insurance which provides for payment of this increased cost.

Personnel matters as listed on the Board calendar were approved by passage of the necessary resolutions.

The Board was informed by letter from the Executive Director that in accordance with City Council Ordinance No. 7095 C.M.S. passed on November 5, 1964, the Civil Service Board has been delegated the responsibility, at its request, to make annual and periodic salary surveys for employees of all City Departments and to present its recommendations through the City Manager to the City Council and to the several Commissions and Boards having authority to fix City employees salaries and that

the authority conferred shall be deemed to be advisory only. The Executive Director recommended that the Port cooperate in the preparation of these salary surveys appointing Mr. Jennings Smith, the Acting Personnel Officer of the Port, as the liaison person to work with the Civil Service personnel. This was approved on motion of Commissioner Chaudet, seconded and passed unanimously.

The calendared item of consideration of the proposals received for the development of the Port of Oakland Industrial Park was called for discussion, and at the request of President Vukasin final determination by the Board was put over to an adjourned regular meeting of the Board to be held at 9:30 a.m. on Friday, December 11, 1964.

The Executive Director transmitted a letter to the Board recommending provisions which had been prepared by the Port Attorney to be included in an amendment to the lease with Mardeco, Inc. regarding the berthing of boats by Mardeco tenants outside of the leased area along the estuary. The Board approved the provisions in principle on motion of Commissioner Chaudet, seconded and passed unanimously.

Mr. Brian Cooke of World Air Center appeared before the Board at the scheduled time of 3:30 p.m. and was informed that the Board had been handed copies of his letter dated December 4 advising that World Air Center was not yet ready to discuss the company's position on a point by point basis regarding the Port's staff report to the Board dated November 27, 1964. Mr. Cooke was informed that the Board desired to set up a meeting with World Air Center at which Mr. Ed Daly, President of World Airways, Inc. would be present along with members of the Board of Port Commissioners, and that such a meeting would be either a special or adjourned meeting of the Board of Port Commissioners in order that decisions could be made by both parties in order to reach a solution and complete negotiations for World Airways, Inc. and World Air.

Center occupancy of Port property at the Oakland Airport. Mr. Cooke stated that such a meeting can be arranged.

The following written reports were noted and ordered filed:

Status report.

Summary of Cash - Port Revenue and Construction Accounts as of November 30, 1964.

Report of Revenue Derived from Lessors renting from the Port of Oakland on a Percentage Basis for the month of October, 1964.

Accounts receivable 60 days or more in arrears as of November 30, 1964.

List of Claims paid on Port Revenue Fund #801 for the period of November 12 through November 30, 1964; and Claims paid out of 1960 Project Construction Account Fund No. 502 for November 23, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,

Tripp and President Vukasin -5

Noes: None

Absent: None

"RESOLUTION NO. 15754

RESOLUTION CONCERNING CERTAIN APPOINTMENTS.

RESOLVED that the following appointments hereby are approved or ratified, as the case may be:

RICHARD H. MOORE, Engineering Aid, effective December 1, 1964;

JOHN KELLY, Duplicating Equipment Operator, effective December 7, 1964;

MARY H. ABBOTT, Intermediate Typist Clerk, effective December 1, 1964;

and be it

FURTHER RESOLVED that the temporary appointment of DOUGLAS J. SKEAD to the position of Senior Mechanical and Electrical Engineer, for temporary services, effective November 30, 1964, be and the same hereby is ratified; and be it

FURTHER RESOLVED that the appointment of CHARLES L. BEDFORD to the position of Airport Janitor, for limited duration, effective November 17, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15755

RESOLUTION RATIFYING LEAVE OF
ABSENCE TO DONALD W. POWERS.

RESOLVED that the leave of absence granted DONALD W. POWERS, Port Maintenance Laborer, for injury on duty, commencing December 1, 1964, for a period of twenty-two working days without pay, be and the same hereby is ratified."

"RESOLUTION NO. 15756

RESOLUTION GRANTING LEAVE OF ABSENCE
TO DOROTHY M. HART FROM POSITION OF
INTERMEDIATE STENOGRAPHER-CLERK AND
APPOINTING HER TO POSITION OF SECRETARY
TO THE EXECUTIVE DIRECTOR.

RESOLVED that DOROTHY M. HART be and she is hereby granted a leave of absence from the position of Intermediate Stenographer-Clerk to accept appointment to the exempt position of Secretary to the Executive Director, effective December 7, 1964; and be it

FURTHER RESOLVED that DOROTHY M. HART be and she is hereby appointed to the position of Secretary to the Executive Director, effective December 7, 1964,"

"RESOLUTION NO. 15757

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH GEORGE PAGE.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with GEORGE PAGE, providing for the occupancy by Licensee of an area of 3,409 square feet in Building L-643, Metropolitan Oakland International Airport, for a period of one year commencing July 1, 1964, at a monthly rental of \$153.41, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15758

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH CAM TOOL
CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of September, 1964, with CAM TOOL CORPORATION, a corporation, providing for the occupancy by Licensee of an area of 632 square feet in Building No. L-545, 632 square feet in Building No. L-547, all of Building No. L-549, and 1,000 square feet of open land area adjacent thereto, Metropolitan Oakland International Airport, for a period of one year commencing September 1, 1964, at a monthly rental of \$117.88, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15759

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH CUTTER LUMBER PRODUCTS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of July, 1964, with JOHN W. CUTTER, an individual doing business under the firm name and style of CUTTER LUMBER PRODUCTS, providing for the occupancy by Licensee of an area of 45,800 square feet at the Foot of Fallon Street, for a period of one year commencing July 1, 1964, at a monthly rental of \$274.80, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15760

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT EXTENDING LICENSE
AGREEMENT WITH FOSTER AND KLEISER,
DIVISION OF METROMEDIA INCORPORATED.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain agreement, dated the 1st day of September, 1964, with FOSTER AND KLEISER, Division of Metromedia Incorporated, extending for a period of one year commencing September 1, 1964, that certain License Agreement dated September 1, 1959, granting to FOSTER AND KLEISER Division of W. R. Grace & Co., a corporation, predecessor of said Licensee, the right to construct and maintain certain poster panels on property of the Port of Oakland, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15761

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH THE MUSEUMS
COMMISSION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of October, 1963, with CITY OF OAKLAND, a municipal corporation, acting by and through its Museums Commission, providing for the occupancy by Licensee of an area of 40,000 square feet on the second floor of Terminal Building "B", Outer Harbor Terminal area, for a period of one year commencing October 1, 1963, at an annual rental of \$1.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15762

