

Action JAN 27 1971

*Approved as written
& filed*

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

The meeting was held on Wednesday, January 6, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda, Walters
and President Tripp - 7

Commissioners absent: None

Also present at the meeting were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Chief Engineer; Assistant Chief Engineer; Senior Engineer Keith Quan; Director of Aviation; Manager, Properties Department; Port Field Representative; Public Relations Director; and Secretary of the Board.

Visitors attending the meeting included Mr. Charles Velson, Vice President, Mr. Gary J. Torre, Attorney, both representing Seatrain Terminals of California; and Mrs. R. D. Israel, representing the Oakland League of Women Voters.

Minutes of the regular meeting of the Board, held on December 2, 1970, the adjourned regular meeting of December 9, 1970, the regular meeting of December 16, 1970, and the adjourned regular meeting of December 23, 1970, were approved as written and ordered filed.

Outgoing President, William Walters, presented incoming President, Peter Tripp, with a gavel and wished him well in his term of office commencing January 1, 1971. President Tripp then presented President Walters with his gavel of office which had been mounted as a wall plaque, together with a desk set, and congratulated him on a very successful 1970 year under his administration.

At the hour of 2:15 p.m., President Tripp called for the scheduled public hearing on the application of the City of Oakland for a permit to fill water area, extract submerged material, place new pilings and perform other work at First Street and Lake Merritt Channel, at which time the written report of the Executive Director was considered, recommending approval of the application as Phase I of the Lake Merritt Channel Estuary Park project. No one appeared at the meeting in opposition to the application, and Resolution No. 20157 was passed, granting permit to City of Oakland to perform dredging and filling in the North Arm of the Estuary. Also in connection with this project, a building permit application from the City of Oakland for the Lake Merritt Channel Estuary Park, was the subject of a memo to the Board from Senior Engineer Keith Quan, which covers the construction of the restroom facilities and a trellis arbor at an estimated cost of \$64,000, which application was approved on passage of Resolution No. 20158.

Compensation of Special Counsel, was the subject of a letter to the Board from the Port Attorney, recommending that the monthly retainer fee for Mr. Cecil A. Beasley, Jr., the Port's Special Counsel in Washington, D.C., be increased from \$750 to \$1,000 effective February 1, 1971, which recommendation was approved on passage of Resolution No. 20159.

President Tripp called for the final reading of the three ordinances concerning the acquisition by the Port of the Seatrains Terminals of California, Inc. property in the Middle Harbor Terminal and the termination of the present franchise with Seatrain. At Commissioner Soda's request, the Executive Director explained briefly the transaction with Seatrain and the Commissioners indicated they had no further questions on the matter. Port Ordinance Nos. 1680, 1681 and 1682 were then given final reading by

unanimous vote of the Board. Mr. Charles Velson, representing Seatrain, and President Tripp then signed the documents authorized by the three ordinances.

Application of Trans World Airlines to Civil Aeronautics Board for Order Authorizing Discussions, was the subject of a letter to the Board from the Port Attorney advising that the joint discussions, if approved by the CAB, would be with other United States domestic scheduled air carriers and involve possible agreements aimed at effecting joint restraint upon passenger capacity in markets within the continental United States. The Board was advised that this subject is closely related to CAB Docket No. 22525, which was previously reported to the Board. He informed the Board that this matter would be closely watched by his office, as well as by Mr. Beasley's office in Washington, D.C.

Proposed merger of American Airlines and Western Airlines, was the subject of a letter to the Board from the Port Attorney. As both American Airlines and Western Airlines presently serve the Oakland Airport, it was suggested that these proceedings also be closely watched as to the effect of the merger, if approved, upon future service at Oakland. It was the Executive Director's oral recommendation to the Board that at this time the Port take no position for or against the merger, and upon joint recommendation of the Executive Director and the Port Attorney, Resolution No. 20160 was passed ratifying the petition previously filed by the Port Attorney for leave to intervene in proceedings before the Civil Aeronautics Board.

Changes in Airport tenancies, North Airport, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Gainor, seconded and passed unanimously as follows:

1. POWER PAC, a Category A tenant, to vacate space presently occupied in Airport Building L-813 and to assume occupancy of a 10,000 sf section of Building L-812 at \$.06 psf per month, plus an additional 10,000 sf of contiguous ramp area at \$.015 psf per month for a total of \$750, commencing January 1, 1971.

2. CALIFORNIA AVIATION SERVICE, INC., a Category A tenant to be placed on a license and concession agreement to terminate at the start of the newly authorized long-term lease, for its currently occupied space in Buildings L-150 and L-210 (Hangars 1 and 2) and 9,800 sf of space in Building L-230, based on rates of \$.055 psf for hangar space, \$.06 psf for Building L-230 and \$.12 psf for office area in Hangar 1, for a total rental of \$3,128.57.
3. WESTERN AIRMOTIVE COMPANY INC., a Category A tenant, occupying Building L-704 (Hangar 7) to continue occupancy under a new license agreement, increasing charges to \$.06 psf for hangar space, and \$.015 psf for ramp area. The tenant also agrees to raze quonset hut No. L-704 and rent, instead, the land involved for parking of new Piper aircraft and landscaping. The total rent will be \$1,110.78 per month.
4. AEROSPACE SERVICES INC., which company is affiliated with Western Airmotive Company, Inc., and which occupies various areas at the Airport, to occupy space on a new license and concession agreement under rental rates of \$.06 psf for buildings, \$.01 psf for land area and \$.015 psf for ramp area, for a new monthly total of \$2,888.98.

Port Ordinance No. 1677, being an ordinance amending Port Ordinance No. 867, creating the position of Director of Airport Planning and designating department heads in the Port Department, was given final reading and adopted by unanimous vote of the Board, following which, upon recommendation of the Executive Director, Resolution No. 20173 was passed, appointing Donald C. Flynn, to the position of Director of Airport Planning.

Marine Terminal practices of the Port of Seattle - Possible Violation of Section 17, Shipping Act, 1916, Federal Maritime Commission Docket No. 70-50, was the subject of a letter to the Board from the Port Attorney, informing the Board that on December 16, 1970, the Federal Maritime Commission, upon its own motion, instituted an investigation and hearing in this matter, following which on December 21, 1970, with the concurrence of the Executive Director, the Port Attorney prepared and forwarded to the Commission for filing, a petition on behalf of the Port of Oakland for leave to intervene in these proceedings. It was recommended that this action be ratified by the Board, which recommendation was approved on passage of Resolution No. 20161.

Building permit application, Matson Navigation Company, Seventh Street Marine Terminal, was the subject of a memo to the Board from Senior Engineer Keith Quan, recommending approval of the requested permit to construct interior partitions in Matson's office building No. C-512 at a cost of \$8,500, which recommendation was approved on passage of Resolution No. 20168.

Building permit application, Marine Terminals Corporation, Berth "H", Seventh Street Marine Terminal, was the subject of a memo to the Board from Senior Engineer Keith Quan, recommending approval of the permit for the construction of two concrete bases for the erection of two single-post derricks at an estimated cost of \$4,000, which recommendation was approved on passage of Resolution No. 20162.

Plans and specifications for entrance sign, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer, recommending approval of the plans and specifications and calling for bids to be received January 28, 1971, based on plans previously approved by the Board, which recommendation was approved on passage of Resolution No. 20169.

Personnel matters relating to various appointments, as recommended to the Board by memo from the Employee Relations Officer, were approved on passage of Resolution No. 20163.

Proposed Board policy, was the subject of a memo to the Board from the Executive Director, recommending clarification of the previously adopted Board policy on October 21, 1964, be broadened to reflect that whenever the Board grants a concession voluntarily, which is an additional benefit not required by a formal agreement, the Board would retain the right to withdraw such concession as it sees fit at any time, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously, with the understanding that the added clarification is not retroactive and that due notice will be given to the party involved prior to the revocation.

The following travel as recommended to the Board by memo from the Executive Director, was approved on passage of Resolution No. 20164. The Airport Manager, as a delegate of the California Association of Airport Executives, to attend the Airport Certification Hearings in Washington, D.C., on January 13 and 14, travel to be at no expense to the Port. The Port Attorney, Manager, Marine Terminals Department and Traffic Manager are to proceed to Washington, D.C. on January 12, to meet with Hearing Counsel of the Federal Maritime Commission regarding the Port of Seattle case as previously reported in these minutes. The Director of Aviation and Director of Research to proceed to New York during the second week of January, 1971, to meet with various airlines. The Executive Director and the Deputy Executive Director to proceed to Washington, D.C. on January 21, to meet with the Army Corp of Engineers' Real Estate Department, and the Marine Terminals Department's Manager of Trade Development to proceed to Chicago and New York, on or about January 11, in connection with trade development.

Additional office space for Port staff, which was continued from a previous meeting of the Board, was put over for discussion at a Board work session.

Proposed lease, Ninth Avenue Terminal Area, which was a continued item concerning a proposed 20-year lease to Superior Strut & Hangar Company, was the subject of an additional memo to the Board from the Assistant Manager, Properties Department, advising that Superior Strut & Hangar Company has now agreed to an evaluation of \$2.00 psf rather than \$1.95, which would result in a monthly rental of \$809.64, and recommended that the Board authorize conclusion of negotiations for the 20-year lease, based on this new rental rate and other provisions contained in his memo to the Board dated December 9, 1970. Commissioner Soda reported that the Board's Real Estate Committee is satisfied with the evaluation indicated to the Board, but the subject of rental review and the criteria for establishing

new rates at the time of rental review, was the subject of considerable discussion, following which a motion was made by Commissioner Walters, seconded by Commissioner Mortensen, recommending approval of the recommendation of the Assistant Manager, Properties Department, which motion failed to pass by the following vote: Ayes: Commissioners Mortensen, Walters and President Tripp - 3; Noes: Commissioners Berkley, Connolly, Gainor and Soda - 4.

Commissioners Soda and Connolly agreed to study further the matters involved with rental review and practices in private industry. The Port Properties Department is also to study the effect of the various alternatives discussed and make recommendation to the Board at its work session.

Termination agreement, Owens-Illinois, was the subject of a memo to the Board from the Assistant Manager, Properties Department, advising that the company had vacated the property at Seventh and Ferry Streets effective December 31, 1970, in connection with which an agreement has been prepared which passes title from Owens-Illinois to the Port of certain leasehold improvements consisting of lighting, scales, carpeting, new overhead doors, public address system, etc. It was recommended that this agreement be authorized by the Board. The Board was also advised that subsequent to the submission of the termination agreement, the company has paid to the Port \$750 to cover the cost of minor floor repairs and miscellaneous painting. The agreement was approved on passage of Resolution No. 20165.

Agreement with Woodward-Clyde & Associates for additional soils engineering services, Middle Harbor Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer, recommending that this firm be employed to make certain studies to determine the cause of the slide or slip out in the dike and fill construction at the Middle Harbor Terminal, at a cost not to exceed \$10,500 without prior authorization of the Executive Director. Considerable discussion

ensued as to whether this firm or some other soils engineering firm should be employed due to the fact that Woodward-Clyde & Associates was the original designer of the dike and fill construction project. Following the discussion, Resolution No. 20176 was passed, authorizing execution of agreement of Woodward-Lundgren & Associates, the new name for Woodward Clyde & Associates, which resolution passed by a vote of five to two, with Commissioners Berkley and Walters voting "no". Following passage of the Resolution, Commissioner Walters asked for a legal opinion from the Port Attorney as to Woodward-Lundgren's responsibility at this point, and Commissioner Connolly asked that legal opinion also be given as to the position of the contractor for the dike and fill construction.

License agreement for Portoak Corporation, was the subject of a memo to the Board from the Assistant Manager, Properties Department, advising the Board that as a result of receipt of a sign permit application from the Sea Wolf Restaurant, research of the Port's records indicate that the canopy area in front of the Sea Wolf Restaurant is not covered by a formal license and concession agreement, and that such an agreement has now been prepared and executed by the Portoak Corporation, and recommended approval by the Board, which recommendation was approved on passage of Resolution No. 20175.

Building permit application, Great Atlantic Lobster Company, Oakland Inner Harbor, was the subject of a memo to the Board from Senior Engineer Keith Quan, recommending approval of the permit to construct stud wall partitions to enclose an area and to install additional shellfish storage tanks at a cost estimated at \$8,000, which recommendation was approved on adoption of Resolution No. 20166.

Contract for improvements to Terminal Building "B", Outer Harbor, was the subject of a memo to the Board from the Chief Engineer, listing the various improvements which are to be made in order to accommodate the occupancy of the building by Regal Apparel, which work, based on preliminary estimates will cost approximately \$22,000.

In order to expedite the completion of the work to permit the earliest possible occupancy by Regal Apparel, it was recommended that the Board find that it is in the best interest of the Port to receive and act upon informal bids for the new construction and alterations with minor items of new work, which by their nature or size make specifying and competitive bidding impractical, being done by Port forces. The recommendation was approved on passage of Resolution No. 20167.

Resolution No. 20174 was passed by the Board, urging provision of direct service by Bay Area Rapid Transit District to Metropolitan Oakland International Airport, with the Secretary of the Board being directed to send copies of the resolution to specified, interested parties; following which a motion was made by Commissioner Mortensen, seconded and passed unanimously, that the Board have a meeting at the Metropolitan Oakland International Airport inviting the BARTD board members and executives to attend for the purpose of presenting our need for BARTD service to the Airport and surrounding areas, and how we can assist them in making proper determination of this service.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of December 29, 1970.

Summary of Claims Paid from Various Funds for the period December 9, 1970 through December 30, 1970.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President

Tripp - 7

Noes: None

Absent: None

"RESOLUTION NO. 20157

RESOLUTION GRANTING PERMIT TO CITY OF
OAKLAND TO PERFORM DREDGING AND FILLING
IN THE NORTH ARM OF THE ESTUARY."

"RESOLUTION NO. 20158

RESOLUTION GRANTING CITY OF OAKLAND
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20159

RESOLUTION INCREASING COMPENSATION OF
SPECIAL COUNSEL."

"RESOLUTION NO. 20160

RESOLUTION RATIFYING FILING OF PETITION
FOR LEAVE TO INTERVENE IN PROCEEDINGS
BEFORE THE CIVIL AERONAUTICS BOARD."

"RESOLUTION NO. 20161

RESOLUTION RATIFYING FILING OF PETITION
FOR LEAVE TO INTERVENE IN PROCEEDINGS
BEFORE THE FEDERAL MARITIME COMMISSION."

"RESOLUTION NO. 20162

RESOLUTION GRANTING MARINE TERMINALS
CORPORATION PERMISSION TO PERFORM
CERTAIN WORK."

"RESOLUTION NO. 20163

RESOLUTION RATIFYING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20164

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20165

RESOLUTION AUTHORIZING EXECUTION OF
TERMINATION AGREEMENT WITH OWENS-ILLINOIS,
INC."

"RESOLUTION NO. 20166

RESOLUTION GRANTING GREAT ATLANTIC LOBSTER
COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20167

RESOLUTION FINDING AND DETERMINING THAT
IT IS IN THE BEST INTERESTS OF THE PORT
TO PERFORM CERTAIN PUBLIC WORK WITHOUT
COMPETITIVE BIDDING AND AUTHORIZING THE
PERFORMANCE THEREOF."

"RESOLUTION NO. 20168

RESOLUTION GRANTING MATSON NAVIGATION COMPANY
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20169

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ENTRANCE SIGN, PORT OF OAKLAND SEVENTH STREET MARINE TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20170

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20171

RESOLUTION OF CONDOLENCE UPON THE PASSING OF DAN MAROVICH."

"RESOLUTION NO. 20172

RESOLUTION OF CONDOLENCE UPON THE PASSING OF GEORGE HEINOLD."

"RESOLUTION NO. 20173

RESOLUTION APPOINTING DONALD C. FLYNN TO THE POSITION OF DIRECTOR OF AIRPORT PLANNING."

"RESOLUTION NO. 20174

RESOLUTION URGING PROVISION OF DIRECT SERVICE BY BAY AREA RAPID TRANSIT DISTRICT TO METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

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

Ayes:	Commissioners Berkley, Connolly, Gainor, Mortensen, Soda and President Tripp - 6
Noes:	None
Abstained:	Commissioner Walters - 1
Absent:	None

"RESOLUTION NO. 20175

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH PORTOAK CORP."

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

Ayes:	Commissioners Connolly, Gainor, Mortensen, Soda and President Tripp - 5
Noes:	Commissioners Berkley and Walters - 2
Absent:	None

"RESOLUTION NO. 20176

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH WOODWARD-LUNDGREN & ASSOCIATES."

Port Ordinance No. 1675, being, "AN ORDINANCE AMENDING ITEM NO. 30 OF PORT ORDINANCE NO. 964 RELATING TO DEFINITION OF TECHNICAL TERMS", and Port Ordinance No. 1676 being, "AN ORDINANCE ADDING CERTAIN SECTIONS TO, AND AMENDING SECTION 8.151 OF PORT ORDINANCE NO. 867, CREATING CERTAIN POSITIONS IN THE PORT DEPARTMENT", and Port Ordinance No. 1677 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 CREATING THE POSITION OF DIRECTOR OF AIRPORT PLANNING AND DESIGNATING DEPARTMENT HEADS IN THE PORT DEPARTMENT", and Port Ordinance No. 1678 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH UNIVERSAL AIRCRAFT SERVICE, INC.", and Port Ordinance No. 1679 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH SAILBOATS, INC.", and Port Ordinance No. 1680 being, "AN ORDINANCE AUTHORIZING EXECUTION OF AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA, INC., PROVIDING FOR THE ACQUISITION OF CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON LOCATED ADJACENT TO AND ON THE NORTH SIDE OF THE INNER HARBOR BETWEEN THE SOUTHWESTERLY PRODUCTIONS OF POPLAR STREET ON THE EAST AND CHESTER STREET ON THE WEST, AUTHORIZING EXECUTION OF ESCROW AGREEMENT AND FINDING CERTAIN FACTS IN CONNECTION THEREWITH", and Port Ordinance No. 1681 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE AND PREFERENTIAL ASSIGNMENT AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA, INC.", and Port Ordinance No. 1682 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT TERMINATING FRANCHISE WITH SEATRAN TERMINALS OF CALIFORNIA, INC.", were read the second time and finally adopted by the following vote:

Ayes:	Commissioners Berkley, Connolly, Gainor, Mortensen, Soda, Walters and President Tripp - 7
Noes:	None
Absent:	None

At the hour of 4:05 p.m., the Board recessed to an executive session with the Port Attorney regarding matters of litigation, and reconvened again in open session at the hour of 4:45 p.m.

A motion was made by Commissioner Mortensen, seconded and passed unanimously, directing the Port Attorney to prepare rules and regulations regarding distribution of literature and exercise of the right of free expression and communication at the Airport.

President Tripp announced that the practice of assigning members of the Board to various areas of responsibility for committee assignments would be eliminated. In order that all members of the Board will be equally informed, work sessions of the Board will be held between the hours of 2:00 and 4:00 p.m., on the second and fourth Wednesdays of each month.