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH THE MUSEUMS
COMMISSION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of October, 1964, with CITY OF OAKLAND, a municipal corporation, acting by and through its Museums Commission, providing for the occupancy by Licensee of an

area of 40,000 square feet on the second floor of Terminal Building "B", Outer Harbor Terminal area, for a period of one year commencing October 1, 1964, at an annual rental of \$1.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15763

RESOLUTION AUTHORIZING EXECUTION
OF FIRST SUPPLEMENTAL AGREEMENT
WITH FOSTER AND KLEISER, DIVISION
OF METROMEDIA INCORPORATED.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with FOSTER AND KLEISER, Division of Metromedia Incorporated, dated October 1, 1964, modifying and amending that certain License Agreement dated September 1, 1959, as extended, by the deletion of two unilluminated outdoor poster panels, effective October 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15764

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT PROVIDING FOR EXTENSION
OF AGREEMENT WITH KAISER ALUMINUM
& CHEMICAL SALES, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain agreement, dated the 1st day of October, 1964, with KAISER ALUMINUM & CHEMICAL SALES, INC., a corporation, extending for a period of one year commencing October 1, 1964, that certain License and Concession Agreement dated October 1, 1963, providing for the rental by Licensee of an area of 5,758 square feet in Building No. L-819, Metropolitan Oakland International Airport, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15765

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH OAKLAND AREA COUNCIL
BOY SCOUTS OF AMERICA.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of October, 1964, with OAKLAND AREA COUNCIL BOY SCOUTS OF AMERICA, providing for the occupancy by Licensee of the second floor conference room in Building No. L-142, Metropolitan Oakland International Airport, for a period of one year commencing October 1, 1964, at an annual rental of \$10.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15766

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH PHYSICS INTERNATIONAL
COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License

and Concession Agreement, dated the 1st day of October, 1964, with PHYSICS INTERNATIONAL COMPANY, a corporation, providing for the occupancy by Licensee of Building No. L-1021 and Building No. L-1023, Metropolitan Oakland International Airport, for a period of one year commencing October 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15767

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH CHI AMERICAN
AIR COMMERCE, INC.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of October, 1964, with CHI AMERICAN AIR COMMERCE, INC., a corporation, providing for the occupancy by Licensee of an area of 532 square feet in Building No. L-510, Metropolitan Oakland International Airport, for a period of one year commencing October 1, 1964, at a monthly rental of \$50.00, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15768

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
THE PARK LANE FURNITURE COMPANY.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with NORMAN W. CHANEY, an individual doing business under the firm name and style of THE PARK LANE FURNITURE COMPANY, dated September 1, 1964, modifying that certain License and Concession Agreement dated March 1, 1964, by adding thereto 2,442 square feet in Building No. L-721, Metropolitan Oakland International Airport, at an additional monthly rental therefor of \$109.89, effective September 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15769

RESOLUTION AUTHORIZING EXECUTION OF
FIRST SUPPLEMENTAL AGREEMENT WITH
OAKLAND HARBOR SPORTSMAN'S CLUB.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with OAKLAND HARBOR SPORTSMAN'S CLUB, an unincorporated association, dated October 1, 1964, modifying and amending that certain License and Concession Agreement dated February 1, 1964, by reducing the rental for the area assigned to Licensee from \$200.00 to \$75.00, effective October 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15770

RESOLUTION GRANTING WONDERLITE NEON
PRODUCTS PERMISSION TO PERFORM CER-
TAIN WORK.

RESOLVED that the application submitted by WONDERLITE

NEON PRODUCTS for the construction of a 11' x 12' electric roof sign to be placed on the leased premises of EDWARD W. ENGS, JR., at 295 Hegenberger Road, at a cost of approximately \$2,300.00, hereby is approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15771
RESOLUTION GRANTING PORTOAK CORP. PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by PORTOAK CORP., for the construction of a 7'6" x 100' addition to the northerly side of the "SEA WOLF" Restaurant located on Water Street between Broadway and Franklin Streets for the housing of air conditioning equipment and to provide additional storage space, at a cost to said applicant of \$5,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15772

RESOLUTION GRANTING U. C. EXPRESS & STORAGE CO. PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by U. C. EXPRESS & STORAGE CO. for the construction of a 21' x 4' office and toilet room on applicant's leased premises at Maritime and Petroleum Streets, at a cost to said Company of \$16,500.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15773

RESOLUTION GRANTING THOMPSON BROS.-DODD WAREHOUSE PERMISSION TO PERFORM CERTAIN WORK.

RESOLVED that the application and plans and specifications submitted by THOMPSON BROS.-DODD WAREHOUSE for the construction of a cold room on applicant's licensed premises in Terminal Building "B", Outer Harbor Terminal Area, at a cost to said applicant of \$16,000.00, hereby are approved, and permission to perform the work hereby is granted."

"RESOLUTION NO. 15774

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH SEA-LAND OF CALIFORNIA, INC., AND AUTHORIZING RECORDATION THEREOF.

RESOLVED that the President of this Board by and he hereby is authorized to execute and the Secretary to attest that certain Second Supplemental Agreement with SEA-LAND OF CALIFORNIA, INC., a corporation, dated the 28th day of October, 1964, amending a portion of Paragraph 2 of that certain Lease between the Port and SEA-LAND OF CALIFORNIA, INC., dated the 31st day of December, 1962, providing for the occupancy of certain marine terminal facilities in the Outer Harbor Terminal Area, and that such agreement shall be upon a form approved by the Port Attorney; and

FURTHER RESOLVED that the Port Attorney hereby is directed to record said Second Supplemental Agreement."

"RESOLUTION NO. 15775

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING ACTIVATED CHARCOAL FOR THE REMAINDER OF THE FISCAL YEAR ENDING JUNE 30, 1965 TO THE TERMINAL BUILDING, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for furnishing and delivering activated charcoal for the remainder of the fiscal year ending June 30, 1965 to the Terminal Building, Metropolitan Oakland International Airport, and the manner indicated for payment therefor, including progressive payments, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15776

RESOLUTION REJECTING BID OF MYERS DRUM COMPANY FOR FURNISHING AND DELIVERING USED OR REJECT 55 GALLON DRUMS TO THE PORT OF OAKLAND AT 475 - 2ND STREET FOR THE REMAINDER OF THE FISCAL YEAR ENDING JUNE 30, 1965 AND DIRECTING THE EXECUTIVE DIRECTOR AND CHIEF ENGINEER TO ARRANGE FOR THE PURCHASE OF SAID DRUMS IN THE OPEN MARKET.