There being no further business and on motion duly made and seconded, the meeting adjourned at 4:50 p.m., out of respect to the memory of Dan Marovich and George Heinold,


Secretary

Action FEB 3 1971

*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 20, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and
President Tripp - 7

Commissioners absent: None

Also present at the meeting were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Deputy Port Attorney; Chief Engineer; Assistant Chief Engineer; Supervising Engineer Roy Clark; Senior Engineer Keith Quan; Director of Airport Planning; Director of Research; Employee Relations Officer; Assistant Manager, Properties Department; Airport Traffic Representative; Port Properties Representative; and Secretary of the Board.

Visitors attending the meeting included Mr. F. T. Matthias, Vice President, Mr. Jeffrey R. Ford, Resident Engineer, Mr. H. F. Wohlsen, Manager Ports and Terminals, and Mr. E. F. Nielsen, Project Engineer, all representing Kaiser Engineers; Mr. Alvin H. Bacharach, Realtor; Mr. Milton Anninos, Manager, Oakland Municipal Civil Service Employees' Association; Mr. Paul Varacalli, Executive Secretary, Eastbay Municipal Employees' Union, Local 390; Mr. Steve Martin, Field Representative for Local 390; Mrs. R. D. Israel representing the Oakland League of Women Voters; and Mr. Robert P. Abbott, General Manager, Berkeley Computer Corporation.

Minutes of the regular meeting of the Board held on January 6, 1971, were deferred for consideration to the next meeting of the Board.

Increase in Inspection Services Under Kaiser Engineers' Agreement Seventh Street, EDA Project, was the subject of a memo to the Board from Supervising Engineer Roy Clark recommending that the amount payable under Phase III of the contract with Kaiser Engineers be increased from \$275,000 to \$405,000. This item was discussed and put over to the next meeting of the Board with a request to the Engineering Department to furnish to the Board additional background material to justify this additional expense.

Changes in Port Tenancies, was the subject of a memo to the Board from the Assistant Manager, Properties Department, the recommendations of which were approved as follows:

Request For Sub-Subtenancy by Mardeco, Inc. - to permit its subtenant, Charles R. Weidner Company, to further sublet an excess of 1,200 sf of office space at 77 Jack London Square to National Modular Services, Inc. which additional subletting would be revokable on behalf of the Port on 90 days notice. Mr. Alvin Bacharach appeared in behalf of the Wiedner Company, informing the Board that the space involved has been vacant for a period of eight months, during which efforts were made, unsuccessfully, to obtain a marine oriented tenant for the space. Following a discussion on this item, Resolution No. 20191 was passed consenting to sub-sublease by Richard R. Wiedner Company, Inc. to National Modular Services, Inc.

Renewal of Walters Engineering, Inc. - occupancy of 55,962 sf of land and water area on the Embarcadero at the previously approved increased rate of \$.009 psf per months commencing February 1, 1971, for a total of \$503.65 was approved on a motion of Commissioner Walters, seconded and passed by the following vote, with the understanding that a full appraisal will be made of the property at the next renewal period and that the present agreement carries a 30-day cancellation notice: Ayes - Commissioners Berkley, Connolly, Gainor, Mortensen, Walters and President Tripp - 6; Noes - Commissioner Soda - 1.

Dianus Lamps - renewal of space occupied on the second floor and a portion of the first floor of Building E-216 at the Middle Harbor Terminal at an increased rate to \$390 per month with a 30-day cancellation clause was approved on motion of Commissioner Walters, seconded and passed by a vote of 6 Ayes, with Commissioner Soda voting No.

Termination of Space Occupied by Pasha Truckaway, Inc. which is vacating 20,000 sf of Building B-404 and an older structure at the Howard Terminal Berth 10 Area of the Outer Harbor Terminal and 5,000 sf of adjacent open area as of January 31, 1971. The Board was informed that this space has been used for the storage of automobiles owned by servicemen stationed overseas, and the tenant has advised our Properties Department that they can no longer operate their business profitably on the rental rates charged by the Port, and is consolidating its activities in San Francisco.

Proposed Ordinance Establishing Rules and Regulations for the Administration of Port of Oakland Employer-Employee Relations, was the subject of a letter to the Board from the Port Attorney explaining that in accordance with the Meyers-Miliias-Brown Act, these proposed rules and regulations have been the subject of review and consultation with the three employee organizations which have been granted formal recognition by the Board, namely, United Public Employees Local 390, Oakland Municipal Civil Service Employees' Association and Western Council of Engineers. A copy of the proposed ordinance had been transmitted to members of the Board for their information. Mr. Paul Varacalli, Executive Secretary for Local 390, and Mr. Milton Anninos, General Manager of the Oakland Municipal Civil Service Employees' Association, both appeared before the Board recommending that these rules should be approved at this time but should be looked at in the future as a flexible document which would be subject to further review and revision as needs dictate. Commissioner Walters asked whether or not the matter of appointment of the Board's Meet and Confer representatives could be the subject of an executive session of the Board and the Port Attorney replied that the Brown Act does not permit an executive session for this purpose. Commissioner Mortensen then asked if the Board could meet in executive session with its Meet and Confer representatives to discuss the provisions of this proposed ordinance, to which the Port Attorney replied that the Brown Act does not permit such executive session. The matter was then put over to the next meeting of the Board for further consideration.

The continued item of Proposed Charge of Use of Airport Facilities for Passenger Handling, was called for discussion.

The Executive Director informed the Board that the Airport Manager was continuing to discuss this matter with Airport tenants, and no action was recommended at this time. Commissioner Walters then requested that the Executive Director transmit a letter to the involved Airport tenants, advising them that this item was the subject of discussion at today's Board meeting, and that no action had been taken pending the development of further information on the subject.

Changes in Airport Tenancies, as follows, were approved on motion of Commissioner Walters, seconded and passed unanimously:

Associated Aerospace Activities - a Category B tenant, to continue occupancy of 12,250 sf in Building L-719, 4,885 sf of Building L-721, 3,605 sf of Building L-723, and 5,800 sf of adjacent open area for a total rental of \$1,339.23 per month commencing March 1, 1971, which is the same rental rate charged during the previous year. This agreement carries a 6 months cancellation notice.

Oakland Flight Service - a Category A tenant, which provides aircraft ground handling, baggage and passenger service to charter flights, to continue occupancy of 170 sf of counter space in the Main Terminal Building, 1,010 sf of office area and 400 sf of baggage area with a 10% increase of rent to \$734.54, which amount is the minimum monthly rental against 10% payment to the Port of gross revenues from the tenant's operations at the Airport.

Discussions which ensued regarding the tenancy of Oakland Flight Service above included questions of Commissioners Walters and Soda regarding the difference between the minimum rental of some \$700 a month as compared to the gross payment to the Port of some \$54,000 a year as these figures would relate to the bonding capacity of the Port, to which the Executive Director replied that the Port's bond consultant looks primarily at the total revenues of the Port, whereas the individual bond buyer might analyze the minimum guarantees in submitting his bids for the purchase of bonds. The Board requested that an analysis be made and furnished to the Board of all outstanding percentage leases, primarily those which paid to the Port at least twice the minimum rental and those that were only paying the minimum rental.

Airport Access Improvements, Metropolitan Oakland International Airport, was the subject of a memo to the Board from Senior Engineer Keith Quan explaining proposed improvements to the five-way intersection of Airport Drive and Doolittle Drive, which is a plan recommended jointly by the City of Oakland, Port Staff and State Highways Division, for which an amount of \$800,000 in Department of Transportation funds under the T.O.P.I.C.S. program will be available to the City for this first project, with preliminary estimates of the Port's cost for the project being approximately \$100,000. This matter had been the subject of a work session previous to the meeting at which time the project was explained to the Board by the City of Oakland Director of Public Works. A motion was made by Commissioner Mortensen, seconded by Commissioner Berkley, to approve the recommended plans. The motion failed to pass by the following vote: Ayes - Commissioners Berkley and Mortensen - 2; Noes - Commissioners Gainor, Soda, Walters and President Tripp - 4; Abstained: Commissioner Connolly - 1. It was explained by the Commissioners voting against the project that they had not had sufficient information presented to them regarding alternate proposals and their costs and were, therefore, unable to determine that the solution recommended is the best course of action at this time. It was agreed that this matter would be the subject of further discussion at as early a date as possible.

Building Permit Application REA Air Express, Building M-112 Metropolitan Oakland International Airport, was the subject of a memo to the Board from Senior Engineer Keith Quan recommending approval of the requested permit for the construction of interior partitions in the Air Cargo Building at the Airport at an estimated cost of \$500, which was approved on passage of Resolution No. 20181.

Contract Completion on January 5, 1971, for Demolition of Building L-541 Oakland International Airport, by Pacific Excavators

was reported to the Board by memo from Supervising Engineer Roy Clark recommending acceptance of the contract, which recommendation was approved on passage of Resolution No. 20182.

Ordinance Setting Forth Rules and Regulations Governing the Distribution of Literature and the Exercise of the Right of Free Expression at the Metropolitan Oakland International Airport, was the subject of a letter to the Board from the Port Attorney recommending adoption of the ordinance which had been prepared in accordance with instructions of the Board of January 6, 1971, in which connection an ordinance was passed to print amending Section 1.15 and adding Section 1.151 to Port Ordinance No. 1047 establishing regulations concerning Metropolitan Oakland International Airport.

Observation Tower at Public Fishing Area and Park, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer recommending approval of the design concept as displayed to the Board by an artist's rendering of the observation tower which will have an octagonal shaped 30' in diameter observation platform 42' above grade. If approved, final plans and specifications would be prepared for consideration by the Board at its meeting of February 3, 1971, with authority to advertise for bids. On motion of Commissioner Soda, seconded and passed unanimously, the design as submitted was approved with the understanding that adequate security would be provided to prevent access by the public to the tower during other than daylight hours.

Award of Contract for Parking Lot for Public Park, Seventh Street Marine Terminal, to J. H. Fitzmaurice, Inc. in the amount of \$51,168.50, the low bid among bids received on January 14, 1971, was recommended to the Board by memo from the Assistant Chief Engineer, which recommendation was approved on passage of Resolution No. 20177.

Extension of Contract Time, Contract B, Rothschild & Raffin, Inc., Seventh Street Marine Terminal, was the subject of a memo to the Board from Supervising Engineer Roy Clark, explaining to the Board the reasons for the delays in the contractor's performance under the contract and recommending extension of contract time without liquidated damages of 168 days for the west yard area completion, 90 days for the Seventh Street construction, including the entire length of the project except electrical and landscaping, and 72 days on all other items of work, which recommendation was approved on passage of Resolution No. 20183.

Parking Restrictions on Pier Street, Outer Harbor, was the subject of a memo to the Board from the Assistant Chief Engineer recommending that no stopping or parking on Pier Street be permitted between Maritime Street and Ferry Street, which recommendation was approved on passage of Resolution No. 20178 designating Pier Street between Maritime Street and Ferry Street in the Port of Oakland Outer Harbor Terminal area as a street upon which parking is prohibited.

Award of Contract to Monterey Mechanical Co. for Construction and Installation of Underground Water Supply System at Berths 8 and 9, Outer Harbor Terminal, was recommended to the Board by memo from the Assistant Chief Engineer at a contract price of \$72,022, the low bid among bids received January 14, 1971, which recommendation was approved on passage of Resolution No. 20189.

Sea-Land Preferential Assignment Agreement Adjustment of Compensation, was the subject of a memo to the Board by the Director of Fiscal Affairs, recommending adjustment of the minimum and maximum annual compensation to the Port to reflect the cost of the improvements according to the formula contained in the agreement, which recommendation was approved on passage of Resolution No. 20185.

Four Japanese Lines Containership Preferential Assignment Agreement Determination of Compensation, was the subject of a memo to the Board from the Director of Fiscal Affairs recommending adjustments in the minimum and maximum rentals paid to the Port to reflect the cost of improvements according to the formula mentioned in the agreement, which recommendation was approved on passage of Resolution No. 20186.

Mitsui O.S.K. Lines, Ltd., Yamashita-Shinnihon Steamship Co. Truck and Rail Terminal Lease Determination of Rental, was the subject of a memo to the Board from the Director of Fiscal Affairs recommending adjustment in the rent to reflect the cost of improvements according to the formula contained in the lease which recommendation was approved on passage of Resolution No. 20187.

Port of Oakland Tariff Changes regarding Increase in Dockage Rates under Item 720, was recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department, increasing the dockage rates by 25% effective March 6, 1971, which recommendation was approved by passage of an ordinance to print.

Howard Terminal Tariff Changes regarding Equipment Rental and Car Unloading, as explained to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department, were approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Personnel Matters, as recommended to the Board by memo from the Employee Relations Officer were approved on passage of an ordinance to print creating one additional position of Junior Mechanical and Electrical Engineer and changing the title of the Supervisor of Airport Services to Airport Operations Supervisor and on passage of Resolution No. 20188 regarding certain appointments.

Additional Personnel Research Department, was the subject of a memo to the Board by the Director of Research, recommending

approval of the creation of three Research Analyst positions-- Senior Marketing, Senior Operations and Senior Economic and the creation of a Senior Research Assistant position and an additional Secretary position. The Director of Research made an oral presentation to the Board regarding his recommendations, all of which were approved on motion of Commissioner Mortensen, seconded and passed unanimously. President Tripp then requested the results of research studies made which would be of interest to the Board or of direct concern to the Board not be made public before being reviewed or presented to the Board.

Insurance Matters, was the subject of a memo to the Board from the Employee Relations Officer advising the Board that the dental program for Port employees originally placed with Bankers Life of Nebraska has been cancelled and effective January 1, 1971, similar coverage is now provided by Occidental Life Insurance Company of California at an increased premium of \$4.30 to \$4.40 per month per employee and recommended approval of these higher rates which recommendation was approved on passage to print, of Port Ordinance No. 1683 being, an ordinance amending Section 2 of Port Ordinance No. 1660 providing for contributions toward the cost of group dental insurance for employees of the Port of Oakland.

The Board was also informed that Kaiser Plan group insurance has increased its premium for employees over 65 years of age from \$7.00 per month to \$8.20 per month, effective January 1, 1971, and recommended approval of this increased rate, which recommendations was approved on passage to print of Port Ordinance No. 1684 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.

Travel Authorization, as recommended to the Board by memo from the Executive Director was approved on passage of

Resolution No. 20179, authorizing the Port Attorney to proceed to Washington, D.C. on Tuesday, January 26, 1971, to attend a pre-hearing conference before the Civil Aeronautics Board on the proposed merger of American Airlines with Western Airlines, and for the Executive Director to proceed to Seattle, Washington on or about February 2, 1971 to attend the California Association of Port Authorities and Northwest Marine Terminal Association joint meeting.

Acquisition of Tanks from Shell Chemical Co., was the subject of a memo to the Board from the Manager, Properties Department, recommending that two underground tanks owned by the Shell Chemical Co. on the Flecto Company property, which has been acquired by the Port for a Corporation Yard be transferred to the ownership of the Port at no expense to the Port rather than have Shell Chemical Co. remove the tanks at its expense, which arrangement has been approved by Shell Chemical Co. The recommendation was approved on passage of Resolution No. 20192 authorizing execution of acceptance of bill of sale from Shell Chemical Co.

Award of Contract for Demolition, Alteration and Construction of Buildings for Port of Oakland Corporation Yard, to Leuning Construction, Inc. at a contract price of \$121,700, which was the low bid among bids received on January 14, 1971, was recommended to the Board by memo from the Assistant Chief Engineer, which recommendation was approved on passage of Resolution No. 20180.

Acquisition of Ringsby-Pacific's Leasehold Interest in Land and Improvements at 949 Ferry Street, was recommended to the Board by memo from the Deputy Executive Director based on original costs of improvements depreciated on a straight line basis from the date the improvements were placed in use to the lease termination date of January 31, 1980, which amount, based on an independent

CPA's report supplied by Ringsby, is determined to be \$89,837.38. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously by those present, Commissioner Walters having temporarily stepped out of the meeting room.

Contract Completion, Demolition of Buildings E-113 and E-123 Middle Harbor Terminal, by Abdo S. Allen Co., Contractor, on January 6, 1971, was reported to the Board by memo from Supervising Engineer Roy Clark, recommending acceptance of the contract, which was completed well within the completion date specified in the contract, which recommendation was approved on passage of Resolution No. 20184.

At the hour of 4:05 p.m. the Board recessed and reconvened again at 4:15 p.m.

The continued item regarding additional office space for Port staff was called for discussion, particularly as it concerned the proposal to rent approximately 1,000 sf of office space from the 66 Jack London Corporation on the second floor of the Port of Oakland building for occupancy by the Director of Airport Planning and his staff and other planning functions of the Engineering Department. The suggestion was made that possibly space at the Airport might be more appropriate for the Director of Airport Planning functions and the Executive Director replied that in his opinion these functions should be retained in close proximity to the Engineering Department, which would be needed to support the work of the Airport Planner, and to assure coordination of work between the Airport Planner and the Executive Director. The Airport Planner also stated to the Board that he felt that at least for the present that his headquarters should be here in the Port of Oakland building. Following this discussion motion was made by Commissioner Mortensen, seconded and passed unanimously, approving the rental of approximately 1,000 sf of office space on the second floor of the Port of Oakland building for a period of six months.

The continued item of proposed lease Ninth Avenue Terminal area to Superior Strut and Hangar Company as originally submitted to the Board on December 9, 1970, with additional information presented to the Board at its meeting of January 6, 1971, was called for discussion. As previously requested, Commissioner Connolly made a report to the Board concerning practices in private industry regarding rental reviews and recommended that the Board continue its present policy of rental review each five years during a long term lease, but with no retroactivity added, but that consideration should be given to a revised basis for the level of rental increase to take into consideration both the increased value of the property and the increase in the cost of living index. It was agreed that this matter should be the subject of further discussion by the Board. Commissioner Walters then moved approval of the proposed twenty-year lease of property in the Ninth Avenue Terminal area to Superior Strut and Hangar Company based upon a property valuation of \$2 per square foot with an 8% return to the Port which would result in a monthly rental of \$809.64 as recommended to the Board by memo from the Assistant Manager, Properties Department on June 6, 1971. The motion was seconded and passed by the following vote: Ayes - Commissioners Berkley, Connolly, Gainor, Mortensen, Walters and President Tripp - 6; Noes - Commissioner Soda - 1.

Resolution No. 20195 was passed being a resolution of condolence upon the passing of former Mayor Clifford E. Rishell.

The following written reports were noted and ordered filed:

Summary Cash - Port Revenue and Construction Accounts as of January 13, 1971.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of December 1970.

Accounts Receivable 60 Days or More in Arrears as of January 13, 1971.

Accounts Receivable 60 Days or More in Arrears Referred
to Legal as of January 13, 1971.

Summary of Claims Paid from Various Funds for the period
December 30, 1970 through January 13, 1971.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7
Noes: None
Absent: None

"RESOLUTION NO. 20177

RESOLUTION AWARDING CONTRACT TO J. H. FITZMAURICE, INC.
FOR CONSTRUCTION OF PARKING LOT FOR PUBLIC PARK AT PORT
OF OAKLAND SEVENTH STREET MARINE TERMINAL; FIXING THE
AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH;
REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID
BONDS TO BIDDERS."

"RESOLUTION NO. 20178

RESOLUTION DESIGNATING PIER STREET BETWEEN MARITIME STREET
AND FERRY STREET IN THE PORT OF OAKLAND OUTER HARBOR
TERMINAL AREA AS A STREET UPON WHICH PARKING IS PROHIBITED."

"RESOLUTION NO. 20179

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20180

RESOLUTION AWARDING CONTRACT TO LEUNING CONSTRUCTION, INC.
FOR DEMOLITION, ALTERATION AND CONSTRUCTION OF BUILDINGS
FOR PORT OF OAKLAND CORPORATION YARD, SECOND AND BRUSH
STREETS; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN
CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND
DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 20181

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

"RESOLUTION NO. 20182

RESOLUTION ACCEPTING WORK PERFORMED BY PACIFIC EXCAVATORS
AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20183

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH ROTHSCHILD & RAFFIN, INC."

"RESOLUTION NO. 20184

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

"RESOLUTION NO. 20185

RESOLUTION ADJUSTING COMPENSATION PAYABLE UNDER PREFER-
ENTIAL ASSIGNMENT AGREEMENT WITH SEA-LAND SERVICE, INC."

"RESOLUTION NO. 20186

RESOLUTION ADJUSTING COMPENSATION PAYABLE UNDER CONTAIN-
ERSHIP PREFERENTIAL ASSIGNMENT AGREEMENT WITH FOUR
JAPANESE STEAMSHIP LINES."

"RESOLUTION NO. 20187

RESOLUTION ADJUSTING RENTAL PAYABLE UNDER TRUCK AND
RAIL TERMINAL LEASE WITH TWO JAPANESE STEAMSHIP LINES."

"RESOLUTION NO. 20188

RESOLUTION RATIFYING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20189

RESOLUTION AWARDING CONTRACT TO MONTEREY MECHANICAL CO.,
FOR CONSTRUCTION AND INSTALLATION OF UNDERGROUND WATER
SUPPLY SYSTEM AT BERTHS 8 AND 9, OUTER HARBOR TERMINAL;
FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION
THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING
RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 20190

RESOLUTION APPROVING BONDS OF OAKLAND FENCE COMPANY,
INC."

"RESOLUTION NO. 20191

RESOLUTION CONSENTING TO SUB-SUBLEASE BY CHARLES R.
WEIDNER CO., INC., TO NATIONAL MODULAR SERVICES, INC."

"RESOLUTION NO. 20192

RESOLUTION AUTHORIZING EXECUTION OF ACCEPTANCE OF BILL
OF SALE FROM SHELL CHEMICAL COMPANY."

"RESOLUTION NO. 20193

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL
AGREEMENT WITH BEATRICE E. VETTERLI, JOHN E. VETTERLI
AND DAYLE M. ZANDSTRA AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 20194

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND
CONCESSION AGREEMENTS."

"RESOLUTION NO. 20195

RESOLUTION OF CONDOLENCE UPON THE PASSING OF FORMER
MAYOR CLIFFORD E. RISHELL."

Port Ordinance No. 1683 being, "AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO. 1660 PROVIDING FOR CONTRIBUTIONS TOWARD THE COST OF GROUP DENTAL INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND", and Port Ordinance No. 1684 being, "AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE", and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTION 1.15 AND ADDING SECTION 1.151 TO PORT ORDINANCE NO.1047 ESTABLISHING REGULATIONS CONCERNING METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING ITEM NO. 720 OF PORT ORDINANCE NO. 964 RELATING TO DOCKAGE", and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF JUNIOR MECHANICAL AND ELECTRICAL ENGINEER AND CHANGING THE TITLE OF SUPERVISOR OF AIRPORT SERVICES", were read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7
Noes: None
Absent: None

The meeting adjourned at the hour of 5:05 p.m. in honor of and out of respect to the memory of Clifford E. Rishell, to the hour of 2:00 p.m. Wednesday, January 27, 1971, with the adjourned meeting to be held in the second floor conference room of the Terminal Building at Metropolitan Oakland International Airport.

* * * * *

The meeting was reconvened Wednesday, January 27, 1971 at the hour of 2:00 p.m. in the Second Floor Conference Room in the Terminal Building, Metropolitan Oakland International Airport, President Tripp presiding.

Commissioners present: Commissioners Berkley, Connolly, Gainor, Mortensen, Soda, Walters and President Tripp - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Assistant Port Attorney; Deputy Port Attorney; Public Relations Director; and Secretary of the Board.

Minutes of the regular meeting of the Board held on January 6, 1971, were approved as written and ordered filed.

Continued item of Proposed Ordinance Establishing Rules and Regulations for the Administration of Port of Oakland Employer-Employee Relations, was called for discussion. The Assistant Port Attorney briefly outlined the reasons for establishing these rules and regulations under the Meyers-Miliias-Brown Act, and following the discussion, an ordinance was passed to print establishing rules and regulations for the administration of Port of Oakland employer-employee relations.

Resolution No. 20198 was then passed designating Port representatives to meet and confer under the provisions of the Myers-Miliias-Brown Act, which committee consists of the Employee Relations Officer, Assistant Port Attorney and Assistant Airport Manager.

At the hour of 2:40 p.m., the Board recessed to an executive session with the Assistant Port Attorney, Deputy Port Attorney, Executive Director and Deputy Executive Director to discuss matters of litigation.

The Board reconvened in open session at the hour of 3:15 p.m., at which time Resolution No. 20197 was passed on the passing of Nathan Levy, a former member of the Board of Port Commissioners.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7
Noes: None
Absent: None

"RESOLUTION NO. 20196

RESOLUTION APPROVING BONDS OF J. H. FITZMAURICE, INC."

"RESOLUTION NO. 20197

RESOLUTION ON THE PASSING OF NATHAN LEVY."

"RESOLUTION NO. 20198

RESOLUTION DESIGNATING PORT REPRESENTATIVES TO MEET AND CONFER UNDER THE PROVISIONS OF THE MEYERS-MILLIAS-BROWN ACT."

Port Ordinance No. _____ being, "AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR THE ADMINISTRATION OF PORT OF OAKLAND EMPLOYER-EMPLOYEE RELATIONS", was read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7
Noes: None
Absent: None

The meeting adjourned at the hour of 3:18 p.m. in honor of and out of respect to the memory of Nathan Levy, to 10:00 a.m., Thursday, January 28, 1971, in the Conference Room of the Second Floor of the Terminal Building at Metropolitan Oakland International Airport.

The meeting scheduled to reconvene at the hour of 10:00 a.m., Thursday, January 28, 1971, in the Second Floor Conference Room of the Terminal Building, Metropolitan Oakland International Airport, was not formally convened; however, a joint discussion between the members of the Board of Port Commissioners and members of the Board of the San Francisco Bay Area Rapid Transit District was held starting at 10:00 a.m., Thursday, January 28, 1971.

Commissioners present at the commencement of the discussion: Commissioners Gainor, Mortensen, Soda, Walters and President Tripp, Commissioner Connolly arrived at the meeting at 12:00 noon. - 6. Commissioner Berkley was absent.

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Director of Airport Planning; Senior Engineer Keith Quan; Public Relations Director; Director of Aviation; Supervising Airport Traffic Representative; Airport Manager; and Secretary of the Board.

Visitors included various members of the Board of the San Francisco Bay Area Rapid Transit District, William R. Stokes, General Manager, various members of the engineering staff of the District and representatives of the press.

Subject of discussion at the meeting was transit access to the Metropolitan Oakland International Airport via Bay Area Rapid Transit District system.

Those present who desired were taken on a helicopter to view the proposed access route between the BARTD Coliseum station and the Airport, and to view from the air the entire BARTD system, returning to the Conference Room at the Airport, where lunch was served, followed by a presentation by the Port of Oakland as to the need for direct service to the Airport without transfer to other modes of transportation from the main lines of the BARTD system. Presentation was then made by representatives of BARTD in support of a connector system rather than direct connection to the Airport.

It was the consensus of opinion that the problem should be further studied by conferences between the staffs of the Port of Oakland and BARTD and an exchange of written material was made concerning presentations which were made at the meeting.

The discussion concluded at the hour of 2:25 p.m.



Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE
CITY OF OAKLAND

Board of Port Commissioners Meeting
Secretary *J. G. Smith*

Action ~~MAR 24 1971~~

FEB 17, 1971

Approved as written & filed

The meeting was held on Wednesday, February 3, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Gainor, Mortensen,
Soda, Walters and President
Tripp - 6

Commissioners absent: Connolly - 1

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

Visitors attending the meeting included Mr. F. T. Matthias, Vice President, Mr. H. F. Wohlsen, Port & Terminal Department, Mr. E. F. Nielsen, Project Engineer, all representing Kaiser Engineers; Mr. A. R. McKay, Director of E. C. Gerow Company; Mr. Eugene H. Perry, Architect for the Gerow building; Mrs. R. D. Isreal, Oakland League of Women Voters.

Minutes of the regular meeting of the Board held on January 20, 1971 and the adjourned regular meeting of the Board held January 27, 1971 were approved as written and ordered filed.

Mr. Willie C. Richmond, Power Equipment Operator for the Port of Oakland was introduced to the Board by Supervising Engineer Roy Clark and was presented with a pin by Commissioner Berkley denoting ten years of service to the Port. Mr. Ivon Dearborn, Airport Traffic Representative for the Port was introduced to the Board by the Manager, Properties Department and was presented with a pin by President Tripp denoting 35 years service to the Port.

The continued item of increase in fee for inspection services under Kaiser Engineers agreement, Seventh Street EDA Project, was called for discussion. The Chief Engineer informed the Board that additional information had just been received from Kaiser Engineers and that the Port Engineering Department had not yet had time to study the material. The Board indicated its concern in the delay in settling this matter and providing the Board the information it had requested at the last regular meeting. Representatives from Kaiser Engineers, as listed above, participated in the discussion, after which a motion was made by Commissioner Berkley, seconded and passed unanimously, to extend time for one additional week for Kaiser Engineers to continue with the inspection of the Seventh Street Marine Terminal construction, with the understanding that additional fees over and above the existing contract would be paid for such inspection, and instructing the Chief Engineer and his staff to study the presentation made by Kaiser Engineers and to furnish backup information to justify the increased charges for presentation to the Board at an adjourned regular meeting to be held February 10, 1971 and to be prepared at that time to recommend alternate inspection service other than Kaiser Engineers for the Board's consideration.

Building Permit Application, Dr. & Mrs. E. C. Gerow, Industrial Park, was the subject of a memo to the Board from Senior Engineer Keith Quan recommending approval of the requested permit for the construction of an 84' x 116' two story office building containing approximately 20,000 square feet to be constructed in the Industrial Park on Capwell Drive at an estimated cost of \$350,000. Artist's renderings of the building were displayed for the Board. In this connection Resolution No. 20199 was passed granting Dr. and Mrs. E. C. Gerow permission to perform certain work.

The continued item of Airport Access Improvements, Metropolitan Oakland International Airport, was called for

discussion. The Board was informed that further discussions have been held with the City Engineering Department and the Board directed that a presentation again be made to members of the Board to review the additional studies requested by the Board prior to any discussion on these matters with the City Council and also that the further studies include the possibility of expansion of the existing access roads to provide for a grade separation at a future date.

Changes in Airport Tenancies, as reported to the Board by memo from the Assistant Manager, Properties Department were approved on motion of Commissioner Walters, seconded and passed unanimously, unless otherwise approved by resolution.

Servair of California, Inc. - a Category A tenant, to continue occupancy of counter and office space at the Airport in connection with its operation of providing aircraft ground handling, baggage and passenger service to charter flights at an increased minimum rental of \$629.95, with payment of 10% of its gross revenues to the Port. The Board was informed that this is one of the category of tenants whose minimum rental is subject to study. Commissioner Walters suggested that this tenant be notified well in advance of further renewal that the subject of minimum rental is being studied.

Trans World Airlines, Inc. - a Category B tenant for this particular space consisting of 900 square feet on the second floor of the Airport terminal building to continue occupancy commencing April 1, 1971 at an increased rental of \$.4587 psf per month or \$412.83.

Air Carrier Service - a Category C tenant, to continue occupancy of 13,340 sf of Building L-711 at \$.06 psf, 590 sf of dock space at \$.03 psf, 1,335 sf of adjacent land at \$.01 psf for a total of \$831.45 effective April 1, 1970.

National Airmotive Corporation - a Category B tenant, to continue occupancy of Buildings L-711 and L-819 with adjacent dock space and land area at a total increased rent of \$1,450.67. It was pointed out that this space is in addition to the lease area mentioned later in these minutes.

Federal Aviation Administration - to increase its space occupied adjacent to Runway 11-29 from .41 acres to .6 acres for the installation of an upgraded Air Surveillance Radar-7 installation. No rental fee is charged on this property. The occupancy was approved on passage of Resolution No. 20202.

Rental Abatement and Time Extension for Completion of Construction - National Airmotive, was the subject of a memo to the Board by the Manager, Properties Department in which the Board was informed of the problems encountered by National Airmotive in connection with the construction of its new facilities and the requirement that the property be surcharged before construction commenced and recommended that the Board grant an extension of time for the completion of improvements to June 30, 1971 which was approved on passage of Resolution No. 20201. It also recommended that the Board grant a rental abatement for the months of February, March, April, May and June of 1971 or until such time as the building is completed if prior to June 30, 1971 and that the request of National Airmotive that the sum of \$7,200 already paid to the Port be applied as advance rental following the completion of the facility be denied. Resolution No. 20200 was then passed abating rental of National Airmotive Division of Republic Corporation. Commissioner Gainor had stepped out of the room during the discussion on this item and did not vote on the two resolutions.

Commissioner Soda excused himself from the meeting at the hour of 2:45 p.m.

Union Oil Company Truck Lease, was the subject of a memo to the Board from the Airport Manager in which the Board was informed that Western Airlines has requested it be supplied with fuel at Oakland through a system-wide arrangement it has with Union Oil Company, and that to provide this service Union Oil Company has furnished two 10,000 gallon fuel trucks which the Port would lease at \$1.00 per year with Union Oil Company providing major maintenance on the vehicles and the Port responsible for the minor day-to-day operating maintenance. In this connection Resolution No. 20203 was passed authorizing execution of Airport Vehicle Lease with Union Oil Company of California.

Request for Aid - California Airport Aid Program,

was the subject of an information letter to the Board from Senior Engineer Keith Quan advising that this year's requested funds are for field drainage system improvements, Phase I, \$122,000; Noise Monitoring Program, Phase I, \$30,800; Security Fencing, \$18,700; for a total project cost of \$171,500.

Airline Agreements - Hughes Air West, Pacific Southwest, Trans World, United and Western Airlines, was the subject of a memo to the Board from the Airport Manager informing the Board that meetings have been held with the subject airlines concerning the adjustment of rates for space rentals, landing fees, fuel delivery charges and baggage claiming facilities, and that with the exception of landing fees, agreement has been reached on all items including space rentals and charges for baggage claim facilities being increased by 10%, fueling servicing fees to continue as provided for in the original lease and that the original provision of the lease for non-revenue landing fees at one-half the normal rate to be eliminated with regular ordinance rates being charged for non-revenue landings. It was the Airport Manager's recommendation that normal landing fee rates commence with \$.18 per thousand pounds of gross landing weight for the first 15 million pounds landed in a month, \$.17 per thousand pounds for the next 15 million pounds, \$.16 per thousand for the next 15 million pounds, and \$.15 per thousand for all over 45 million pounds of weight landed each month and that this scale of landing fees be guaranteed to the airlines for a minimum of one year. The Airport Manager informed the Board that a meeting is scheduled with the airlines on Tuesday, February 9, 1971 and asked that the Board support his recommendation for normal landing fee rates, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

American-Western Merger Case, Civil Aeronautics Board
Docket No. 22916, was the subject of a letter to the Board from the Port Attorney reporting to the Board on the hearings held in Washington, D.C. on this matter on January 26 and 27, 1971.

Extension of Time and Certificate of Completion -
Contract for Furnishing and Delivering 48 Combination Receptacles and Breakers, was the subject of a memo to the Board from the Purchasing Agent advising that Graybar Electric Company completed delivery on January 18, 1971, seven days later than required in the contract, delay being caused by the basic supplier, Russell and Stoll Company. It was recommended that a seven-day extension be granted without liquidated damages and that the contract be accepted as completed. In this connection Resolution No. 20204 was passed extending time for performance of contract and Resolution No. 20205 was passed accepting contract as being completed.

Grant of Easement to East Bay Municipal Utility District
Seventh Street Marine Terminal, was the subject of a memo to the Board from the Electrical and Mechanical Engineer recommending that a non-exclusive revocable easement across a section of the Southwest portion of the Seventh Street Marine Terminal be granted to the District for the installation of a twelve-inch water main to serve Berths "I" and "J", the West Transit Shed, Park and Fishing Pier areas, which recommendation was approved on passage of Resolution No. 20206.

Approval of Plans and Specifications for Construction of
Observation Tower, Seventh Street Marine Terminal, was recommended to the Board by memo from the Assistant Chief Engineer based on a design for the tower approved by the Board at its meeting January 20, 1971. The recommendation was approved and authority granted to call for bids on passage of Resolution No. 20216.

Award of Contract for Railroad Track Work, South Wharf Seventh Street Marine Terminal, was recommended to the Board by memo from Supervising Engineer Roy Clark advising that Kaiser Engineers secured informal bids from three bidders for this work, the lowest of which was M. Lummus, Inc. bidding the amount of \$37,475 and by authority previously granted by the Board the contract has been entered into with M. Lummus, Inc. for the work. In this connection Resolution No. 20218 was passed approving bonds of M. Lummus, Inc.

Award of Contract for Construction of Entrance Sign, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer informing the Board that four bids had been received for this work on January 28, 1971, the lowest of which was from James Marsh Company in the amount of \$17,482. The Board was reminded that the preliminary estimate for the cost of the sign construction was \$10,000 based on conceptual plans but that during the preparation of the actual plans and specifications when the structural analysis was made it was determined the wind loading caused greater stresses than originally anticipated which would increase the cost of this structure and that the low bid did not appear to be excessive. Following discussion on the matter a motion was made by Commissioner Berkley, seconded and passed unanimously, that the bids for the sign construction be rejected and that the matter be referred back to the Engineering staff to redesign a sign within the \$10,000 budget limit. Resolution No. 20219 was then passed rejecting bids received for the Seventh Street Marine Terminal sign.

Development of Matson Navigation Company's Option Area A, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer in which he informed the Board that Matson Navigation Company intends to exercise its option to lease Option Area A and has submitted plans and specifications

for proposed improvements of the area consisting of a 7,000 square foot metal building to be used for storage, stevedore lunchroom and toilet room with the remainder of the area to be paved, lighted and fenced for cargo handling, auto shipment storage and stevedore parking. An artist's rendering of the proposed improvements was displayed for the Board's information. In this connection Resolution No. 20207 was passed granting Matson Terminals, Inc. permission to perform certain work.