WHEREAS, on December 7, 1964, the Board of Port Commissioners received sealed bids for furnishing and delivering used or reject 55 gallon drums to the Port of Oakland at 475 - 2nd Street for the remainder of the fiscal year ending June 30, 1965; and

WHEREAS, the bid of MYERS DRUM COMPANY, a corporation, being the only bid received therefor, is deemed excessive; now, therefore, be it

RESOLVED that said bid of said MYERS DRUM COMPANY, a corporation, for furnishing and delivering used or reject 55 gallon drums to the Port of Oakland at 475 - 2nd Street for the remainder of the fiscal year ending June 30, 1965, be and the same hereby is rejected for the reason that said bid is deemed excessive and the Executive Director and Chief Engineer hereby is authorized and directed to purchase said drums in the open market; and be it

FURTHER RESOLVED that the check accompanying the said bid be returned to the proper person."

Port Ordinance No. 1289 being, "AN ORDINANCE AMENDING SECTION 5.02 OF PORT ORDINANCE NO. 867 CHANGING THE SALARY SCHEDULE

OF SECRETARY TO THE EXECUTIVE DIRECTOR," having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

Ayes: Commissioners Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5
Noes: None
Absent: None

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 Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5
Noes: None
Absent: None

The meeting was adjourned at 5:04 p.m. to 9:30 a.m. on Friday, December 11, 1964.

The Board reconvened in the Board Room at 9:30 a.m. on Friday, December 11, President Vukasin presiding.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp
and President Vukasin -5
Commissioners absent: None

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

Visitors attending the meeting included John C. Houlihan, Mayor, City of Oakland; Mr. William Drohan, Chairman, Industrial Development Commission; Mr. C. L. Johnson, Industrial Development Commission; Mr. Leslie Moore, Redevelopment Commission and Secretary of the Central Labor Council; Mr. J. L. Childers, Business

Representative, Building Trades Council; Mr. H. F. Carr, President, Oakland Chamber of Commerce; Mr. Ken Moeller, Manager, Industrial Development, Oakland Chamber of Commerce; Mrs. C. H. Carpenter, League of Women Voters; Mr. George R. Concannon, Concannon Company representing Centex; Mr. William A. Acheson, Associated Construction and Engineering Co. an associate of Centex; Mr. Paul Sheppard, Vice President, Western Operations, Cabot, Cabot & Forbes; and Mr. H. W. Alexander, Public Relations Counsel for Cabot, Cabot & Forbes.

President Vukasin made an opening statement for the benefit of the visitors present advising that the Port had first been approached by Mr. George Concannon, a San Francisco Industrial Real Estate Broker, on behalf of the developers of the Centex Industrial Park in Chicago, advising that this group would be interested in working out an arrangement with the Port for the development and marketing of the Port of Oakland Industrial Park properties. Subsequent to this original approach, the President and some members of the Board and the Executive Director visited the Centex development in Chicago, followed by additional discussions which were reported in a press release issued August 10, 1964 and that on August 12, the Port was contacted by representatives of Cabot, Cabot & Forbes and advised that they had been studying the Port of Oakland Industrial Park property for some 6 months, had discussed the availability of the Park for private development with the Industrial Development Commission and were exceedingly interested in presenting a proposal for their development of the property. Visits were then made by members of the Board and the Executive Director to Boston and Philadelphia to view industrial parks developed by Cabot, Cabot & Forbes.

President Vukasin then noted that the Board then determined that it would establish 5:00 p.m., September 15, 1964, as the time within which proposals for the wholesale development of the Port of

Oakland Industrial Park would be received. Two proposals were received within this time limit, one from the Centex group, composed of Centex Construction Company of Dallas, Bennett & Kahnweiler, Industrial Realtors from Chicago, and Jack N. Pritzker, a Chicago Attorney; and the second, a proposal from Cabot, Cabot & Forbes of Boston. He reported that a committee of the Board was appointed to study the proposals and meet with their proponents, which committee consisted of the President of the Board and Commissioner Kilpatrick. Commissioner Brown was later added to this committee which was cautioned that it could not reach any agreement nor form any conclusions as a committee.

President Vukasin stated further that the Board on November 9, 1964, with all members present, held an adjourned Board meeting with the principals of the Centex group to review its proposal, and on November 30 held a similar meeting with the principals of Cabot, Cabot & Forbes at which all Board members were present. He stated further that the attorney who had represented the Port in the preparation and sale of the Port of Oakland Revenue Bonds had advised that before the Port embarks on a program for the sale of its Industrial Park lands it should have a study made to determine that the economic consequences of such a course of action will not cause the Port to violate any provisions covering the issuance of the Port's Revenue Bonds. The firm of Lybrand, Ross Bros. & Montgomery was employed to make such a study, and the tentative conclusions of this consultant are that the Port is free to sell or lease substantially all the vacant Industrial Park land without violating any of the provisions of the Port's existing revenue bonds and advising further that it would be in the best interests of the Port, City and East Bay for the Port to develop and retail this property itself rather than dispose of it in a wholesale manner.

President Vukasin then stated that the Board was meeting in this adjourned regular meeting to give further consideration to the proposals of Cabot, Cabot & Forbes and the Centex group.

Commissioner Brown, preparatory to making a motion, made a statement as to the basis for the conclusions which he had reached. He stated that his first consideration was whether or not the Port should in fact wholesale the property or retain it for development by the Port and concluded that while it would be advantageous for the Port to develop and market the property, such development and marketing could be done more speedily by a private developer because of its flexibility and financing ability, and proceeding at a more rapid pace than could be done by the Port would benefit the community as a whole. He then compared in detail the proposals of the two developers, covering such points as the time and manner of payment to the Port, when title would pass, the security of the Port, which proposal would most likely result in the fastest development of the property, the organization and experience of both developers and methods to be employed in financing improvements to the property. On the basis of his conclusions, Commissioner Brown made a motion that the Board accept the proposal set forth in the letter of Cabot, Cabot & Forbes dated September 15, 1964, and that in accordance with this letter, we negotiate and cooperate with Cabot, Cabot & Forbes in the various areas they outlined, and in any other matters necessary to conclude a mutually satisfactory arrangement for the purchase by Cabot, Cabot & Forbes of the Port of Oakland Industrial Park property available for sale, recognizing further that the Port is not precluded from making sales or leases of individual parcels, subject to the conditions set forth in the Cabot, Cabot & Forbes proposal. Commissioner Chaudet then stated that Commissioner Brown had made a very complete statement with which he agreed, and reiterated his position taken at previous meetings that he was in favor of the proposal of Cabot, Cabot & Forbes and seconded the