Microfilming of Port of Oakland Engineering Drawings and Other Vital Records, was the subject of a memo to the Board from the Secretary of the Board recommending approval of specifications for this work and authority to call for bids to be received February 25, 1971 for the microfilming of some 50,000 to 60,000 pages and sheets and for furnishing one original and two copies of the resulting microfilms. The Board was also informed that two additional employees would be required during the microfilming to repair damaged drawings for microfilming and recommended authority for the employment of these two additional employees. In this connection Resolution No. 20215 was passed approving the specifications and authorizing advertising for bids and a motion was made by Commissioner Walters, seconded and passed unanimously, authorizing employment of two individuals for the repair of the engineering drawings.

Personnel matters, as recommended to the Board by memo from the Employee Relations Officer were approved on passage of Resolution No. 20208 as to appointments, and Resolution No. 20209 as to leaves of absence and on motion of Commissioner Mortensen, seconded and passed unanimously, authorizing the appointment of one additional Dock Office Clerk to perform the billing duties at the Seventh Street Terminal.

Claim of Elsie Mae Johnson, was the subject of a letter to the Board from the Port Attorney informing the Board that the

subject party on January 20, 1971 presented a claim to the Port in the sum of \$501,073 for the wrongful death of her husband, Harold A. Johnson, an employee of the Pacific Gas & Electric Company, who was killed on November 2, 1970, at Fourteenth and Ferry Streets when he was struck by a truck while on the job, which left the scene of the accident without stopping, the driver of which has never been found. It was the recommendation of the Port Attorney that the claim be rejected and Resolution No. 20210 was passed accordingly.

Proposed License Agreement - S. E. Edgar, Inc. - Fifth Avenue Area, was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending that this company be granted a one-year license agreement to occupy 15,300 sf in Building G-315 at \$.06 psf, 15,600 sf of open paved area at \$.015 psf, 15,120 sf of adjacent unpaved area at \$.01 psf and 44,967 sf of unimproved back-up area at \$.006 psf for a total monthly rental of \$1,573 with the understanding that the unimproved area contains Building G-316, which is an old shed-like facility for which no charge will be made, and the Port will assume absolutely no maintenance responsibility for the structure and that S. E. Edgar would have the right to demolish this structure at any time, and that the Port would agree to install a chain-link fence around the Fifth Avenue frontage consisting of approximately 220 lineal feet at an estimated cost of \$700. It was explained to the Board that in occupying this new space, S. E. Edgar, Inc. would phase out its lease area at the Ninth Avenue Terminal and would also remove its remaining operations from San Francisco to Oakland. The entire proposal as recommended was approved on motion of Commissioner Walters, seconded and passed unanimously.

Contract completion on January 10, 1971 by John Breuner Company for furnishing and installing carpet, third floor, Port of Oakland Building, Jack London Square, was reported to the Board

by memo from Supervising Engineer Roy Clark. The Board was informed that at the request of the Port the laying of the carpet was delayed until after the first of the year, causing a delay of 37 days beyond the original contract completion date, and recommended that an extension of time be granted without liquidated damages and that the contract be accepted as completed. In this connection Resolution No. 20211 was passed accepting work performed by John Breuner Company, a resolution which has not yet been prepared, extending time for performance of contract, will be placed on the calendar of the adjourned regular meeting of the Board to be held February 10, 1971.

Contract Completion, Christmas Tree Lighting, Jack London Square, on January 19, 1971 by Scott Buttner Corporation was reported to the Board by the Electrical and Mechanical Engineer recommending that the contract be accepted as completed which recommendation was approved on passage of Resolution No. 20212.

President Tripp informed the Board that he had just received copies of resolutions adopted by the City of Albany, one being Resolution No. 7099, adopted August 31, 1970 urging that the Bay Area Rapid Transit District extend service to the Metropolitan Oakland International Airport by direct service and Resolution No. 71-13 supporting the resolution of the City of Oakland Board of Port Commissioners in urging direct service by the Bay Area Rapid Transit District to Metropolitan Oakland International Airport adopted January 25, 1971.

During discussion on the following listed written reports, Commissioner Mortensen advised the Board that he had had a telephone call from representatives of Beech Aircraft Corporation indicating its interest in reactivating negotiations with the Port for its proposed lease at the Metropolitan Oakland International Airport.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of January 27, 1971.

Summary of Claims Paid from Various Funds for the period January 15, 1971 through January 27, 1971.

At the hour of 3:25 p.m. the Board recessed to an executive session with the Port Attorney, Assistant Port Attorney, Executive Director and Deputy Executive Director to discuss matters involved in litigation.

The Board reconvened in open session at 3:40 p.m., at which time Resolution No. 20220 was passed fixing amount of increased rental for improvements performed for General American Transportation Corporation (formerly McGuire Chemical Company), which resolution fixed the value of the improvements at \$119,179.68 and establishes a formula for the repayment of this amount to the Port for the remaining period of the lease, which expires on June 7, 1979 and fixing, according to this formula, the basic monthly rental for the month of March 1971 at \$4,581.73.

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Soda, Walters and President Tripp - 6
Noes: None
Absent: Commissioner Connolly - 1

"RESOLUTION NO. 20199

RESOLUTION GRANTING DR. AND MRS. ELWIN C. GEROW PERMISSION TO PERFORM CERTAIN WORK."

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

Ayes: Commissioners Berkley, Mortensen, Soda,
Walters and President Tripp - 5
Noes: None
Absent: Commissioners Connolly and Gainor - 2

"RESOLUTION NO. 20200

RESOLUTION ABATING RENTAL OF NATIONAL AIRMOTIVE,
DIVISION OF REPUBLIC CORPORATION."

"RESOLUTION NO. 20201

RESOLUTION GRANTING EXTENSION OF TIME TO NATIONAL AIR-
MOTIVE, DIVISION OF REPUBLIC CORPORATION."

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Connolly and Soda - 2

"RESOLUTION NO. 20202

RESOLUTION RATIFYING EXECUTION OF AGREEMENT WITH THE
UNITED STATES OF AMERICA."

"RESOLUTION NO. 20203

RESOLUTION AUTHORIZING EXECUTION OF AIRPORT VEHICLE
LEASE WITH UNION OIL COMPANY OF CALIFORNIA."

"RESOLUTION NO. 20204

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

"RESOLUTION NO. 20205

RESOLUTION ACCEPTING FORTY-EIGHT COMBINATION RECEPTACLE
AND BREAKER ASSEMBLIES SUPPLIED UNDER CONTRACT WITH
GRAYBAR ELECTRIC COMPANY, INC."

"RESOLUTION NO. 20206

RESOLUTION AUTHORIZING EXECUTION OF GRANT OF EASEMENT TO
EAST BAY MUNICIPAL UTILITY DISTRICT."

"RESOLUTION NO. 20207

RESOLUTION GRANTING MATSON TERMINALS, INC., PERMISSION
TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20208

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20209

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 20210

RESOLUTION REJECTING CLAIM OF ELSIE MAE JOHNSON, MARKO ALLEN MEEKS AND CHARISSE JOHNSON."

"RESOLUTION NO. 20211

RESOLUTION ACCEPTING WORK PERFORMED BY JOHN BREUNER CO., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20212

RESOLUTION ACCEPTING WORK PERFORMED BY SCOTT-BUTTNER CORP., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20213

RESOLUTION APPROVING BONDS OF LEUNING CONSTRUCTION, INC."

"RESOLUTION NO. 20214

RESOLUTION APPROVING BONDS OF MONTEREY MECHANICAL CO."

"RESOLUTION NO. 20215

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR MICRO-FILMING THE PORT OF OAKLAND'S ENGINEERING DRAWINGS AND OTHER DOCUMENTS, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20216

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF OBSERVATION TOWER, PORT OF OAKLAND SEVENTH STREET MARINE TERMINAL."

"RESOLUTION NO. 20217

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20218

"RESOLUTION APPROVING BONDS OF M. LUMMUS, INC."

RESOLUTION NO. 20219

RESOLUTION REJECTING BIDS FOR CONSTRUCTION OF ENTRANCE SIGN, PORT OF OAKLAND SEVENTH STREET MARINE TERMINAL."

"RESOLUTION NO. 20220

RESOLUTION FIXING AMOUNT OF INCREASED RENTAL FOR IMPROVEMENTS PERFORMED FOR GENERAL AMERICAN TRANSPORTATION CORPORATION."

Port Ordinance No. 1683 being, "AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO. 1660 PROVIDING FOR CONTRIBUTIONS TOWARD THE COST OF GROUP DENTAL INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND", and Port Ordinance No. 1684 being, "AN ORDINANCE

AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE", and Port Ordinance No. 1685 being, "AN ORDINANCE AMENDING SECTION 1.15 AND ADDING SECTION 1.151 TO PORT ORDINANCE NO. 1047 ESTABLISHING REGULATIONS CONCERNING METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", and Port Ordinance No. 1686 being, "AN ORDINANCE AMENDING ITEM NO. 720 OF PORT ORDINANCE NO. 964 RELATING TO DOCKAGE", and Port Ordinance No. 1687 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF JUNIOR MECHANICAL AND ELECTRICAL ENGINEER AND CHANGING THE TITLE OF SUPERVISOR OF AIRPORT SERVICES" were read the second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Gainor, Mortensen,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Connolly and Soda - 2

The meeting adjourned at 3:45 p.m. to 2:00 p.m.,
Wednesday, February 10, 1971, with the meeting to be held in the
conference room of the terminal building at Metropolitan Oakland
International Airport.

The meeting reconvened at the hour of 2:18 p.m., Wednesday,
February 10, 1971 in the conference room in the terminal building
at the Metropolitan Oakland International Airport, President Tripp
presiding.

Commissioners present: Berkley (arrived 2:48 p.m.),
Gainor (arrived 3:30 p.m.),
Mortensen, Soda, Walters and
President Tripp - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Deputy Port Attorney; Chief Engineer; Supervising Engineer Roy Clark; Public Relations Director; and Secretary of the Board.

Visitors attending the meeting included Messrs. F. T. Matthias, H. F. Wohlsen, E. F. Nielson, all representing Kaiser Engineers.

Port of Oakland - Seatrains Agreements, was the subject of a letter to the Board from the Port Attorney informing the Board that on February 5, 1971 the Federal Maritime Commission approved the acquisition agreement (FMC Agreement No. T-2479) and the lease and preferential assignment agreement (FMC Agreement No. T-2480) between the Port of Oakland Seatrains Terminals of California, Inc. The Port Attorney informed the Board orally that because of the fine cooperation with the staff of FMC these agreements had been approved within 30 days of submittal. The Deputy Executive Director informed the Board that approval by the FMC establishes the date of escrow closing which is the 75th day following this approval or at a later date if extended by mutual agreement of the parties. He further informed the Board that it appears it will be necessary to have at least five members of the Board present for a meeting on or about April 7 to approve the final arrangements for the financing of the transaction which must be authorized prior to escrow closing.

Entrance Sign - Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer submitting two proposals for entrance signs for which artist's renderings were displayed, one being marked "A" at a cost of \$12,000, the second being marked "B" at a cost of \$8,000. Sign A contained a directory board of the tenants at the Seventh Street Terminal whereas Sign B eliminated this directory board. During

the discussion held on the matter it was determined that a direction sign pointing toward the public recreation area should be incorporated into the sign and a motion was made by Commissioner Soda, seconded by Commissioner Walters, approving the Sign B with a direction sign to the public recreation area with letters from 6 to 8 inches in height being added to the design. The motion failed to pass by the following vote: Ayes - Commissioners Soda, Walters and President Tripp - 3; Noes - Commissioner Mortensen - 1, Commissioner Mortensen stating that while he approved in principle of sign "B" he wished to see a rendering of the direction sign before approving the plans. The matter was referred back to the Engineering Department for redesign with the understanding that it would be brought back to the Board at the next regular meeting of the Board on February 17 for further consideration.

Commissioner Berkley arrived at 2:48 p.m.

Joint Declaration Regarding San Francisco Bay Conservation Development Commission Jurisdiction in San Leandro Bay, was the subject of a memo to the Board from the Deputy Executive Director describing the proposed Joint Declaration as adopted by the BCDC on February 4, 1971 which, to become effective, will require the approval of both the Board of Port Commissioners and the Oakland City Council. Briefly described, the Declaration (1) covers all areas in San Leandro Bay over which the City of Oakland or the Port of Oakland have local control; (2) provides that there will be no further filling of areas within the Commission's jurisdiction in San Leandro Bay without a permit or other action by BCDC; and (3) establishes areas of public access to be continued or begun upon acceptance of the Declaration. Approval of the Joint Declaration was recommended and Resolution No. 20221 was passed approving and adopting a joint declaration regarding jurisdiction of the San Francisco Bay Conservation and Development Commission in and around San Leandro Bay.

Travel Authorization, as recommended to the Board by memo from the Executive Director to permit the Airport Manager to attend meetings in Washington, D.C. on February 17, 1971 with the Federal Aviation Agency on Airport Certification on Crash Rescue Facilities was approved on passage of Resolution No. 20222.

Commissioner Gainor arrived at the meeting at 3:30 p.m. during the discussion on the following item.

The continued item of Increase in Inspection Services Under Kaiser Engineers' Agreement Seventh Street EDA Project, was called for discussion and the Board reviewed information furnished to them by the Chief Engineer. During the discussion the Board asked questions of the Chief Engineer, Supervising Engineer Roy Clark, and representatives of Kaiser Engineers regarding the over run of inspection fees above the maximum amount provided for in the contract and indicated its concern as to the Board not being notified that the inspection costs were actually running above the contracted amount.

At the hour of 3:55 p.m. the Board recessed to an executive session and reconvened in open session at the hour of 4:10 p.m.

On question from Commissioner Walters, the Chief Engineer informed the Board that as of the end of January the total amount owing Kaiser was estimated to be \$330,000 and that inspection costs were running approximately \$4,000 per week. It was pointed out that the Chief Engineer had recommended that if the Board determined that it would cancel the inspection agreement with Kaiser that the work should be done by Port forces. It was explained, however, that such action would require approval of the Economic Development Administration which had not yet been obtained. Motion was then made by Commissioner Walters, seconded by Commissioner Berkley, that the Port continue with Kaiser Engineers for an additional 7

days without recognizing the amount of money actually owed to Kaiser Engineers at this time. The motion passed by the following vote: Ayes - Commissioners Berkley, Gainor, Soda, Walters and President Tripp - 5; Noes - Commissioner Mortensen - 1. Mr. Matthias, representing Kaiser Engineers, stated that Kaiser Engineers had a right under the terms of the agreement to cancel its further participation at any time but does not intend to invoke its right to terminate the contract. The matter of Kaiser Engineers contract was then continued to the next meeting of the Board to be held February 17, 1971.

Vote on the following resolutions and ordinances was taken prior to Commissioner Gainor's arrival.

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

Ayes: Commissioners Berkley, Mortensen, Soda,
Walters and President Tripp - 5
Noes: None
Absent: Commissioners Connolly and Gainor - 2

"RESOLUTION NO. 20221

RESOLUTION APPROVING AND ADOPTING A JOINT DECLARATION REGARDING JURISDICTION OF THE SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION IN AND AROUND SAN LEANDRO BAY."

"RESOLUTION NO. 20222

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20223

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH JOHN BRUENER CO."

"RESOLUTION NO. 20224

RESOLUTION OF CONDOLENCE UPON THE PASSING OF WALTER J. BREEN."

Port Ordinance No. 1688 being, "AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR THE ADMINISTRATION OF PORT OF OAKLAND

EMPLOYER-EMPLOYEE RELATIONS" was read for the second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Mortensen, Soda,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Connolly and Gainor - 2

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 8.15 OF PORT ORDINANCE NO. 867 TEMPORARILY CHANGING THE COMPENSATION OF DIRECTOR OF AIRPORT PLANNING" was read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Mortensen, Soda,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Connolly and Gainor - 2

The meeting adjourned at the hour of 4:40 p.m. in honor of and out of respect to the memory of Walter J. Breen.


Secretary

of Port Commissioners Meeting
Action *J. G. [Signature]*
MAR 24 1971
17
Approved
written file

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

The meeting was held on Wednesday, February 17, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Connolly, Gainor, Mortensen,
Soda and President Tripp - 5
Commissioners absent: Berkley and Walters - 2

Also present were the Deputy Executive Director; Port Attorney; Chief Engineer; Assistant Port Attorney; Public Relations Director; Director of Fiscal Affairs; Employee Relations Officer; Director of Air Traffic Development; Assistant Chief Engineer; and Assistant Secretary of the Board Dorothy M. Hart.

Visitors attending the meeting included Mr. F. T. Matthias, Vice President, Mr. H. Frederick Wohlsen, Port and Terminal Department, Mr. E. F. Nielsen, Project Engineer, Mr. J. R. Ford, Resident Engineer, Mr. Chandler Young, all representing Kaiser Engineers; Mr. James E. Brown, Real Estate Director, and Mr. Stuart Rose, representing Specialty Restaurants Corporation; and Mrs. R. D. Israel, representing the Oakland League of Women Voters.

The minutes of the regular meeting of February 3, 1971 and adjourned regular meeting of February 10, 1971 were approved as written and ordered filed.

The continued item of Increase in Fees for Inspection Services Under Kaiser Engineers' Agreement Seventh Street, EDA Project, was called for discussion. A motion was made by Commissioner Mortensen, seconded by Commissioner Gainor, that the contract with

Kaiser Engineers be terminated and the inspection work completed by Port engineers. The motion failed to pass by the following vote: Ayes - Commissioners Mortensen and Gainor - 2; Noes - Commissioners Soda and Tripp - 2; Abstained - Commissioner Connolly - 1; Absent - Commissioners Berkley and Walters - 2. The Board asked the Chief Engineer if Port engineers would be able to provide the inspection services. The Chief Engineer replied that they could but it would mean deferring inspection and other work being done and there would be some difficulty in assembling data for as-built drawings; preparing punch lists; and resolving other problems that have occurred during the contract time. A motion was then made by Commissioner Soda, seconded and passed unanimously, that the contract and charges be audited and examined by an independent firm and that an investigation into both entities, Kaiser Engineers and the Port engineers be made by the Executive Director to determine in detail exactly where the fault lies and how to eliminate it so it will not occur again.

The agenda item Proposed by Specialty Restaurants to Develop Property in the Vicinity of Alice Street, was put over to the next meeting of the Board.

Boeing 747 Operations on Runway 11-29, was the subject of a memo to the Board from the Airport Manager in which he informed the Board that in 1970 an ordinance had been passed increasing the landing fees for the training flights of Boeing 747's, effective November 4, 1970. At that time the Board requested that a report be made in 90 days. The Airport Manager reported there were 194 landings by 747 aircraft during this period for a total fee of \$19,288.50. The Engineering Department reports that there has been "extremely minimal damage" to runways during this period. However, the effects of the 747 landings during the summer under warm and dry conditions will also be investigated to determine the extent of damage under these conditions.

Ancorp - Hours of Operation for Airport Facilities, was put over to the next meeting of the Board.

Resolution No. 20225 was passed approving bonds for work for National Airmotive.

Contract Completion Demolition of a Portion of Building L-230 Oakland International Airport, on January 20, 1971 by Iversen Construction Co. was approved on passage of Resolution No. 20226.

Howard Terminal Tariff Changes, regarding dockage rates and placing cargo on pallet boards and removing, were approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Port of Oakland Tariff Changes (1) Definition (2) Wharfage Rates (3) Freight Transfer Services Charge, to become effective April 3, 1971, were approved on passage of an ordinance to print.

The agenda item Contract Completion, Contract A, Ben C. Gerwick Co. Seventh Street Marine Terminal, was approved on February 10, 1971, by passage of Resolution No. 20227, extending time for performance of contract, and Resolution No. 20228 was passed accepting the work performed by Ben C. Gerwick Company.

The continued item Entrance Sign Seventh Street Marine Terminal, was called for discussion. As requested by the Board, certain modifications had been accomplished and the sign would provide identification for the Seventh Street Marine Terminal only. It was determined that it would be to the best interests of the Port to dispense with formal bidding procedures and the Chief Engineer was authorized to prepare plans and specifications and solicit informal bids for the construction and erection of this sign. Resolution No. 20233 was passed approving this action.

Middle Harbor Terminal Dike and Fill Construction, was the subject of a memo to the Board from the Chief Engineer in which he informed the Board that the failures that have occurred during the construction of the dike at the Middle Harbor Terminal

project are due to the contractors construction procedures. The Chief Engineer reported that the contractor had been informed he must repair the dike section and any additional failures at his expense. Woodward-Lundgren & Associates were hired to take borings and tests, and to recommend any corrective action necessary. The conclusions of the tests in no way differ from the original recommendations of the soils consultant upon which the design is based. The contractor has changed his procedures and, hopefully, this will eliminate the problem of slope failures.

Middle Harbor Terminal - Program for Improving the Stability of the Wharf and Dike During Earthquakes and Other Conditions of Dynamic Loading. The Chief Engineer has recommended that additional work be done to improve the Middle Harbor Terminal Wharf and dike stability during earthquakes and under conditions of dynamic loading. On motion of Commissioner Gainor, seconded and passed unanimously, the Board approved the Chief Engineer's recommendation.

Personnel Matters, was the subject of a memo to the Board jointly from the Deputy Executive Director and Employee Relations Officer in which the Board was informed that the Civil Service department is conducting a city-wide review of job categories in the classified service using the Griffenhagen-Kroeger study as a basis. Civil Service intends to continue the re-classification survey on a job-category-by-job-category basis.

The item on Personnel Matters concerning reclassification of three positions was put over to the next meeting of the Board.

Personnel Matters, concerning certain appointments as recommended to the Board by memo from the Employee Relations Officer were approved on passage of Resolution No. 20229.

Renewal Contract - Director Far East, was presented to the Board by the Executive Director. It was his recommendation that contract be renewed effective March 15, 1971 at a total

compensation of \$1,815 per month. On motion of Commissioner Mortensen, seconded and passed unanimously, the Board approved renewal of the contract with the Director - Far East.

The item New Careers Program was put over to the next meeting of the Board.

Joint Exercise of Powers Agreement Interagency Council on Waterfront Problems, was put over to the next meeting of the Board.

Travel Authorization, was approved on passage of Resolution No. 20230 authorizing the Port Attorney to travel to Washington, D.C. on February 25, 1971 to attend the prehearing conference to be held by the Federal Maritime Commission in the investigation of the marine terminal practices of the Port of Seattle, Docket No. 70-50 and for the Manager, Marine Terminal Department and Traffic Manager to travel to Seattle on February 25 to attend the joint meeting of the California Association of Port Authorities/Northwest Marine Terminals Association.

Changes in Port Tenancies, were approved on motion Commissioner Mortensen, seconded and passed unanimously.

Del Chemical and Supply Co. - To continue occupancy of Building E-210 in the Middle Harbor Terminal and now pays \$.015 psf for 7,200 sf of outside area, \$.30 psf for 600 sf of offices and \$.092 psf for 3,400 sf of warehouse and manufacturing area for a total of \$600 per month and includes a 30-day cancellation clause.

Pacific Terminals, Division of Smyth Worldwide Movers, Inc. - To continue occupancy on the lower floor of Building E-122, Middle Harbor Terminal and occupies 16,300 sf of warehouse area @ \$.06 psf, 1,800 sf of dock area @ \$.04 psf, 500 sf of office area @ \$.20 psf and 9,000 sf of outside paved area @ \$.022 psf for a total of \$1,348 per month.

Superior Strut & Hanger Company - This firm is located in Building E-207D, Middle Harbor Terminal, and is now paying \$1,060 for 24,000 sf in a very old and sub-standard building. The Board on January 20, 1971, approved concluding negotiations with this firm for a long-term lease and a new building at the corner of Eighth Avenue and the Embarcadero. This license agreement will contain a 30-day clause until such time as Superior Strut is able to move to its new quarters.

Transport Pool, Inc.- This firm plans to terminate its occupancy of 2.844 acres at the corner of 7th and Maritime Streets, effective February 28, 1971. It has been paying \$1,651 per month rental. It is expected that this area will be utilized for the expansion of the Sea-Land truck terminal or other trucking firms engaged in hauling import-export freight.

Real Estate Commissions, was the subject of a memo to the Board from the Deputy Executive Director in which the Board was advised that the Properties Department has been reviewing the terms of the Board's resolution which established a policy and procedure for the payment of real estate commissions to determine if the Port's commission schedule was in accordance with prevailing practices in the industry. Revisions in both the Port Commissioners' schedule and the policy and procedure for their payment was recommended. Resolution No. 20231 was passed establishing policy and procedures for the payment of commissions to real estate brokers and repealing Resolution No. 18900.

The item Port Area Amendment was put over to the next meeting of the Board.

The item Plans and Specifications for the Redecoration and Renovation of Goodman's Jack London Hall was put over to the next meeting of the Board.

Termination of Lease and Option to Purchase with Jack C. Stamatou, was the subject of a memo to the Board by the Manager, Properties Department. A Termination Agreement has now been executed by Mr. Stamatou. In this connection an ordinance was passed to print authorizing cancellation of Lease and Option to Purchase Real Property with Jack C. Stamatou.

During discussion on the following listed reports, President Tripp asked the Director of Fiscal Affairs to make a complete report on California Aviation.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of February 9, 1971.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of January 1971.

Accounts Receivable 60 Days or More in Arrears as of February 9, 1971.

Accounts Receivable 60 Days or More in Arrears Referred to Legal as of February 9, 1971.

Summary of Claims Paid from Various Funds for the period January 29, 1971 through February 9, 1971.

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

Ayes: Commissioners Connolly, Gainor, Mortensen,
Soda and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Walters - 2

"RESOLUTION NO. 20225

RESOLUTION APPROVING BOND OF NATIONAL AIRMOTIVE,
DIVISION OF REPUBLIC CORPORATION."

"RESOLUTION NO. 20226

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

"RESOLUTION NO. 20227

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF PORTION
OF CONTRACT WITH BEN C. GERWICK CO., A DIVISION OF
SANTA FE-POMEROY, INC."

"RESOLUTION NO. 20228

RESOLUTION ACCEPTING WORK PERFORMED BY BEN C. GERWICK
CO., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLE-
TION."

"RESOLUTION NO. 20229

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20230

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20231

RESOLUTION ESTABLISHING POLICY AND PROCEDURES FOR THE PAYMENT OF COMMISSIONS TO REAL ESTATE BROKERS AND REPEALING RESOLUTION NO. 18900."

"RESOLUTION NO. 20232

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20233

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO CONSTRUCT AN ENTRANCE SIGN WITHOUT COMPETITIVE BIDDING."

Port Ordinance No. 1689 being, "AN ORDINANCE AMENDING SECTION 8.15 OF PORT ORDINANCE NO. 867 TEMPORARILY CHANGING THE COMPENSATION OF DIRECTOR OF AIRPORT PLANNING" was read for the second time and finally adopted by the following vote:

Ayes: Commissioners Connolly, Gainor, Mortensen,
Soda and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Walters - 2

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING ITEMS NOS. 49 AND 2325 OF, AND ADDING ITEM NO. 837 TO, PORT ORDINANCE NO. 964 RELATING TO DEFINITION OF TECHNICAL TERMS, MISCELLANEOUS CHARGES AND WHARFAGE RATES", and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING CANCELLATION OF LEASE AND OPTION TO PURCHASE REAL PROPERTY WITH JACK C. STAMATON" were read for the first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Gainor, Mortensen,
Soda and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Walters - 2

The meeting was adjourned at the hour of 3:50 p.m. to 2:00 p.m. Wednesday, February 24, 1971.

The meeting was reconvened at the hour of 2:00 p.m. Wednesday, February 24, 1971 in the office of the Board, Room 376, President Tripp presiding.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda, Walters
and President Tripp - 7

Commissioners absent: None

Also present were the Deputy Executive Director; Assistant Port Attorney; Deputy Port Attorney; Chief Engineer; Assistant Chief Engineer; Public Relations Director; Airport Manager; Employee Relations Officer; Director of Fiscal Affairs; and Assistant Secretary of the Board Dorothy M. Hart.

Visitors attending the meeting included Messers. Ralph Goodman, President, and Ron Goodman, Vice President of Goodman's; Messrs. Frank D. Troxel, Senior Vice President, Donald W. Smith, Secretary, and Gary J. Torre, Attorney, for Seatrains Terminals of California; and Mr. and Mrs. Stuart Rose, Consultants for Specialty Restaurants.

The continued item of plans and specifications for the redecoration and renovation of Goodman's Jack London Hall was called for discussion. Mr. Ronald Goodman appeared before the Board and explained their plans for redecorating and renovation and presented renderings for the Board to review. After some discussion Resolution No. 20234 was passed granting Goodman's Jack London Hall, Inc., permission to perform certain work.

The agenda item Seatrains Property Acquisition and Lease-back was called for discussion and the Board was informed that

several of the provisions in the documents previously approved by the Board and the Federal Maritime Commission required amendment. Resolutions No. 20236 and 20237 were passed authorizing execution of First Supplemental Agreement to Agreement with Seatrain Terminals of California, Inc. and authorizing execution of First Supplemental Agreement to Lease and Preferential Assignment Agreement with Seatrain Terminals of California, Inc.

The continued item Ancorp - Hours of Operation for Airport Facilities was called for discussion. The Airport Manager informed the Board that Ancorp has requested that they be allowed to make an adjustment of hours of operation during low demand periods. The Board indicated it was not satisfied with the hours of operation and after much discussion, a motion was made by Commissioner Soda, and seconded, that the request be denied and Ancorp be notified officially to conform to the terms of their agreement relating to hours of operation. The motion passed by the following vote: ayes, Commissioners Berkley, Connolly, Gainor, Soda and President Tripp - 5; noes, Commissioner Walters - 1; abstained, Commissioner Mortensen - 1.

A letter from the Port Attorney regarding Kuszynski v. City of Oakland United States District Court No. C-70 2672 RHS was submitted to the Board for its information. The letter indicated that the U. S. District Court had filed a Memorandum Decision on February 17, 1971 upholding the constitutionality of the Board's new rules and regulations on the distribution of literature at Metropolitan Oakland International Airport and had denied an injunction sought to enjoin their enforcement.

The agenda item Continuation of Exception to Landing Fee for Non-revenue Producing Flights was approved on passage of an ordinance to print amending Section 3 of Port Ordinance No. 1449 relating to charges for use of facilities at Metropolitan Oakland International Airport.

The continued item Increase In Inspection Services Under Kaiser Engineers' Agreement Seventh Street, EDA Project was called for discussion. A motion was made by Commissioner Berkley, seconded and passed unanimously, that the audit which the Board requested during the prior meeting be undertaken by the Director of Fiscal Affairs, and a report be made to the Board at its regular meeting on March 17. A motion was then made by Commissioner Walters, seconded and passed unanimously, that the Deputy Executive Director reply to a letter from Kaiser Engineers to the effect that there is no implication that the Board has approved an increase in the maximum amount set forth in the agreement covering Kaiser Engineers services.

The meeting was recessed at 3:45 p.m. and reconvened at 4:00 p.m.

Award of contract for construction of observation tower, Port of Oakland Seventh Street Marine Terminal was put over to the next meeting of the Board.

Personnel Matters, reclassification of positions, was approved on passage of an ordinance to print amending certain sections of Port Ordinance No. 867 adopting a new salary schedule, fixing the titles of two positions and the compensation of one position in the Port department.

The continued item New Careers Program was called for discussion and was approved on motion of Commissioner Berkley, seconded and passed unanimously.

The continued item Joint Exercise of Powers Agreement was called for discussion and was approved on passage of Resolution No. 20235 authorizing execution of joint powers agreement with the cities of Albany and Berkeley, the town of Emeryville and the City of Richmond. The agreement authorizes the undertaking of studies of San Francisco Bay in the area

between the Bay Bridge and Point Richmond and designates the City of Richmond as the agency to administer the agreement. A motion was made by Commissioner Connolly, seconded and passed by the following vote: ayes, Commissioners Berkley, Connolly, Gainor, Mortensen, Soda and President Tripp - 6; noes, Commissioner Walters - 1; that the Deputy Executive Director be designated as the representative and Charles Boyd as alternate, to attend any meetings on behalf of the Port.

The continued item Approval of Specifications - One (1) 6,000 Lb. Fork Lift Truck was put over to the meeting of March 17 when the revised specifications should be ready.

Travel Authorization was approved on passage of Resolution No. 20239 authorizing the Trade Development Manager and Traffic Representative to travel to Chicago to attend the Chicago World Trade Conference February 24 and 25, 1971.

The continued item Atwood, Ltd. was put over to the next meeting of the Board.

The continued item Port Area Amendment was called for discussion. The Board was informed that a resolution was before it requesting the City Council to amend the Port Area to include the block bounded by First Street, Webster Street, Second Street and Harrison Street to insure that the property in this area is compatibly planned for the development of the Square. The resolution failed to pass by a vote of 7 noes.

Commissioner Soda excused himself from the meeting at the hour of 5:00 p.m.

The continued item Proposal by Specialty Restaurants to Develop Property in the Vicinity of Alice Street was called for discussion. After a lengthy discussion a motion was made by Commissioner Berkley, seconded and passed by the following vote: ayes, Commissioners Berkley, Connolly, Gainor, Walters and President Tripp - 5; abstained, Commissioner Mortensen - 1;

absent, Commissioner Soda 1; that the property be taken off the market for a period of 60 days and the staff to be instructed to further negotiate with Specialty Restaurants on a rental schedule and schematic plans.

The agenda item Revision of Deposit Receipt Form Covering Sale of Port Property was approved on passage of Resolution No. 20238.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7
Noes: None
Absent: None

"RESOLUTION NO. 20234

RESOLUTION GRANTING GOODMAN'S JACK LONDON HALL, INC.,
PERMISSION TO PERFORM CERTAIN WORK."

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda and President Tripp - 6
Noes: Commissioner Walters - 1
Absent: None

"RESOLUTION NO. 20235

RESOLUTION AUTHORIZING EXECUTION OF JOINT POWERS
AGREEMENT WITH THE CITIES OF ALBANY AND BERKELEY, THE
TOWN OF EMERYVILLE AND THE CITY OF RICHMOND."

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Walters and President Tripp - 6
Noes: None
Absent: Commissioner Soda - 1

"RESOLUTION NO. 20236

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT TO AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA, INC."

"RESOLUTION NO. 20237

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT TO LEASE AND PREFERENTIAL ASSIGNMENT AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA, INC."

"RESOLUTION NO. 20238

RESOLUTION APPROVING REVISED FORM OF DEPOSIT RECEIPT FOR USE IN CONNECTION WITH SALES OF REAL PROPERTY."

"RESOLUTION NO. 20239

RESOLUTION RATIFYING CERTAIN TRAVEL."

Port Ordinance No. 1690 being, "AN ORDINANCE AUTHORIZING CANCELLATION OF LEASE AND OPTION TO PURCHASE REAL PROPERTY WITH JACK C. STAMATON", was read for the second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Walters and President Tripp - 6
Noes: None
Absent: Commissioner Soda - 1

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 ADOPTING A NEW SALARY SCHEDULE, CHANGING THE TITLES OF TWO POSITIONS AND THE COMPENSATION OF ONE POSITION IN THE PORT DEPARTMENT", and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTION 3 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", were read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Walters and President Tripp - 6
Noes: None
Absent: Commissioner Soda - 1

There being no further business and on motion duly
made and seconded the meeting was adjourned at 5:20 p.m.


Assistant Secretary

Action **MAR 24 1971**

*Approved by
and filed*

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

The meeting was held on Wednesday, March 3, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Mortensen,
Soda, Walters and President
Tripp - 6

Commissioners absent: Commissioner Gainor - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Director of Aviation; Airport Manager; Supervising Airport Traffic Representative; Airport Traffic Representative; Manager, Properties Department; Assistant Manager, Properties Department; Director of Fiscal Affairs; Chief Engineer; Assistant Chief Engineer; Employee Relations Officer; Public Relations Director; Port Equal Opportunity Employment Officer; and Secretary of the Board.

Visitors attending the meeting included Mr. Robert A. Hart, President, Mr. R. Colonico, Vice President, both representing Bay Point Developers, Inc.; Mr. Richard Means, Divisional Manager, Ancorp National Services, Inc.; Mr. Elijah Turner, Chairman, Mr. Paul Cobb, Mr. Russell W. Galloway, Jr., Attorney, Mr. Hector Reyna, Mr. Joseph H. Weinstein, student, Mr. Henry F. Wellington, Jr., student, all representing the Action Committee for Equal Employment Opportunity; Mrs. Gretchen Schmidt, Employ-

ment Chairman for the Oakland League of Women Voters; and Mrs. R. D. Israel, observer for the Oakland League of Women Voters.

Minutes of the regular meeting of the Board held on February 17, 1971, and the adjourned regular meeting of February 24, 1971, were deferred until the next meeting of the Board.

Mrs. Rose M. Nutt, Airport Telephone and Teletype Operator, was introduced to the members of the Board by the Airport Manager and was presented with a pin by Commissioner Connolly representing 20 years service to the Port. Mrs. Jane Radke, Intermediate Account Clerk, was introduced to members of the Board by the Director of Fiscal Affairs and was presented with a pin by Commissioner Soda representing 10 years service to the Port.

Changes in Harbor Tenancies, was the subject of a memo to the Board from the Assistant Manager, Properties Department, in which it was recommended that the Board approve the subtenancy of Bay Point Developers, Inc. to occupy approximately 400 sf of space in the Mardeco, Inc. building at 77 Jack London Square, but with the right of the Port to withdraw the approval on 90 days notice. Messrs. Robert Hart and R. Colonico, representing Bay Point Developers, Inc. appeared before the Board in support of the subtenancy, and Mr. Colonico explained to the Board that his firm performed architectural services and was engaged in property development, which activity is not directly marine-oriented. Members of the Board inquired as to the terms of the lease under which Mardeco, Inc. occupies the property at the foot of Webster Street as it related to the use clause for the property. The Deputy Executive Director read from the lease

explaining that the property was to be used for marina development and activities related thereto but contained wording to the effect that other activities could be carried on with the written approval of the Board of Port Commissioners. Following considerable discussion on the matter a vote was called on the proposed resolution consenting to sublease by Mardeco, Inc. to Bay Point Developers, Inc., which resolution failed to pass by the following vote: ayes: Commissioner Mortensen - 1; noes: Commissioners Berkley, Connolly, Soda, Walters and President Tripp - 5. The Manager of the Properties Department was then directed to review the use clause contained in the Mardeco lease and recommend ways and means of attracting water-oriented tenants or consider recommending a change of policy which would eliminate the water-oriented use clause.