motion of Commissioner Brown. Commissioner Tripp speaking on the motion stated that in his opinion neither of the proposals received represents a bona fide offer nor a valid commitment on the part of the proposers to develop the land, nor do they contain a commitment as to what the Port is to receive from such development and for this reason he was opposed to the motion. Commissioner Kilpatrick stated that, speaking in his capacity as President of the Oakland Real Estate Board, it had been the concern of local industrial realtors that there would be a conflict of interest on the part of Cabot, Cabot & Forbes because of their industrial park development in South San Francisco if they were chosen as the developer of the Oakland Industrial Park, but that explanations made by Cabot, Cabot & Forbes had completely satisfied the local industrial realtors and there was no further objection on their part. Commissioner Tripp then stated that it was his feeling that either or both of the parties which had submitted proposals should proceed with engineering and feasibility studies and make a firm, bona fide proposal stating the amount of money which would accrue to the Port under their plans for development, and that upon receipt of such proposals the Board should then make its determination. President Vukasin explained that such a suggestion had been made to both Centex and Cabot, Cabot & Forbes and that the principals of Centex had stated that they would not proceed with the study unless they were chosen on an exclusive basis, but that the principals of Cabot, Cabot & Forbes stated that they would proceed with their studies whether or not they were given an exclusive right to do so and whether or not Centex proceeded with studies. He stated further that at this time there is no obligation of the Port Board to accept the proposal presented by Cabot, Cabot & Forbes at the conclusion of its 90-day study period, which opinion was confirmed by the Port Attorney. A vote was then taken on Commissioner Brown's original motion, which was passed by the following vote: 4 ayes, Commissioners

Brown, Chaudet, Kilpatrick and President Vukasin; one no, Commissioner Tripp.

Mr. Paul Sheppard was called on to make a statement on behalf of Cabot, Cabot & Forbes, and he indicated his firm's pleasure in accepting the challenge which the Port had presented to it.

A brief statement was then made by the Executive Director complimenting both proponents on their cooperation during the negotiating period and indicated the staff's cooperation in the study which will be made by Cabot, Cabot & Forbes.

Brief statements were then made by Mr. Harold Carr on behalf of the Chamber of Commerce; Mr. Drohan on behalf of the Industrial Development Commission; Mr. Leslie Moore on behalf of the Redevelopment Commission.

Mr. George Concannon was then called on to make a statement on behalf of Centex, and Mr. Concannon referred to a letter addressed to the Port by Mr. Marshall Bennett on behalf of Centex, dated December 10, 1964 and received in the Port offices at 9:03 a.m. on December 11 which, based on certain assumptions, gave an estimate of the gross amounts which would accrue to the Port under the Centex proposal. Mr. Concannon was informed by Commissioner Brown that this letter merely confirms similar conclusions on the part of the Board which were considered as part of the Board's study making the decision which it had reached.

Commissioner Chaudet stated that he had been contacted by the editor of a local publication stating that there was a rumor circulating that a straw vote had been taken on this matter now before the Board and that its results were known. Mr. Chaudet stated that he had advised the individual that such information is absolutely false, that no such vote had been taken, but that such a rumor might have started from statements which he himself had made at previous public meetings that he was ready to vote and make a determination on behalf of Cabot, Cabot & Forbes.

A vote was then called for on Resolution No. 15777 accepting the proposal of Cabot, Cabot & Forbes Co. for development of Port of Oakland Industrial Park, which was passed by a unanimous vote of the 5 members of the Board.

Resolution No. 15778 was then passed providing for travel to New York City, New York and Washington, D. C. by the Executive Director and Port Attorney in connection with Port business.

Mayor Houlihan arrived at the meeting at 10:25 a.m. and was briefed on what had transpired during the Board meeting prior to his arrival, and he stated that even though he had hoped the Board would have been in a position to develop these properties on its own, he recognized the Port's physical inability to accomplish the results needed, was pleased that the Board had taken this major step toward the marketing of its Port of Oakland Industrial Park properties and assured the Board of the Mayor's cooperation and assistance in the negotiations with Cabot, Cabot & Forbes.

President Vukasin stated that Vice President Brown would replace Commissioner Chaudet on the Board's fireboat committee.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5
Noes: None
Absent: None

"RESOLUTION NO. 15777

RESOLUTION ACCEPTING PROPOSAL OF CABOT,
CABOT & FORBES CO. FOR DEVELOPMENT OF
PORT OF OAKLAND INDUSTRIAL PARK.

RESOLVED that the proposal of CABOT, CABOT & FORBES CO. for the master planning and development of the lands embraced within the Port of Oakland Industrial Park as set forth in that firm's letter to this Board dated September 15, 1964, be and the same is hereby accepted; and be it

FURTHER RESOLVED that, in accordance with said letter, this Board negotiate and cooperate with CABOT, CABOT & FORBES CO.

with respect to the various matters set forth in said letter and with respect to any other matters necessary to conclude a mutually satisfactory arrangement for the purchase by CABOT, CABOT & FORBES CO. of the lands owned by the City of Oakland lying within the Port of Oakland Industrial Park; and be it

FURTHER RESOLVED that there is reserved to the Port the right to sell or lease said lands during the investigation period referred to in said letter and subject to the terms and conditions set forth therein; and be it

FURTHER RESOLVED that upon the completion of the necessary studies and investigation of said land by CABOT, CABOT & FORBES CO. this Board may either accept, reject or modify any specific proposal of CABOT, CABOT & FORBES CO. for the purchase of said lands."

"RESOLUTION NO. 15778

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR AND THE PORT ATTORNEY TO PROCEED TO NEW YORK, NEW YORK, AND WASHINGTON, D. C.

RESOLVED that the Executive Director and the Port Attorney be and they hereby are authorized to proceed to New York, New York, and Washington, D. C. on or about December 16, 1964, in connection with business of the Port of Oakland, and that they be allowed their reasonable expenses in connection therewith upon presentation of claims therefor."

There being no further business and on motion duly made and seconded the meeting was adjourned at 10:38 a.m.



Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE
CITY OF OAKLAND

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action JAN 11 1965

Approved as written and filed

The meeting was held on Monday, December 21, 1964 at the hour of 3:30 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Vukasin presiding, due written notice having been given members of the Board.

Commissioners present: Brown, Chaudet, Kilpatrick, Tripp and President Vukasin -5

Commissioners absent: None

Also present were the Executive Director and Chief Engineer; Port Attorney; Supervisory Airport Traffic Representative; Assistant Chief Engineer; Public Relations Director; Airport Manager; and Secretary of the Board.

Visitor, Mrs. C. B. Carpenter, League of Women Voters.