The Assistant Manager, Properties Department, letter regarding changes in harbor tenancies also recommended approval of a consent and waiver concerning the installation of kitchen equipment, air conditioning and furnishings in the Victoria Station restaurant at Embarcadero Cove, which recommendation was approved on passage of Resolution No. 20253.

Mr. Richard Means, Division Manager for Ancorp National Services, Inc., which operates the restaurant concessions at the Oakland Airport appeared before the Board concerning Ancorp hours of operation. President Tripp inquired as to the circumstances surrounding Mr. Means' appearance before the Board and Commissioner Mortensen said the appearance had been made at his request. A motion was then made by Commissioner Berkley, seconded and passed unanimously, to reconsider the subject which was acted on at the adjourned meeting of the Board held on February 24, 1971. Mr. Means then explained to members of the Board the hours during which the various facilities of Ancorp were operated prior to the February 24 directive of the

Board and urged reconsideration by the Board, due to the financial loss incurred by Ancorp in maintaining the 24-hour a day service required under the lease. He explained that other hours of operation were permitted under the lease upon application to the Port which application had been made to the Airport Manager and were considered to have been approved. Following discussion on the matter a motion was made by Commissioner Soda, seconded by Commissioner Connolly, that Mr. Means meet with the Airport Manager and that the Airport Manager is to make a recommendation to the Board as to the operating hours of Ancorp facilities at the Airport and directing that the coffee shop be kept open until midnight during this 30 day period and rescinding other action taken by the Board at its meeting of February 24. The motion passed by the following vote: Ayes: Commissioners Connolly, Walters, Soda and President Tripp - 4; Abstained Commissioners Berkley and Mortensen - 2.

The following Changes in Airport Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved as indicated.

License agreements with airlines occupying holding room space in the Airport Terminal Building at \$.50 psf per month commencing May 1, 1971; i.e., American Airlines at \$880 per month, Trans World Airlines at \$440 per month, and Western Airlines at \$1,050 per month were approved on motion of Commissioner Walters, seconded and passed unanimously.

Federal Aviation Administration contract for Terminal Radar Control Facility amendment to recover an error in billing of \$100 per year was approved on passage of Resolution No. 20243.

Federal Aviation Administration lease for the Very High Frequency Tactical Air Navigation Facility at the Airport, space for which has been occupied on a month-to-month basis since June 30, 1969, the termination date of the original lease, is to be occupied under a new lease for the balance of the fiscal year which would be renewable by mutual option each July 1 through June 30, 1989, with no rental charge, deleting the provision in the original lease requiring the Port to pay costs of relocation of the facility if required and recognizing the current plans of the State Highway Commission to route the South Bay Crossing through the VORTAC site. The new lease was approved on passage of Resolution No. 20242.

Amendment to World Airways Lease, was the subject of a memo to the Board from the Deputy Executive Director, which explained the proposed changes in the World Airways lease for the maintenance hangar facilities at the Airport, dated February 6, 1967, to clearly set forth the respective obligations of the parties prior to the Port's proceeding with construction of the hangar improvements as they are now planned. The amendment was approved on passage of Resolution No. 20240 which passed by the following vote: Ayes: Commissioners Berkley, Mortensen, Soda and President Tripp - 4; Abstained: Commissioners Connolly and Walters - 2; Absent: Commissioner Gainor - 1. A motion was then made by Commissioner Berkley, seconded by Commissioner Mortensen, directing that meetings be held at the earliest possible date with officials of World Airways regarding the level of rent paid by World for space occupied on the North Airport and report back to the Board within 30 days and that, failing to reach an amicable agreement, World Airways would then be given notice of cancellation of present rental agreements. The motion passed by the following vote: Ayes: Commissioners Berkley, Connolly, Mortensen, Soda and Walters - 5; Noes: President Tripp - 1. President Tripp then stated that he and the Executive Director would follow up and report back to the Board at the earliest possible moment.

Award of Contract for Construction of Observation Tower, Port of Oakland Seventh Street Marine Terminal, which item had been continued from the previous meeting of the Board, was the subject of a memo to the Board from the Assistant Chief Engineer, informing the Board regarding the five bids which were received on February 23, 1971, for the construction project, explaining that the low bid of Robert L. Wilson in the amount of \$42,965 had been withdrawn at the request of the bidder by letter dated February 24, 1971, due to an error in the contractor's

calculations, which omitted the cost of the miscellaneous iron work. It was explained that an investigation made by the Engineering Department determined that Robert Wilson did in fact omit the miscellaneous steel from his bid and recommended that the contract be awarded to Kirkham, Chaon & Kirkham, Inc., the second low bidder in the amount of \$59,108. Commissioner Soda questioned the cost of the miscellaneous iron work, and it was explained that the primary cost of the work is the protective grill around the observation tower and the steel supports for the stairway which is also a bracing for the entire structure. Following further discussion, Resolution No. 20241 was passed awarding the contract as recommended. Commissioner Soda voted no on the adoption of this resolution.

Building Permit Application Building C-518 (Scale House) Oakland Container Terminal Co., Seventh Street Marine Terminal, was the subject of a memo to the Board from the Environmental Planner, recommending approval of the application for the construction of a container inspection platform at a cost of \$4,000 by the Oakland Container Terminal Co., which recommendation was approved on passage of Resolution No. 20244 granting Japan Lines Ltd., et al permission to perform certain work.

Tariff Changes - Howard Terminal Tariff No. 4, regarding dockage rates on vessels engaged in inland waterway trade, dockage rates on lighters and certain rates for loading and unloading cars, as explained to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department, were approved on motion of Commissioner Mortensen, seconded and passed unanimously.

American District Telephone Contract Riders for Ninth Avenue Marine Terminal, was the subject of a memo to the Board from the Electrical and Mechanical Engineer recommending approval

of the adjusted contract with ADT to delete service previously furnished to Building H-310, which was demolished in October, 1970, and to add service to the new building constructed by C. D. Erickson Company in the area, which recommendation was approved on passage of Resolution No. 20245.

Personnel Matters, as recommended to the Board by memo from the Employee Relations Officer, were approved on passage of an ordinance to print, changing the title of Port Messenger Clerk to Deliveryman, by passage of Resolution No. 20246 concerning certain appointments and Resolution No. 20247 concerning military leave and by motion of Commissioner Connolly, seconded and passed unanimously, authorizing appointment to fill a vacant position of Secretary-Stenographer to be assigned to the Employee Relations Officer.

Additional Duty Increase for Mr. William Ervin, was the subject of a memo to the Board from the Employee Relations Officer, recommending that Airport Electrician William W. Ervin be granted an increase to rate "d" of schedule 86 to a salary of \$1,163 per month because of his assignment to supervisory duties replacing Mr. Harry Beard, who recently retired. The recommendation was approved on passage of Resolution No. 20248.

Sale of 100 empty 55 gallon capacity surplus steel drums to Myers Drum Company of Oakland at \$1.55 per drum was recommended to the Board by memo from the Port Purchasing Agent, which recommendation was approved on passage of Resolution No. 20249.

Cancellation of Fiscal Year Contract with Gallagher & Burk, Inc. for Furnishing and Delivering Fill and Broken Concrete, was recommended to the Board by memo from the Chief Engineer as random fill is frequently available to the Port at a cost which is substantially below the price of this contractor. The Board was informed that Gallagher & Burk is agreeable to such termination

of contract which is proposed to become effective March 1, 1971. The recommendation was approved on passage of Resolution No. 20250.

Claim of Marjorie Rue, was the subject of a letter to the Board from the Port Attorney, informing the Board that on February 16, 1971, the Port received a claim for damages submitted on behalf of Marjorie Rue seeking damages resulting from an accident which occurred on December 16, 1970, in which the car in which she was riding collided with a Port vehicle. Mrs. Rue alleged general damages in the sum of \$10,000. It was recommended that the claim be rejected, and Resolution No. 20251 was passed accordingly.

Travel Authorization, as recommended to the Board by memo from the Executive Director, authorizing members of the Board, the Executive Director, the Deputy Executive Director, Port Attorney, Secretary of the Board and Director of Airport Planning to travel to Washington, D.C. for meetings with congressional representatives, on or about March 8 - 11, 1971, and the additional item explained orally to the Board authorizing members of the Board, Port Attorney, Environmental Planner and Director of Airport Planning to proceed to New Orleans, LA, on or about March 22, 1971, to attend a joint Environmental Planning and Legal Committee conference of the Airport Operators Council International, which travel was approved on passage of Resolution No. 20262.

Estuary Deepening, was the subject of a memo to the Board from the Deputy Executive Director, explaining the Federal project under the Army Corps of Engineers to dredge the Oakland Estuary from its present depth of minus 30 feet Mean Lower Low Water to minus 35 feet, which project is included in the President's budget for \$3,400,000 which must be obligated by construction contract this fiscal year. The memo explained to

the Board the background for the need for the estuary deepening which project officially started in 1955 when Congress authorized the Corps to investigate the need for channel improvements. The memo further explains that the Port's obligation to provide an area for the spoils from the deepening operation within a diked off area in the North Harbor area had been disapproved by the Corps and the only realistic alternative available for spoils disposal, at present, is in the Pacific Ocean immediately west of the Golden Gate, and the Corps has proposed that the Port update its resolution of local cooperation to provide a contribution of \$.14 per cubic yard for materials disposed under the federal contract for the construction of Phase 1 of the authorized project, which based on estimations of quantity would cost \$301,000. It was further explained to the Board that the City of Alameda has passed a resolution of local cooperation within their territorial limits but has not been willing to accept any of the requirements of cash or out-of-pocket contributions. The Port has proposed to the Alameda City Manager an "in-kind" contribution in lieu of money which would involve annexing to the City of Oakland certain Port-owned property at the Airport which is now situated in the City of Alameda, and transferring and annexing to the City of Oakland certain State tidelands granted to Alameda at the Airport but which the Port leases to the year 2005 for \$1, and that the Alameda City Manager and Mayor of Alameda seem favorably inclined to recommend this approach to their City Council. It was recommended that the Board approve a resolution of local cooperation which would provide for the Port payment toward the cost of spoils disposal at sea at \$.14 per cubic yard, which recommendation was approved on passage of Resolution No. 20260.

Contract for Microfilming, was the subject of a memo to the Board from the Secretary of the Board informing the Board

that on February 25 following advertising for bids one bid was received for the microfilming of the Port of Oakland's Engineering drawings and other documents, that being the bid of Sperry Rand as follows: Flat sheets - \$135.15 per thousand; rolled drawings - \$269.14 per thousand; duplicate films - \$8.25 per roll of 100 exposures. Based on estimated quantities the total bid amounted to \$12,487.31 to which Sperry Rand added the amount of \$686.80 as sales tax. The Board was informed that the Port Attorney has disapproved the bid because it was qualified by the addition rather than inclusion of sales tax and the bidder did not execute the declaration of non-collusion. It was recommended that the bid be rejected and that authority be given to perform the work on the open market, which recommendation was approved on passage of Resolution No. 20252.

Atwood, Ltd., was the subject of a memo to the Board from the Manager, Properties Department, concerning the continued item of rental increase for Atwood, Ltd. covering the area fronting on First Street in the Port of Oakland building which is used by Atwood as its store room in direct support of its retail operations. This item was put over for consideration by the Board at its next regular meeting.

Contract Completion on January 28, 1971, by Oakland Fence Company, Inc. for Construction of Bonding Fence Within Terminal Building "B" (B-203), 14th Street, Oakland, California, was reported to the Board by memo from Supervising Engineer Roy Clark and recommending that the contract be accepted as completed, which recommendation was approved on passage of Resolution No. 20254.

Sign Permit Application, City of Oakland Service Center, Industrial Park, was the subject of a memo to the Board from the Environmental Planner. It was explained that the

proposed free standing sign with letters to cover an area approximately 2'6" X 7' will identify the five separate buildings in the Service Center and that the size of the sign is within the requirements of the standards and restrictions of the Industrial Park; however, being a free standing sign, a variance from the Standards and Restrictions is required, which variance has been granted by the Executive Director. It was recommended that the sign permit be approved and Resolution No. 20255 was passed accordingly.

Lake Merritt Channel Estuary Park, was the subject of a memo to the Board from Supervising Engineer John Lambert informing the Board that the City of Oakland has now received bids for the project and the low bid exceeds the budget amount. To reduce the cost the City intends to omit three items of work which were included in the bid as deductive alternates: (1) observation and fishing pier, (2) arbor over picnic area, and (3) floating docks and that the City intends to complete the remainder of the work in accordance with the approved plans. It was explained orally to the Board that it is hopeful that additional State money will be available later so that construction of the deleted items can be completed.

Resolution Commending Auckland Harbour Board Upon Its Centennial, was the subject of a memo to the Board from the Public Relations Director informing the Board that the Port of Oakland's sisterport of Auckland, New Zealand is celebrating its Centennial in 1971, and special recognition will be paid to the port during the 38th conference of the Harbours Association of New Zealand. Resolution No. 20256 was then passed commending Auckland Harbour Board upon its Centennial.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts
as of February 24, 1971.

Summary of Claims Paid from Various Funds for the
period February 11, 1971 through February 24, 1971.

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

Ayes: Commissioners Berkley, Mortensen, Soda
and President Tripp - 4

Noes: None

Abstain: Commissioners Connolly and Walters - 2

Absent: Commissioner Gainor - 1

"RESOLUTION NO. 20240

RESOLUTION AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL
AGREEMENT WITH WORLD AIR CENTER AND DIRECTING RECORDA-
TION THEREOF."

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Walters and President Tripp - 5

Noes: Commissioner Soda - 1

Absent: Commissioner Gainor - 1

"RESOLUTION NO. 20241

RESOLUTION AWARING CONTRACT TO KIRKHAM, CHAON &
KIRKHAM, INC., FOR CONSTRUCTION OF OBSERVATION TOWER,
PORT OF OAKLAND SEVENTH STREET MARINE TERMINAL; FIXING
THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THERE-
WITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN
OF BID BONDS TO BIDDERS."

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Soda, Walters and President Tripp - 6

Noes: None

Absent: Commissioner Gainor - 1

"RESOLUTION NO. 20242

RESOLUTION AUTHORIZING EXECUTION OF LEASE WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 20243

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 2 WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 20244

RESOLUTION GRANTING JAPAN LINE, LTD., ET AL, PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20245

RESOLUTION AUTHORIZING RIDERS TO AGREEMENT WITH AMERICAN DISTRICT TELEGRAPH COMPANY OF SAN FRANCISCO FOR CENTRAL SIGNALING SERVICES AT THE NINTH AVENUE TERMINAL.

"RESOLUTION NO. 20246

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20247

RESOLUTION GRANTING MILITARY LEAVE OF ABSENCE TO WILLIAM C. RUSSELL, ASSISTANT MANAGER, PROPERTIES DEPARTMENT."

"RESOLUTION NO. 20248

RESOLUTION ASSIGNING WILLIAM ERVIN, ELECTRICIAN, TO SCHEDULE 86, RATE "D", AS FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 20249

RESOLUTION AUTHORIZING SALE OF SURPLUS STEEL DRUMS TO MYERS DRUM COMPANY."

"RESOLUTION NO. 20250

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT CANCELLING CONTRACT WITH GALLAGHER & BURK, INC."

"RESOLUTION NO. 20251

RESOLUTION REJECTING CLAIM OF MARJORIE RUE."

"RESOLUTION NO. 20252

RESOLUTION PROVIDING FOR MICROFILMING THE PORT OF OAKLAND'S ENGINEERING DRAWINGS AND OTHER DOCUMENTS IN THE OPEN MARKET."

"RESOLUTION NO. 20253

RESOLUTION AUTHORIZING EXECUTION OF CONSENT & WAIVER WITH IDS LEASING CORPORATION."

"RESOLUTION NO. 20254

RESOLUTION ACCEPTING WORK PERFORMED BY OAKLAND FENCE COMPANY, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20255

RESOLUTION GRANTING CITY OF OAKLAND PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20256

RESOLUTION COMMENDING AUCKLAND HARBOUR BOARD UPON ITS CENTENNIAL."

"RESOLUTION NO. 20257

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SHOICHI KUWATA."

"RESOLUTION NO. 20258

RESOLUTION AUTHORIZING EXECUTION OF SUBLEASE WITH METROMEDIA, INC."

"RESOLUTION NO. 20259

RESOLUTION OF CONDOLENCE UPON THE PASSING OF CHARLES A. PERKES."

"RESOLUTION NO. 20260

RESOLUTION PROVIDING FOR LOCAL COOPERATION BY THE PORT OF OAKLAND IN CONNECTION WITH THE PROJECT FOR THE IMPROVEMENT OF OAKLAND INNER HARBOR."

"RESOLUTION NO. 20261

RESOLUTION APPROVING BONDS OF DALZELL CORPORATION."

"RESOLUTION NO. 20262

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20263

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

Port Ordinance No. 1670 being, "AN ORDINANCE AUTHORIZING EXECUTION OF A LEASE WITH OAKLAND-ALAMEDA COUNTY COLISEUM, INC.", and Port Ordinance No. 1691 being, "AN ORDINANCE AMENDING ITEMS NOS. 49 AND 2325 OF, AND ADDING ITEM NO. 837 TO, PORT ORDINANCE NO. 964 RELATING TO DEFINITION OF TECHNICAL TERMS, MISCELLANEOUS CHARGES AND WHARFAGE RATES", and Port Ordinance No. 1692, being, "AN ORDINANCE AMENDING SECTION 3 OF PORT

ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT", were read the second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Connolly, Mortensen,
Soda, Walters and President Tripp - 6

Noes: None

Absent: Commissioner Gainor - 1

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 CHANGING THE TITLE OF PORT MESSENGER AND CLERK", was read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Mortensen,
Soda, Walters and President Tripp - 6

Noes: None

Absent: Commissioner Gainor - 1

The scheduled appearance by the Action Committee for Equal Employment Opportunity at the Port of Oakland was called. Mr. Elijah Turner, Chairman of the Action Committee, appeared and asked that direction be given by the Board to permit the Deputy Executive Director and the Equal Opportunity Employment Officer to meet with members of the Action Committee to work toward the finalization of an affirmative action program at the Port, a draft of which was presented to each member of the Board, the Executive Director, the Deputy Executive Director and the Equal Opportunity Employment Officer. Mr. Paul Cobb then appeared before the Board in support of the request of Mr. Turner and stated that the Redevelopment Agency has already adopted a similar policy as that recommended. Attorney Russell Galloway then appeared before the Board and explained the proposed document and the background for its development. Mrs. Gretchen Schmidt, Employment Chairman for the Oakland League of Women Voters, then appeared speaking in support of such affirmative

action program. Mr. Hector Reyna, Chairman of the Bay Area Congress for Mexican-American Affairs, then appeared, also in support of such affirmative action program. Following a question and answer period, President Tripp, as requested referred the matter to the Deputy Executive Director and the Equal Opportunity Employment Officer to meet with representatives of the Action Committee.

The meeting adjourned at the hour of 4:30 p.m. in honor of and out of respect to the memory of Charles A. Perkes, former Traffic Manager and Manager, Marine Terminal Department.


Secretary

Action **MAR 24 1971**

*Approved as written
and filed*

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

The meeting was held on Wednesday, March 10, 1971, at the hour of 8:00 a.m. in the conference room at the Metropolitan Oakland International Airport, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Connolly, Gainor, Walters and
President Tripp - 4

Commissioners absent: Berkley, Mortensen and Soda - 3

Also present were the Executive Director; Assistant Port Attorney; and Assistant Secretary of the Board Dorothy M. Hart.

The agenda item concerning Purchase of Fill on the Open Market for the Balance of the Fiscal Year 1970-71, was presented to the Board, and was approved on passage of Resolution No. 20264.

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

Ayes: Commissioners Connolly, Gainor, Walters
and President Tripp - 4

Noes: None

Absent: Commissioners Berkley, Mortensen and Soda -3

"RESOLUTION NO. 20264

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PURCHASE FILL AND BROKEN CONCRETE WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE THEREOF."

"RESOLUTION NO. 20265

RESOLUTION APPROVING BONDS OF KIRKHAM, CHAON & KIRKHAM, INC."

There being no further business and on motion duly made and seconded, the meeting was adjourned at 8:25 a.m.

Dorothy M. Hart
Assistant Secretary

approved as submitted
Board of Port Commissioners Meeting
ASSISTANT Secretary *Deborah M. Hart*
Action APR 7 1971

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

The meeting was held on Wednesday, March 17, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Connolly, Gainor, Mortensen,
Walters and President Tripp - 5

Commissioners absent: Berkley and Soda - 2

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

Visitors attending the meeting included Mr. Dewey Bargiacchi of Francesco's Restaurant; Mr. R. Greenwood, Civil Engineer; Mr. F. T. Matthias, Vice President, Mr. F. Weston Starratt, Manager of Public Relations, and Mr. E. F. Nielsen, Project Engineer, all representing Kaiser Engineers; Mr. James Stockman, President, U. S. Hotel Co.; Mr. William Sparling, Manager, Oakland Chamber of Commerce; Mr. Vincent G. Raney, Architect for Mr. James Stockman; Mr. Frank E. Cox, President Urban Research and Development Company; Mr. James R. McCarthy, Director of Planning, Tudor Engineering Co.; and Mr. Don J. Ekins, Area Representative of Wheatley-Jacobsen, Inc.

Minutes of the regular meeting of the Board held on February 17, 1971 and the adjourned regular meeting of the Board of February 24, 1971 were approved as written and ordered filed. Minutes of the regular meeting of the Board held on March 3, 1971

and the special meeting of the Board held on March 10, 1971 were deferred until the next meeting of the Board.

Building Permit Application Building K-110 (Francesco's Restaurant) Industrial Park, was the subject of a memo to the Board from the Environmental Planner recommending approval of the requested permit for construction of a 32'8" x 146' concrete block addition to the restaurant to provide additional banquet facilities. Included in the construction work will be the completion of the parking lot development on the undeveloped portion of Francesco property which, it has been determined, will be adequate for the needs of the new facility. In this connection Resolution No. 20284 was passed granting Josephine Bargiacchi permission to perform certain work.

The continued item of increase in inspection services under Kaiser Engineers agreement Seventh Street EDA project, was called for discussion. As requested by motion of the Board "that an investigation into both entities, Kaiser Engineers and the Port engineers be made by the Executive Director to determine in detail exactly where the fault lies and how to eliminate it so that it will not occur again", the Executive Director presented members of the Board with a letter covering the subject. The Board was also furnished with a letter from the Director of Fiscal Affairs covering his audit of Kaiser Engineers' contract cost. The matter was discussed at length and questions arose as to the Port's recovery of design and inspection costs due to the damage caused by the Panama when it collided with the unfinished terminal. The Board was informed that Sea-Land has been notified that such costs incurred by the Port would be the subject of a claim; however, the repair of actual damage to the facility is between the prime contractor and Sea-Land. When questioned as to re-inspection costs, the Board was informed that all inspection costs

under the contract are to be borne by the Port; however, retesting when required is chargeable to the contractor. It was the consensus of the Board that all future contracts should be written to provide that reinspection costs due to faulty work should be chargeable to the contractor. Following discussion Commissioner Mortensen recommended that the report of the Executive Director and the audit by the Director of Fiscal Affairs be accepted and Resolution No. 20268 was then passed increasing maximum compensation payable to Kaiser Engineers Division of Kaiser Industries Corporation for certain services, which resolution increased the maximum amount payable to Kaiser from \$275,000 to \$405,000.

The continued item of Airport Access Improvements - Metropolitan Oakland International Airport, was called for discussion and the proposed changes to be made at the intersection of 98th Avenue, Doolittle Drive and Hegenberger Road as prepared by the Public Works Department of the City of Oakland for improvement of vehicular access to the Airport was explained to members of the Board. Such improvements would be financed through Federal, City of Oakland and Port funds with the Port's participation including the provision of necessary access roads within the Port Area. Following discussion Resolution No. 20291 was passed providing for participation by the Port of Oakland in project for the improvement of access to Metropolitan Oakland International Airport. A motion was then made by Commissioner Connolly, seconded and passed unanimously, that a further study be made as to the feasibility of signaling the intersection of 98th Avenue and the proposed new access road as part of the original project rather than at a later date.

Airport Planning - Grant Application, was the subject of a memo to the Board from the Director of Airport Planning. The

memo explained the availability of assistance through the Federal Aviation Administration for Airport Master Planning Grant, and recommended that on the basis of an estimated project cost of \$210,000, with two-thirds federal participation, an application containing an estimated grant request of \$140,000 be filed. The Board was further informed that in order to meet a target date of April 15, 1971 for submission of the formal application to the FAA a "Notice of Intent to File Application" has been filed with the State Clearinghouse and Regional Clearinghouse (ABAG). The recommendation was approved on passage of Resolution No. 20269.

Amendment of Union Oil Company Airport Vehicle Lease, was the subject of a memo to the Board from the Airport Manager recommending that the request of the Port liability insurance carrier for the Airport, U.S. Aviation Insurance Group, that the indemnity provision of the lease be modified as to the possible assumption of liability on the part of the Port for damages or injuries incurred as a result of the Port's operation of the vehicles. Such modification has been approved by Union Oil Company, reviewed and approved by the U.S. Aviation Insurance Group. The recommendation was approved on passage of Resolution No. 20270 authorizing execution of letter amendment to airport vehicle lease with Union Oil Company of California.

Contract Completion on December 24, 1970 by Robert L. Wilson, Inc., for construction of commissary building for Chef's Orchid Airline Caterers, Oakland Airport area, was reported to the Board by memo from Supervising Engineer Roy Clark recommending that additional extension of time be granted without liquidated damages to and including December 24, 1970 due to delays caused by the Port at the request of Chef's Orchid and the contract be accepted as completed. The recommendation was approved on passage of Resolution No. 20266 extending time for performance of contract and Resolution No. 20267 accepting the work.

Building Permit Application Pacific Southwest Airlines Building M-103 (Finger Building) Metropolitan Oakland International Airport, was the subject of a memo to the Board by the Environmental Planner recommending approval of the application for the installation of a door and window in the building at a cost of approximately \$200. The recommendation was approved on passage of Resolution No. 20271.

Reimbursable Agreement with Federal Aviation Administration for Installation of Electronic Equipment in Auxiliary Control Tower, Metropolitan Oakland International Airport, was the subject of a memo to the Board from the Assistant Chief Engineer in which it was explained that the estimated cost for the supplies, equipment and services for providing and installing electronic equipment in the auxiliary control tower by the FAA is \$135,450 which the Port is obligated to reimburse to the FAA based on the actual costs incurred rather than by estimate, which costs will be included as part of the total project cost of the tower and will be reflected in the rental paid by World Airways for the proposed new hangar facility. Following discussion on the matter Resolution No. 20287 was passed authorizing execution of reimbursable agreement with the Federal Aviation Administration.

Contract Completion on March 11, 1971 by Metropolitan Electric, Inc. for installation of floodlighting pole at Berth G, Seventh Street Marine Terminal, Oakland, California, was reported to the Board by memo from the Electrical and Mechanical Engineer and recommending that the contract time be extended from January 14, 1971 to and including March 11, 1971 without liquidated damages due to the delay in delivery of the pole and that the contract be accepted as completed, which recommendation was approved on passage of Resolution No. 20272 extending time for performance of contract and Resolution No. 20273 accepting the work.

Contract completion on February 25, 1971 by Paceco for the Low Profile Crane at Berth I, Seventh Street Marine Terminal, was reported to the Board by memo from the Electrical and Mechanical Engineer. The Board was informed that the crane was completed with the exception of the "sway stop" system which was added to the original contract as a change order as approved by the Board at its meeting of August 19, 1970, at which time it was understood that the completion of the "sway stop" system would not delay the Port's acceptance of the crane. It was then recommended that the Board authorize the deletion from the contract of the two change orders for the "sway stop" system which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously, also that the Board allow ten additional days extension of contract without assessment of liquidated damages, which was approved on passage of Resolution No. 20275 and that the low profile crane be accepted as completed on February 25, 1971, which was approved on passage of Resolution No. 20276 and that the Board authorize a separate contract with Paceco for the "sway stop" system without competitive bidding, which was approved on passage of Resolution No. 20274, and Resolution No. 20286 was also passed approving bonds of Paceco.

Proposed Contract for the Seismic Evaluation of Dike, Fill and Wharf Facilities, Oakland Middle Harbor Terminal, was the subject of a memo to the Board from the Chief Engineer recommending that Woodward-Lundgren be employed to determine the magnitude of earthquakes which are likely to occur on the San Andreas and Hayward faults, to estimate the probability of such earthquakes occurring, and to select the appropriate magnitude of earthquake for design purposes. Woodward-Lundgren would also be asked to (1) determine the probable maximum magnitude of earthquake for which the dike without further modification can be considered

stable; (2) provide the Port structural engineer with a better analysis of seismic loads for which the wharf structure should be designed; and (3) recommend measures that can be utilized to decrease the potential risk of failure in the dike and fill. In connection with these items the company would make field explorations and do laboratory testing to determine the stability of the fill and dike for earthquake conditions. It was estimated that the total work would cost approximately \$29,000 and would take from six to eight weeks for preliminary report and from ten to eleven weeks for complete report for design purposes. The matter was discussed at length, after which a motion was made by Commissioner Connolly, seconded by Commissioner Walters, that Woodward-Lundgren be employed only for those items numbered (1), (2) and (3) above. The motion carried on the following vote: Ayes - Commissioners Connolly, Gainor, Walters and President Tripp - 4; Noes - Commissioner Mortensen - 1.

Building permit application Marine Terminals Corporation, Building C-524 - Berth H, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Environmental Planner recommending approval of the application for construction of partitions in the building to provide for office, employee lunchroom and toilet room at an estimated cost of \$5,000. The application was approved on passage of Resolution No. 20277.

Traffic Ordinance for Oakland Outer Harbor Area, was the subject of a memo to the Board from the Traffic Manager and Manager, Marine Terminal Department recommending that an ordinance be adopted to provide that when resolutions adopted by the Board of Port Commissioners and the appropriate signs are in place giving notice thereof, no persons shall stop, stand or park any vehicles between the hours indicated in said resolution nor be permitted to stop, stand or park any vehicles on or adjacent to

any roadway or sidewalk in such fashion as to block partially or completely the driving area of said roadway. In this connection an ordinance was passed to print establishing parking restrictions on streets in the Port of Oakland Outer Harbor area, providing penalties for violations thereof, and repealing Port Ordinance No. 1507.

Port of Oakland Tariff Changes, Dockage Rates; Wharfage Rates; Miscellaneous Charges; and Container Crane Assignments, as recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department were approved by passage of an ordinance to print.

Oakland World Trade Club Week - 1971, was the subject of a memo to the Board from the Executive Director recommending the usual contribution of \$400 to assist in deferring expenses primarily of the Consular Corps Banquet and Dance to be held at Goodman's on Friday, May 21, 1971, which was approved on passage of Resolution No. 20278.

Amendment to Contract - Chicago Office, was recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department, to increase the amount advanced to George D. Butler, the Port's Midwest Manager, from \$1,000 to \$1,500, by amending his contract which became effective December 1, 1970. The Port Attorney explained that such action as approved by the Board would not be retroactive but would become effective when approved. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously with the exception of Commissioner Connolly, who had stepped out of the room temporarily.

Renewal of Contract - New York Office, was the subject of a memo to the Board from the Traffic Manager and Manager, Marine Terminal Department recommending that the contract with

Joseph C. Downing, the Port's East Cost Manager, be renewed as of April 6, 1971, and the same terms and conditions as the previous contract with the exception that the auto mileage be increased from \$.10 to \$.12 per mile, and that Mr. Downing be allowed a two week vacation during the term of this agreement at a time convenient to and agreeable to the Executive Director. The Board was also advised that the office will be moved to the new World Trade Center in New York sometime in April or May and additional expenses will be incurred estimated not to exceed \$1,000. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously, except for Commissioner Connolly who was still out of the Board room.

Identification Sign for Public Park Seventh Street Marine Terminal was the subject of a memo to the Board from the Assistant Chief Engineer recommending the approval of a sign for which artist's renderings were shown to the Board which would be constructed out of rough heavy timbers with routed letters, the sign being approximately 5' high and 12' long. Various suggested names were discussed and the Board determined that the park should be named "Port View Park", and that the sign should contain the Port logo and words Port of Oakland, but no reference be made to the Oakland Park and Recreation Department nor to any environmental project. Commissioner Connolly returned to the Board room during the discussion of this item. The motion was then made by Commissioner Mortensen, seconded and passed unanimously, approving the design of the sign and the name Port View Park.

Amendment to Sea-Land Preferential Assignment Agreement, was the subject of a memo to the Board from the Deputy Executive Director recommending that the agreement as presently written be modified to amend the additional improvement rental formula to

return capital over the remaining term of the agreement after improvements are completed. Such amendment would also cover improvements made to the Marine Operations Building, completed by the Port on February 19, 1970. The Board was informed orally that such an amendment would require approval of the Federal Maritime Commission. Resolution No. 20279 was then passed authorizing execution of fifth supplemental agreement with Sea-Land Service, Inc.

Personnel Matters, as recommended to the Board in two memos from the Employee Relations Officer were approved on passage of Resolution No. 20288 and upon an adoption of an ordinance to print being amended Port Ordinance No. 1694, amending Port Ordinance No. 867 relating to Port Messenger and Clerk and Deliveryman, which amended action of the Board at its meeting February 23, 1971, to conform with action taken by the Oakland Civil Service Board redesignating one permanent position of Port Messenger and Clerk to Deliveryman and leaving two positions of Port Messenger and Clerk. Resolution No. 20289 was then passed appointing Michael Lankford to the above provisional position of Deliveryman effective March 18, 1971, at a salary of \$588 under schedule 45, rate "a".

Sale of Unsegregated Scrap Metal, from the Airport Corporation Yard to John Bobo for the sum of \$85 as recommended to the Board by memo from the Port Purchasing Agent, was authorized on passage of Resolution No. 20280.

Repair of Caterpillar D-6 Tractor, by Peterson Tractor Company at an estimated cost of \$6,000 without competitive bidding because this company is the only company in the area capable of performing such service was recommended to the Board by memo from the Port Purchasing Agent, which recommendation was approved on passage of Resolution No. 20281.

Purchase of One (1) 6,000 Pound Capacity Fork Lift Truck,
was the subject of a memo to the Board from the Port Purchasing Agent, recommending approval of specifications and advertising for bids, which action would replace the specifications previously approved by the Board for the purchase of one used fork lift truck. The recommendation was approved on passage of Resolution No. 20282.

Updated Capital Improvement Program for Fiscal Year 1970-71,
was the subject of a memo to the Board from the Chief Engineer. In this connection Commissioner Walters suggested that an additional work session of the Board be held to establish priorities for the various improvements which action need not delay Board approval of the capital improvement program as submitted. The item was briefly discussed and continued to the next meeting of the Board.

Changes in Port Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved as follows:

Airport Marina - Renewal: of area between the Airport Channel and Doolittle Drive for the operation of a small boat harbor and launching ramps and spectator parking with rental based on an increased guaranteed monthly rental of \$468 per month against 10% of the gross receipts for fees collected for spectator viewing and parking privileges, and 7% from the sale of food and beverages. The agreement would continue to carry a 30-day cancellation clause, which renewal was approved on motion of Commissioner Walters, seconded and passed unanimously.

Victoria Station - Additional Waiver & Consent: to permit the installer of the automatic sprinkler system in the restaurant to remove the system in the case of default by Victoria Station, which was approved on passage of Resolution No. 20283.

Termination of Industrial Track Agreement with Southern Pacific Company, was the subject of a memo to the Board from the Manager, Properties Department recommending that the agreement entered into on July 1, 1963, covering trackage for Port facilities at Dennison Street and Embarcadero be cancelled as the facilities

at that location have been demolished and Southern Pacific Company plans to remove the connecting track. The recommendation was approved on passage of Resolution No. 20285 authorizing execution of termination agreement with Southern Pacific Transportation Company

The purchase of 30,000 cubic yards of random fill at a price in place of \$.80 per cubic yard to be placed in the Port's Distribution Center area was reported to the Board by memo from Supervising Engineer Roy Clark.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of March 10, 1971.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of February 1971.

Accounts Receivable 40 Days in Arrears as of March 10, 1971.

Accounts Receivable Referred to Legal as of March 10, 1971.

Summary of Claims Paid From Various Funds for the period February 17, 1971 through March 10, 1971.

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

Ayes: Commissioners Connolly, Gainor, Mortensen,
and President Tripp - 4

Noes: None

Abstain: Commissioner Walters - 1

Absent: Commissioners Berkley and Soda - 2

"RESOLUTION NO. 20266

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH ROBERT L. WILSON, INCORPORATED."

"RESOLUTION NO. 20267

RESOLUTION ACCEPTING WORK PERFORMED BY ROBERT L. WILSON, INCORPORATED, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20268

RESOLUTION INCREASING MAXIMUM COMPENSATION PAYABLE TO KAISER ENGINEERS DIVISION OF KAISER INDUSTRIES CORPORATION FOR CERTAIN SERVICES."

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

Ayes: Commissioners Connolly, Gainor, Mortensen,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Soda - 2

"RESOLUTION NO. 20269

RESOLUTION AUTHORIZING FILING OF AIRPORT MASTER PLANNING GRANT APPLICATION WITH THE FEDERAL AVIATION ADMINISTRATION."