The minutes of the regular meeting of December 7, 1964 and the adjourned regular meeting of December 11, 1964 were approved as written and ordered filed.

Bids were opened and publicly declared for furnishing and delivering activated charcoal for the remainder of the fiscal year ending June 30, 1965, two bids having been received as follows:

<u>Bidder</u>	<u>Price per lb.</u>	<u>Credit allowance for returned used activated charcoal price per lb.</u>	<u>Security</u>
Sanford Mechanical Equipment Co., Inc.	\$0.75	\$0.15	Cashier's check No. 544 16879 \$180.00
Air Filter Sales & Service Company, Inc.	0.80	0.15	Check No. 7378 \$240.00

Upon recommendation of the Assistant Chief Engineer and approval of the bid as to form and legality by the Port Attorney, Resolution No. 15798 was passed awarding the contract to Sanford Mechanical Equipment Co., Inc.

The renaming of a section of 19th Avenue southerly of the Nimitz Freeway to Embarcadero as requested through a petition received from property owners and tenants on this street, was recommended for affirmative action by the City Council, and Resolution No. 15779 was passed requesting the City Council to change the name of a portion of 19th Avenue to Embarcadero.

The extension of Embarcadero from 5th Avenue across the Lake Merritt Channel to Fallon Street as depicted by plans presented to the Port by the City Engineer was approved on recommendation of the Executive Director, and Resolution No. 15780 was passed approving the proposed Embarcadero improvements and requesting the City Council to complete the same.

The Board was informed that the application of the San Francisco Bay Area Rapid Transit District, Public Notice No. 65-34 for a permit to construct the Rapid Transit tube under the San Francisco Bay conforms with the Port plans for development of the old S. P. Mole at the Foot of 7th Street, both in the routing of the tube and the depths provided.

The Board was informed that Shoreline Properties Inc. has filed application with the Department of the Army under Public Notice No. 65-33 for permit to dredge and fill an additional area around the westerly side of Bay Farm Island requiring approximately 12,000,000 cubic yards of material, which is in conformity with plans previously agreed to by the Port and Utah Construction Company, which is compatible with Airport operations provided the area is devoted to commercial uses and not rezoned to provide for additional housing units.

A proposed lease of certain lands located on the south side of the Embarcadero approximately 100 feet easterly of the center line of 10th Avenue was transmitted to the Board, together with notice of intention therefor by the Port Attorney, accompanied by a letter from the Manager, Properties Department, outlining the terms of the proposed lease. Resolution No. 15783 was passed determining that the lease should be made, approving form of the lease and authorizing the advertising for bids to be received January 11, 1965.

A proposed lease of certain lands located on the northwest side of Hegenberger Road southerly of San Leandro Channel was transmitted to the Board together with notice of intention therefor from the Port Attorney, accompanied by a letter from the Manager, Properties Department, outlining the terms of the proposed lease. Resolution No. 15784 was passed determining that the lease should be made, approving form of the lease and authorizing the advertising for bids to be received January 11, 1965.

The Board was informed that Kaiser Steel Corporation desires to lease approximately 14 acres of land and 6 acres of water area in the vicinity of the 7th Street Mole for a term of 10 years, with the lessee having two successive options to extend the term for 10 years and 5 years, together with a third option to extend the term for a further period of 25 years subject to rental review and adjustment. The corporation would use the property for the fabrication and erection of steel structures and other steel products. It was also explained that the company desires immediate occupancy of the area under a license agreement until the detailed terms of the long-term lease can be consummated. It was explained that Mr. Sol Gilberg, who brought Kaiser Steel Corporation to the Port in connection with this transaction, will be the real estate broker of record. Such occupancy was approved on motion of Commissioner Kilpatrick, seconded and passed unanimously.

Commissioner Kilpatrick excused himself from the meeting at 4:40 p.m.

The recommendation that a replacement of a damaged Port 1961 Valiant automobile, which is not economically repairable, be purchased (through the Port purchasing contract with the County of Alameda which in turn would procure the car from the State) was approved on motion of Commissioner Tripp, seconded and passed unanimously, providing for the purchase of a Dodge Dart costing approximately \$1,600 plus sales tax, and a handling charge not to exceed \$50, through the Alameda County Purchasing Department.

The request of K. & P. Trucking Company for a tank permit covering installation of a 1,000 gallon underground tank for storage of diesel fuel at the Foot of Clay Street was approved by passage of Resolution No. 15782.

The time for completion of the contract with Chris's Pay Less Plumbing Company for construction of a sanitary sewer adjacent to Hegenberger Road in the Port of Oakland Industrial Park was extended to November 30, 1964 upon passage of Resolution No. 15792, and on recommendation of the Assistant Chief Engineer the work was accepted as being completed by passage of Resolution No. 15791.

The redesignation of an authorized agent of the Port for Old-age Survivors and Disability Insurance changing the name of A. H. Abel to the position of Director of Fiscal Affairs was approved by passage of Resolution No. 15794.

Salary adjustments for Harry Beard, Port Electrician, and Curtis Johnson, Truck Driver and Laborer, from salary rate C to D as recommended to the Board in a letter from the Executive Director, were approved by passage of Resolution No. 15795.

Other personnel matters as listed on the Board calendar were approved by passage of Resolutions No. 15785 and 15786.

The request of Ericksen, Ericksen, Kincaid and Bridgman, attorneys at law, who have offices located in the Clay Street Pier to erect a sign approximately 3' x 3' in size over their entrance, was approved on motion of Commissioner Brown, seconded and passed unanimously.

The closing of the Weather Bureau at the Airport was the subject of an oral report to the Board by the Airport Manager, who explained the adverse effect on airport operations if the dispensing of weather information was curtailed as planned by the Weather Bureau. Resolution No. 15799 was passed opposing the closing of the U. S. Weather Bureau at the Airport, and the Airport Manager was directed to send copies of this resolution to all concerned.

The proposed sign for the "Elegant Farmer" restaurant located at the southwest corner of 1st and Broadway, under lease to Better Restaurants, Inc., as depicted on plans shown to members of the Board, was approved.

The organization of the Air Cargo Committee was reported on by the Supervisory Airport Traffic Representative by letter to the Board.

The Board was informed that a letter had been transmitted by President Vukasin to Mr. Ed Daly of World Air Center requesting a meeting between Mr. Daly and members of the Board.

The subject of the fireboat "City of Oakland" was discussed at length. A motion by Commissioner Tripp that the fireboat be kept in operation after January 1 pending further negotiations failed of passage due to a tie vote following the failure of an amendment to the original motion by Commissioner Chuadet to provide that the Port would pay the cost of the fireboat from January 1 to February 1 to allow time for further discussions with the City Council. A motion was then made by Commissioner Chaudet requesting the Council to place on the spring ballot a tax

rate to provide for funds for the operation of the fireboat, with the Port paying the cost of operating the boat until the election but was not considered due to lack of a second. A motion by Commissioner Brown that the Port continue to operate the fireboat was determined to be out of order. A motion was then made by Commissioner Tripp, seconded and passed unanimously, that the Port agree to pay the operating and maintenance costs of the fireboat for the calendar year 1965 on the same basis as had been in effect prior to July 1, 1963.

Resolution No. 15797 was then passed approving specifications for drydocking and repairs to the fireboat "City of Oakland" and calling for bids to be received January 11, 1965.

The Executive Director made an oral report to the Board on a public hearing held in San Francisco on Assembly Bill No. 2690 of the 1963 Legislature which, if passed, would provide State support for the San Francisco and Oakland fireboats.

The Board thanked the Port employees and staff for the excellent work performed during 1964 on behalf of the Port and wished all of the Port employees a very Merry Christmas, which action was formalized on motion of Commissioner Brown, seconded and passed unanimously.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of December 18, 1964.

Summary of Cash & Accounts Receivable, Port Revenue Fund #801 for November 1964.

List of Claims paid on Port Revenue Fund #801 for the period of December 2 through December 17, 1964.

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

Ayes: Commissioners Brown, Chaudet, Kilpatrick,
Tripp and President Vukasin -5
Noes: None
Absent: None

"RESOLUTION NO. 15783

RESOLUTION DETERMINING THAT LEASE OF CERTAIN LANDS LOCATED ON THE SOUTH SIDE OF THE EMBARCADERO APPROXIMATELY 100 FEET EASTERLY OF THE CENTER LINE OF TENTH AVENUE SHOULD BE MADE, APPROVING FORM OF LEASE AND NOTICE INVITING BIDS AND DIRECTING ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease certain lands located on the south side of the Embarcadero approximately 100 feet easterly of the center line of Tenth Avenue and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and terminating on December 31, 1976, with an option to extend said term for two additional periods of five (5) years each, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each bid to be accompanied by two separate cash deposits, certified checks or cashier's checks of a responsible bank in the respective amounts of \$750.00 and \$1,478.28) with bids to be received prior to the hour of 1:45 P. M., on Monday, the 11th day of January 1965, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

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

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

"RESOLUTION NO. 15779

RESOLUTION REQUESTING THE CITY COUNCIL
TO CHANGE THE NAME OF A PORTION OF 19TH
AVENUE TO EMBARCADERO.

WHEREAS, fifteen owners and tenants of property fronting upon 19th Avenue between the Nimitz Freeway and Dennison Street have requested that the name of 19th Avenue be changed to Embarcadero; now, therefore, be it

RESOLVED that the Board of Port Commissioners does hereby request the City Council to change the name of that portion of 19th Avenue lying between the Nimitz Freeway and Dennison Street to Embarcadero."

"RESOLUTION NO. 15780

RESOLUTION APPROVING PROPOSED
EMBARCADERO IMPROVEMENT AND REQUESTING
THE CITY COUNCIL TO COMPLETE THE SAME.

RESOLVED that the Board of Port Commissioners does hereby approve that certain drawing entitled "Proposed Embarcadero Webster Street to Fifth Avenue Initial Phase Oakland, California September, 1964", prepared in the office of the City Engineer, and approved September 21, 1964 by the City Engineer, Traffic Engineer, Electrical Department and Police Department; and be it

FURTHER RESOLVED that this Board does hereby find and determine, in accordance with the provisions of Section 218 of the City Charter, that the extension and improvement of the Embarcadero between Fallon Street and 5th Avenue is necessary in connection with the proper and adequate development of the Port of Oakland; and be it

FURTHER RESOLVED that the City Council be and it is hereby requested to initiate and carry to completion, in accordance with the provisions of Section 218 of the Charter, the proceedings necessary for said extension and improvement of the Embarcadero, such work to be paid for out of funds provided by the City Council."

"RESOLUTION NO. 15781

RESOLUTION FINDING THAT AN EXTREME
EMERGENCY EXISTS WHICH REQUIRES THE
CONSTRUCTION OF A SECOND BAGGAGE
CONVEYOR WITHOUT COMPETITIVE BIDDING.

WHEREAS, recently inaugurated additional airline service

at Metropolitan Oakland International Airport together with that scheduled to be instituted in January 1965 will require the immediate construction and installation of a second carousel-type baggage conveyor including necessary belt conveyors leading thereto; and

WHEREAS, said baggage conveyor must be provided without delay in order to accommodate the expanding use of the Airport and to avoid inconvenience to the public; now, therefore, be it

RESOLVED that the Board of Port Commissioners does hereby find and determine that an extreme emergency exists where delay incident to the performance of such work pursuant to the competitive bidding requirements of the City Charter would cause serious loss or injury to the City of Oakland; and be it

FURTHER RESOLVED that the Executive Director and Chief Engineer be and he is hereby authorized to arrange for the installation of a second carousel-type baggage conveyor including necessary belt conveyors leading thereto, all to be similar and equal to the equipment presently installed and operating at the Airport, without advertising for bids therefor, at an estimated cost of \$37,500.00."

"RESOLUTION NO. 15782

RESOLUTION GRANTING PERMISSION TO
K. & P. TRUCKING TO INSTALL UNDER-
GROUND STORAGE TANK.

RESOLVED that permission is hereby granted PAT KEENEY and VERN C. PETERSON, copartners doing business under the firm name and style of K. & P. TRUCKING, to install one (1) 1,000 gallon underground wrapped fuel oil storage tank upon the premises of the Port located on the Clay Street Pier and occupied by said K. & P. TRUCKING under that certain License and Concession Agreement dated March 1, 1964, together with the right to remove said property, subject, however, to the following express terms and conditions:

1. That K. & P. TRUCKING shall, if requested to do so by the Port, remove such property and the premises shall be restored by K. & P. TRUCKING without cost to the Port to the condition in which they existed prior to the installation of such property; and

2. That K. & P. TRUCKING shall use said property and related facilities only for the servicing of its own equipment and shall not sell any petroleum or petroleum products to third persons."

"RESOLUTION NO. 15784

RESOLUTION DETERMINING THAT LEASE OF
CERTAIN PREMISES LOCATED ON THE NORTH-
WEST SIDE OF HEGENBERGER ROAD SOUTH-
WESTERLY OF SAN LEANDRO CHANNEL SHOULD
BE MADE, APPROVING FORM OF LEASE AND
NOTICE INVITING BIDS AND DIRECTING
ADVERTISEMENT FOR BIDS.

WHEREAS, public necessity and convenience and the interest of the Port require that the City of Oakland lease

certain premises located on the northwest side of Hegenberger Road southwesterly of San Leandro Channel and more particularly described in the form of lease hereinafter mentioned, for the term commencing on the first day of the calendar month next succeeding sixty days after the adoption on final passage of the ordinance awarding said lease and continuing thereafter for a term of ten (10) years, with an option to extend said term for two additional periods of ten (10) years each, to the highest responsible bidder and subject to the other terms, provisions and conditions specified by this Board; and

WHEREAS, a form of lease and of a notice inviting bids therefor have been prepared by the Port Attorney under the direction of this Board, and filed with it, and said form of lease and notice and the provisions thereof are hereby fully approved; now, therefore, be it

RESOLVED that the Secretary be and he hereby is directed to publish said notice in the official newspaper of the City of Oakland in the manner and for the time required by law to secure bids for such lease (each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in an amount equal to four (4) times the rent bid for one (1) month of said lease and each to be accompanied by a cash deposit, a certified check or a cashier's check of a responsible bank in the amount of \$750.00), with bids to be received prior to the hour of 1:45 P. M., on Monday, the 11th day of January, 1965, and to be opened by the Board while in regular session, at the hour of 2:00 P. M. of said day, or as soon thereafter as said Board shall convene, and to furnish interested persons who may request them copies of such proposed lease; and be it

FURTHER RESOLVED that the Board reserves the right in its discretion to reject any and all bids received by it if not satisfactory to it; and be it

FURTHER RESOLVED that in the event no bid is received for the proposed lease, the Board reserves the right to negotiate for the same and to award the lease in the open market without further bidding."

"RESOLUTION NO. 15785

RESOLUTION RATIFYING TEMPORARY APPOINTMENT OF JAMES N. HENDERSON TO THE POSITION OF JANITOR.

RESOLVED that the temporary appointment of JAMES N. HENDERSON to the position of Janitor, effective December 9, 1964, be and the same hereby is ratified."

"RESOLUTION NO. 15786

RESOLUTION RATIFYING LEAVE OF ABSENCE OF DONALD W. POWERS, PORT MAINTENANCE LABORER.

RESOLVED that the leave of absence granted DONALD W. POWERS, Port Maintenance Laborer, for injury on duty, for twenty working days commencing December 1, 1964, without pay, be and the same hereby is ratified."

"RESOLUTION NO. 15787

RESOLUTION DIRECTING RECORDATION
OF LEASE WITH ROY L. BURGE, INC.

RESOLVED that the Port Attorney is hereby directed to record that certain Lease dated November 13, 1964, between the City of Oakland, acting by and through this Board, and ROY L. BURGE, INC., a corporation."

"RESOLUTION NO. 15788

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH AMF LAMINATES.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that certain License and Concession Agreement, dated the 1st day of November, 1964, with DUDLEY HATHAWAY, an individual doing business under the firm name and style of AMF LAMINATES, providing for the occupancy by licensee of an area of 1,190 square feet in Building No. L-839, Metropolitan Oakland International Airport, for a period of one year commencing November 1, 1964, at a monthly rental of \$53.55, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15789

RESOLUTION AUTHORIZING EXECUTION
OF FIRST SUPPLEMENTAL AGREEMENT
WITH DOUBLE TEN MILLS.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with CHARLES C. WORTH, an individual doing business under the firm name and style of DOUBLE TEN MILLS, dated October 1, 1964, modifying that certain License and Concession Agreement dated March 1, 1964, by adding thereto 7,500 square feet of additional warehouse area and 1,000 square feet of boiler room area, all in Terminal Building "B", Outer Harbor Terminal Area, at an additional monthly rental therefor of \$350.00, effective October 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15790

RESOLUTION AUTHORIZING EXECUTION
OF FIRST SUPPLEMENTAL AGREEMENT
WITH HOLLANDER, LIPIAN & HORWITZ.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, a First Supplemental Agreement with HOLLANDER, LIPIAN & HORWITZ, a copartnership, dated November 1, 1964, amending Paragraph 25a of that certain License and Concession Agreement dated November 1, 1964, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15791

RESOLUTION ACCEPTING WORK PERFORMED BY
CHRIS'S PAY LESS PLUMBING COMPANY AND
AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION.

WHEREAS, RICHARD C. CHRISTIAN, an individual doing business under the firm name and style of CHRIS'S PAY LESS PLUMBING COMPANY, has faithfully performed all the terms and conditions of and has completed that certain contract with the Port, dated September 22, 1964 (Auditor-Controller's No. 12932) for the construction of a sanitary sewer adjacent to Hegenberger Road in the Port of Oakland Industrial Park; now, therefore, be it

RESOLVED that said work be and it is hereby accepted;
and be it

FURTHER RESOLVED that all actions taken and orders issued by the Executive Director and Chief Engineer in connection with the performance of said contract be and the same hereby are ratified, confirmed and approved; and be it

FURTHER RESOLVED that a Notice of Completion of said contract be duly filed in the office of the County Recorder of Alameda County."

"RESOLUTION NO. 15792

RESOLUTION EXTENDING TIME FOR PERFORMANCE
OF CONTRACT WITH CHRIS'S PAY LESS PLUMBING
COMPANY.

RESOLVED that the time for the performance of the contract with RICHARD C. CHRISTIAN, an individual doing business under the firm name and style of CHRIS'S PAY LESS PLUMBING COMPANY, for the construction of a sanitary sewer adjacent to Hegenberger Road in the Port of Oakland Industrial Park (Auditor-Controller's No. 12932), be and it hereby is extended to and including November 30, 1964, without assessment of liquidated damages."

"RESOLUTION NO. 15793

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT WITH HUGH M. O'NEIL COMPANY.

RESOLVED that the President of this Board be and he hereby is authorized to execute and the Secretary to attest that certain Agreement dated the 15th day of December, 1964, with HUGH M. O'NEIL, an individual doing business under the firm name and style of HUGH M. O'NEIL COMPANY, as Engineer, to retain and employ the services of Engineer in connection with the designing and preparation of plans and specifications for certain modifications to the west entrance of hangar Building No. L-820, Metropolitan Oakland International Airport, at a total fee therefor of not to exceed \$5,000.00, and that such agreement shall be upon a form approved by the Port Attorney."

"RESOLUTION NO. 15794

RESOLUTION CHANGING DESIGNATION OF
AUTHORIZED AGENT IN CONNECTION WITH
AGREEMENT FOR SOCIAL SECURITY COVER-
AGE OF CERTAIN EMPLOYEES OF THE PORT
OF OAKLAND.

WHEREAS, for the purposes of the Agreement for coverage under the Old-Age, Survivors and Disability Insurance Program established by Title II of the Social Security Act entered into on the 26th day of June, 1951, by the State of California and the Board of Port Commissioners of the City of Oakland, herein-after designated as the Public Agency, and pursuant to Resolution No. B1657 adopted by the Board of Port Commissioners of the said Public Agency on the 7th day of May, 1951, A. H. ABEL, Port Manager of said Public Agency was designated as Authorized Agent for the said Public Agency; and

WHEREAS, the Public Agency now desires to vest the authority and duty to act as Authorized Agent for the purposes of said Agreement in a position of the Public Agency; now, therefore, be it

RESOLVED, that effective on the 1st day of December, 1964, the authority and duty to act as Authorized Agent of the Public Agency under said agreement and all amendments thereto is hereby vested in the position of Director of Fiscal Affairs, Port Department, of the Board of Port Commissioners of the City of Oakland; and be it

FURTHER RESOLVED, that the powers and duties of said Authorized Agent shall be those conferred by Resolution No. B1657, adopted by said Board on the 7th day of May, 1951."

"RESOLUTION NO. 15795

RESOLUTION ASSIGNING EMPLOYEES AND
FINDING THEM TO BE ENTITLED TO CER-
TAIN RATES WITHIN SALARY SCHEDULES
FIXED BY PORT ORDINANCE NO. 867.

RESOLVED that the employees hereinafter named are hereby assigned to and found to be entitled to the rates set forth opposite their respective names and positions and within the salary schedules fixed by Port Ordinance No. 867, effective January 1, 1965:

<u>Employee</u>	<u>Position</u>	<u>Schedule</u>	<u>Rate</u>
Curtis Johnson	Truck Driver and Laborer	46	d.
Harry A. Beard	Electrician	65	d. "

"RESOLUTION NO. 15796

RESOLUTION AUTHORIZING EXECUTION
OF AGREEMENT WITH RESISTOFLEX
CORPORATION.

RESOLVED that the Secretary be and he hereby is authorized to execute, for and on behalf of this Board, that

certain License and Concession Agreement, dated the 1st day of October, 1964, with RESISTOFLEX CORPORATION, a corporation, providing for the occupancy by Licensee of an area of 231 square feet in Building No. L-130, known as Room 18, Metropolitan Oakland International Airport, for a period of one year commencing October 1, 1964, at a rental of \$83.16 payable on or before the 1st day of each of the following months: October 1964, January 1965, April 1965 and July 1965, and that such agreement shall be upon the form of license agreement customarily used for such purposes."

"RESOLUTION NO. 15797

RESOLUTION APPROVING SPECIFICATIONS FOR DRYDOCKING AND REPAIRS TO FIRE-BOAT, "CITY OF OAKLAND", AND CALLING FOR BIDS THEREFOR.

RESOLVED that the specifications and other provisions relative thereto filed with the Board for drydocking and repairs to Fireboat, "City of Oakland", and the manner indicated for payment therefor, be and the same hereby are approved; and be it

FURTHER RESOLVED that the Secretary be and he is hereby authorized to advertise for five consecutive days in the official newspaper for sealed proposals therefor, as required by law."

"RESOLUTION NO. 15798

RESOLUTION AWARDING CONTRACT TO SANFORD MECHANICAL EQUIPMENT CO., INC., FOR FURNISHING AND DELIVERING ACTIVATED CHARCOAL FOR THE REMAINDER OF THE FISCAL YEAR ENDING JUNE 30, 1965 TO THE TERMINAL BUILDING, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER BID; AND DIRECTING RETURN OF CHECK TO BIDDER.

RESOLVED that the contract for the furnishing and delivering of activated charcoal for the remainder of the fiscal year ending June 30, 1965 to the Terminal Building, Metropolitan Oakland International Airport, be and the same hereby is awarded to SANFORD MECHANICAL EQUIPMENT CO., INC., a corporation, as the lowest responsible bidder, in accordance with the terms of its bid filed December 21, 1964; and be it

FURTHER RESOLVED that a bond for the faithful performance of the work in the amount of \$1,125.00 shall be required and that the procedure prescribed by law shall be taken for the execution of such contract; and be it

FURTHER RESOLVED that the other bid received for said contract be and it hereby is rejected and the check accompanying said bid shall be returned to the proper person."

"RESOLUTION NO. 15799

RESOLUTION OPPOSING CLOSING OF UNITED STATES WEATHER BUREAU AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT.

WHEREAS, the UNITED STATES WEATHER BUREAU has announced

plans to relocate the aviation weather activities presently being conducted by the Bureau at Metropolitan Oakland International Airport and to transfer all remaining weather functions to the Federal Aviation Agency Flight Service Station at the Airport; and

WHEREAS, the Weather Bureau personnel remaining at Metropolitan Oakland International Airport would not be qualified or available for aviation weather briefings; and

WHEREAS, the aviation weather activities of the UNITED STATES WEATHER BUREAU at Metropolitan Oakland International Airport are essential in connection with the briefing of pilots, particularly in connection with flights observing instrument flight rules and flights of supplemental air carriers, the certificated helicopter airline based at Metropolitan Oakland International Airport and the extensive general aviation activities carried on at said Airport; and

WHEREAS, the unavailability of aviation weather functions conducted by the UNITED STATES WEATHER BUREAU at said Airport would have an extremely adverse effect upon the Airport and the persons using it and would probably result in substantial diversion to San Francisco International Airport where full weather activities will continue to be conducted by the UNITED STATES WEATHER BUREAU; now, therefore, be it

RESOLVED that the Board of Port Commissioners of the City of Oakland does hereby oppose the discontinuance of the aviation weather activities presently being conducted by the UNITED STATES WEATHER BUREAU at Metropolitan Oakland International Airport; and be it

FURTHER RESOLVED that a certified copy of this resolution shall be forwarded to Congressmen George P. Miller and Jeffery Cohelan and to Admiral Murrey L. Royar (Ret.), the Port's representative in Washington, D. C."

Port Ordinance No. 1290 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," having been duly introduced, read and published, was read a second time and finally adopted by the following vote:

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

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 CHANGING THE TITLES OF CERTAIN POSITIONS IN THE PORT DEPARTMENT," was read the first time

and passed to print by the following vote:

Ayes: Commissioners Brown, Chaudet, Tripp and
President Vukasin -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