"RESOLUTION NO. 20270

RESOLUTION AUTHORIZING EXECUTION OF LETTER AMENDMENT TO AIRPORT VEHICLE LEASE WITH UNION OIL COMPANY OF CALIFORNIA."

"RESOLUTION NO. 20271

RESOLUTION GRANTING PACIFIC SOUTHWEST AIRLINES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20272

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

"RESOLUTION NO. 20273

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

"RESOLUTION NO. 20274

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PROCURE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A SWAY STOP SYSTEM FOR THE LOW PROFILE CONTAINER PORT CRANE AT BERTH "I" OF THE SEVENTH STREET MARINE TERMINAL WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PROCUREMENT OF SAID SWAY STOP SYSTEM."

"RESOLUTION NO. 20275

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH PACECO, A DIVISION OF FRUEHAUF CORPORATION."

"RESOLUTION NO. 20276

RESOLUTION ACCEPTING WORK PERFORMED BY PACECO, A DIVISION OF FRUEHAUF CORPORATION, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20277

RESOLUTION GRANTING MARINE TERMINALS CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20278

RESOLUTION APPROPRIATING THE SUM OF \$400.00 FOR THE PURPOSE OF ASSISTING IN DEFRAYING THE EXPENSES OF WORLD TRADE WEEK."

"RESOLUTION NO. 20279

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

"RESOLUTION NO. 20280

RESOLUTION AUTHORIZING SALE OF SCRAP METAL TO JOHN BOBO."

"RESOLUTION NO. 20281

RESOLUTION AUTHORIZING THE OVERHAUL OF A CATERPILLAR TRACTOR WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 20282

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR FURNISHING AND DELIVERING ONE 6,000 POUND FORK LIFT TRUCK TO THE PORT OF OAKLAND."

"RESOLUTION NO. 20283

RESOLUTION AUTHORIZING EXECUTION OF OWNER'S CONSENT & WAIVER TO LEASE BETWEEN PHILLIPS AND COMPANY AND VICTORIA STATION, INCORPORATED."

"RESOLUTION NO. 20284

RESOLUTION GRANTING JOSEPHINE BARGIOCCHI PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20285

RESOLUTION AUTHORIZING EXECUTION OF TERMINATION AGREEMENT WITH SOUTHERN PACIFIC TRANSPORTATION COMPANY."

"RESOLUTION NO. 20286

RESOLUTION APPROVING BONDS OF PACECO, A DIVISION OF
FRUEHAUF CORPORATION."

"RESOLUTION NO. 20287

RESOLUTION AUTHORIZING EXECUTION OF REIMBURSABLE
AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION."

"RESOLUTION NO. 20288

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20289

RESOLUTION CREATING ONE PROVISIONAL POSITION OF
DELIVERYMAN."

"RESOLUTION NO. 20290

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE
AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20291

RESOLUTION PROVIDING FOR PARTICIPATION BY THE PORT OF
OAKLAND IN PROJECT FOR THE IMPROVEMENT OF ACCESS TO
METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 20292

RESOLUTION OF CONDOLENCE UPON THE PASSING OF WILLIAM J.
KEARNEY."

Port Ordinance No. 1693 being, "AN ORDINANCE AMENDING
CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 ADOPTING A NEW SALARY
SCHEDULE, CHANGING THE TITLES OF TWO POSITIONS AND THE COMPENSA-
TION OF ONE POSITION IN THE PORT DEPARTMENT" was read for the
second time and finally adopted by the following vote:

Ayes: Commissioners Connolly, Gainor, Mortensen,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Soda - 2

Amended Port Ordinance No. 1694 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 RELATING TO PORT MESSENGER AND CLERK AND DELIVERYMAN", and Port Ordinance No. ____ being, "AN ORDINANCE ESTABLISHING PARKING RESTRICTIONS ON STREETS IN THE PORT OF OAKLAND OUTER HARBOR TERMINAL AREA, PROVIDING PENALTIES FOR VIOLATIONS THEREOF, AND REPEALING PORT ORDINANCE NO. 1507", and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING ITEMS NOS. 725, 730, 760, 780, 785, 796, 797, 800, 805, 813, 830, 835, 840, 2398, 2399 and 2685 OF, ADDING ITEMS NOS. 2405 and 2696 TO, AND REPEALING ITEM NO. 775 FROM, PORT ORDINANCE NO. 964 RELATING TO DOCKAGE RATES, WHARFAGE RATES, MISCELLANEOUS CHARGES, CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES", were read for the first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Gainor, Mortensen,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Soda - 2

At the hour of 4:00 p.m. Mr. James Stockman appeared before the Board in connection with his proposal to develop the 31 acre parcel of Port property across the freeway from the Coliseum. The proposed development would include a commercial hotel of 700 rooms with restaurant, bars, meeting rooms, recreation facilities, club, etc., and shopping center mall of approximately 150,000 square feet on two levels, an office building of approximately 100,000 square feet of high rise ultra modern construction, a convention center seating approximately 6,000 persons for meetings and 3,000 people for banquets. The written proposal submitted to the Board included the basis for minimum rentals and Mr. Stockman asked that the Board approve the percentages for minimum rentals listed in the proposal and grant a one-year option to lease the 30 acre parcel on the terms and conditions as outlined and

offering to place a \$10,000 deposit with the Port which will be non-refundable unless the economic feasibility study for the convention center is not positive and/or the City decides not to proceed with the convention center. The matter was discussed during which Mr. Frank E. Cox of Urban Research and Development Company and Mr. William A. Sparling, General Manager of the Oakland Chamber of Commerce also appeared before the Board. No action was taken by the Board. The matter was put over for further review and discussion.

The meeting adjourned at the hour of 5:00 p.m. in honor of and out of respect to the memory of William J. Kearney, a former Port employee, to 2:00 p.m. Wednesday, March 24, 1971.

* * * * *

The meeting reconvened on Wednesday, March 24, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Walters and
President Tripp - 6

Commissioners absent: Commissioner Soda - 1

Also present at the meeting were the Executive Director; Deputy Executive Director; Assistant Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Assistant Airport Manager; and Secretary of the Board.

Visitors attending the meeting included Mr. Sidney R. O'Neil, Consultant Engineer for World Airways Hangar.

Minutes of the regular meeting of the Board held on March 3, 1971, and the special meeting of the Board held on March 10, 1971, were approved as written and ordered filed.

Into-Plane Delivery Agreement with Union Oil Company, providing fueling service for Western Airlines, was recommended for approval by a memo from the Airport Manager, which recommendation was approved on passage of Resolution No. 20300.

Aircraft Maintenance Facility World Air Center, EDA Project No. 07-1-00050-1, was the subject of a memo to the Board from the Assistant Chief Engineer, recommending that the Board approve the plans and specifications for construction of an aircraft maintenance facility, Building M-110, Metropolitan Oakland International Airport, Oakland, California and authorize advertising for receipt of bids on May 4, 1971. It was explained to the Board that the Port's agreement with Strobel and Rongved, the Port's consulting engineers on the project, provides that if the lowest bid received exceeds \$9,200,000 plus 5 percent (\$9,660,000) after deducting all deductive alternates, the consultant will be obligated to revise the plans and specifications, if requested, to reduce the cost to this limit. Nine alternate deductives were explained to the Board in the memo. Following discussion on the matter, Resolution No. 20293 was passed, approving the plans and specifications and authorizing advertising for bids.

Building Permit Application, Building C-103 (Carnation Company), was the subject of a memo to the Board from the Assistant Chief Engineer, recommending approval of the requested building permit for the construction of addition of interior partitions and the foundation pad for a new transformer room at a cost of \$6,000. The building permit was approved on passage of Resolution No. 20294.

Agreement Between the Port of New York Authority and the City of Oakland, was the subject of a memo to the Board from the Traffic Manager and Manager, Marine Terminal Department, recommending approval of this letter agreement concerning the Port's office space for its New York Representative in the Port of New York

Authority's new World Trade Center which would provide for the installation of additional telephone and electrical outlets and carpeting for the office space. The Board was informed that it is planned that the offices will be opened some time in May 1971. The agreement was approved on passage of Resolution No. 20295.

Plans and Specifications for Demolition of Portion of Market Street Pier and Construction of Improvements to Fireboat Berth, were recommended for approval by memo to the Board from the Assistant Chief Engineer, together with authority to advertise for bids to be received April 29, 1971. This matter was discussed by the Board and the matter was put over to the next meeting of the Board, with the request that studies previously made as to the relocation of the Fireboat be reassembled and given to the Board for its review.

Port of Oakland Tariff Change - Change of Rules and Regulations - Payment of Charges, as recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminals Department, were approved on passage of an ordinance to print.

The continued item of Updated Capital Improvements Program for Fiscal Year 1970-71, originally submitted to the Board by memo from the Chief Engineer, on March 17, 1971, was approved on motion of Commissioner Connolly, seconded and passed unanimously, with the understanding that the Executive Director would make recommendations to the Board to establish priorities for the various projects.

Readvertising for Bids for Microfilming, was the subject of a memo to the Board from the Secretary of the Board, recommending that the original specifications which were previously advertised for bids be changed to provide time for performance of the work be increased from 90 calendar days to 130 calendar days; readvertising for bids to be received April 15, 1971, which recommendation was approved on passage of Resolution No. 20296.

Sale of Approximately 40 Tons of Unusable and Surplus Scrap Rails, Steel Deadweights, and Other Heavy Metal Shapes, presently stored near the Fifth Avenue overpass of the Nimitz Freeway, to National Iron and Metal Company at \$26 per short ton, which was the highest offer received during the solicitation of informal bids, was recommended to the Board by memo from the Port Purchasing Agent, which recommendation was approved on passage of Resolution No. 20297.

Travel Authorization, as recommended to the Board by memo from the Executive Director to provide for members of the Board and the Executive Director to travel to the Port of Auckland, New Zealand to attend its centennial celebration and to make a call on governmental officials in the Republic of Indonesia, and for the Traffic Manager and Manager, Marine Terminals and the Secretary of the Board, with members of the Board and the Executive Director to call on various foreign steamship companies in the Far East and Europe during the period of March 27 to approximately April 21, 1971, was approved as recommended on passage of Resolution No. 20298.

Oakland Municipal Employees' Retirement System Measure #1, April 20 Municipal Ballot, was the subject of a memo to the Board from the Executive Director, to which was attached a letter addressed to the Port of Oakland Board of Port Commissioners from the Oakland Municipal Civil Service Employees' Association, was considered by the Board, and on motion of Commissioner Walters, seconded and passed unanimously, the Board indicated its support of Measure #1.

The continued item of Atwood, Ltd., which was originally the subject of a memo to the Board from the Manager, Properties Department, dated March 3, 1971, recommending that the Board approve extension of the lease term from September 30, 1973 to April 30, 1979

and rental increases for the stockroom area on the first floor of the Port of Oakland Building at a flat rental of \$600 per month for the period of October 1, 1968 through September 30, 1973; and for the period of October 1, 1973 through September 30, 1975, a flat rental of \$700 a month, with rental for the area from September 30, 1975 to April 30, 1979, the termination date of the lease for the store area, to be subject to rental review. When questioned by the Board, the Manager, Properties Department informed the Board that Atwood, Ltd. plans to negotiate with the Bank of Tokyo for lease of the space now occupied by the Marco Polo Restaurant, but desires to discuss the matter with the Board prior to such negotiations. It was further explained that approval of the rental rate for the stockroom area as recommended above has no bearing on the proposed use of the Marco Polo area. Following further discussion, a motion was made by Commissioner Mortensen, seconded and passed unanimously, approving the rental rates and lease term extension as recommended to the Board for the stockroom area.

Execution of Grant of Easement to Pacific Telephone and Telegraph Company - Industrial Park, was the subject of a memo to the Board, from the Manager, Properties Department, recommending approval of the agreement to permit the Telephone Company to commence setting a pole line through the Industrial Park back lots to serve the City Service Center. In this connection, Resolution No. 20299 was passed, authorizing execution of grant of easement to Pacific Telephone and Telegraph Company.

President Tripp stated that one of the charges to the Board of Port Commissioners is transportation and that the Railpax routes as proposed will provide passenger service from San Diego to Seattle with stop in Oakland and service between the Bay Area and Los Angeles on a daily basis, with Oakland as the Bay Area service point and also routes for service from the Bay Area through

Oakland to Chicago. President Tripp stated that it is his feeling that the Port should look into the need for a public station for this service which would provide a location available to local transportation, including rapid transit. The Executive Director informed the Board that he had a preliminary meeting scheduled with the Southern Pacific Company on Friday, March 26 and would discuss this with the Southern Pacific Company at that time.

Commissioner Mortensen moved, with Commissioner Gainor's second, that further contact be made with Mr. James Stockman to negotiate for firm terms for the proposed lease of the 31 acres of commercial property across the Nimitz Freeway from the Coliseum Complex for the proposed Oakland Convention Center Complex. These negotiations should include Mr. Stockman's financial backers and the negotiation should proceed without tying up the property on an exclusive basis, and that a report be made back to the Board within 60 days of this date for the Board's consideration. The motion was passed by the following vote: Ayes - Commissioners Berkley, Gainor, Mortensen, Walters, and President Tripp - 5; Abstained - Commissioner Connolly; Absent - Commissioner Soda.

The Executive Director reported to the Board that at a meeting of the Board of Control of the Oakland Airport Access Task Force, held that morning, it was agreed that the Task Force is ready to proceed to Phase II for preliminary plans and that members have 60 days from this date to declare as to whether or not they will participate in Phase II of the program, and recommended that the Port now declare itself for participation in Phase II. A motion was then made by Commissioner Gainor, seconded and passed unanimously, that the Board of Port Commissioners approve in principal participation in Phase II of the Oakland Airport Access Study described in the Joint Exercise of Powers Agreement, dated October 20, 1969 between AC Transit, City of Oakland, County of Alameda, BARTD and

the Port, on the condition that said study include further feasibility analysis and preliminary engineering of a direct extension of the BART system designed to satisfy as well as possible BARTD's high speed criteria into the Airport.

A vote was then taken on resolutions and ordinances, listed below, with the exception of Resolution No. 20301, and at the hour of 3:00 p.m. the Board adjourned to an Executive Session to discuss personnel and meet and confer matters.

The Board reconvened at the hour of 4:15 p.m., at which time Resolution No. 20301 was passed, terminating employment of Mark L. Lindley, an Airport Serviceman.

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

Ayes:	Commissioners Berkley, Connolly, Gainor, Mortensen, Walters and President Tripp - 6
Noes:	None
Absent:	Commissioner Soda - 1

"RESOLUTION NO. 20293

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF AN AIRCRAFT MAINTENANCE FACILITY, BUILDING M-110, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT NO. 07-1-00050-1, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20294

RESOLUTION GRANTING THE CARNATION COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20295

RESOLUTION AUTHORIZING EXECUTION OF LETTER AGREEMENT WITH THE PORT OF NEW YORK AUTHORITY."

"RESOLUTION NO. 20296

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR MICROFILMING THE ENGINEERING DRAWINGS AND OTHER DOCUMENTS FOR THE PORT OF OAKLAND, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20297

RESOLUTION AUTHORIZING SALE OF SCRAP METAL TO NATIONAL IRON AND METAL COMPANY."

"RESOLUTION NO. 20298

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20299

RESOLUTION AUTHORIZING EXECUTION OF GRANT OF EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY."

"RESOLUTION NO. 20300

RESOLUTION AUTHORIZING EXECUTION OF INTO-PLANE DELIVERY AGREEMENT WITH UNION OIL COMPANY OF CALIFORNIA."

"RESOLUTION NO. 20301

RESOLUTION TERMINATING APPOINTMENT OF MARK L. LINDLEY."

Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING CANCELLATION OF LEASE WITH RINGSBY PACIFIC, LTD.", and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING ITEM NO. 105 OF PORT ORDINANCE NO. 964 RELATING TO GENERAL RULES AND REGULATIONS" were read for the first time and passed to print by the following vote:

- Ayes: Commissioners Berkley, Connolly, Gainor, Mortensen, Walters and President Tripp - 6
- Noes: None
- Absent: Commissioner Soda - 1

The meeting was adjourned at the hour of 4:30 p.m. to 2:00 p.m. Wednesday, March 31, 1971.

The meeting reconvened at the hour of 2:00 p.m. on Wednesday, March 31, 1971, President Tripp presiding, due written notice having been given members of the Board.

- Commissioners present: Berkley, Connolly, Mortensen, Walters and President Tripp - 5
- Commissioners absent: Gainor and Soda - 2

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

American - Western Merger Case; Civil Aeronautics Board

Docket No. 22916, was the subject of a letter to the Board from the Port Attorney transmitting to the Board the joint exhibits submitted by the Port of Oakland and Oakland Chamber of Commerce in the above entitled proceedings. The Board was informed that the exhibits relate principally to economic, statistical, geographic, traffic and physical considerations without taking any position in the matter in order that review can be made of service proposals to be submitted by the merging carriers.

The continued item of Approval of Plans and Specifications Demolition of Portion of Market Street Pier and Construction of Improvements to Fireboat Berth, was called for discussion, the Board having been furnished with information on previous study regarding relocation of fireboat and station. The Board was informed that it is the opinion of the Port Attorney that the demolition work at Market Street Pier involves an amendment to the preferential assignment agreement with Howard Terminal which requires the prior approval of the Federal Maritime Commission which probably will take up to sixty days. It was determined to proceed with advertising for bids for the demolition and construction work with bids to be received in time for presentation to the Board at its meeting of May 5, 1971, with the understanding that award will not be made until approval is obtained from the Federal Maritime Commission. In this connection Resolution No. 20304 was passed approving plans and specifications for demolition of a portion of Market Street Pier and demolition and construction of improvements to Fireboat Berth at the foot of Broadway and calling for bids therefor.

A motion was then made by Commissioner Mortensen, seconded and passed unanimously, that a new investigation be made of the costs and feasibility of moving the fireboat and the land

fire station from its present location to an area immediately west of the Clay Street Pier.

Travel Authorization, as recommended to the Board by memo from the Executive Director ratifying the travel of the Trade Development Manager and Traffic Representative to Chicago to attend meetings of the National Association of Shippers Agents and other trade promotion on March 22 and returning March 26; authorizing the Executive Director to attend a meeting of the Board of Directors of The American Association of Port Authorities, Inc. in Washington, D.C. on April 19 and 20; and for the Deputy Executive Director and the Assistant Port Attorney to travel to New York City on April 12 for meetings with Seatrain and its underwriters, was approved on passage of Resolution No. 20302 authorizing and ratifying certain travel and repealing Resolution No. 20298.

Capital Improvement Program Project Priorities and Estimated Dates of Contract Awards, was the subject of an informational memo to the Board from the Chief Engineer. Various items were discussed including the subject of development of mini parks and it was the consensus of the Board that in the Port's program for the development of mini parks the matter should be discussed with the members of the Park and Recreation Commission prior to any further presentation to City officials and that the matter should be discussed with members of the Board of Port Commissioners present on a Commission-to-Commission basis.

President Tripp called for discussion on the parking fees levied in Jack London Square, following which discussion a motion was made by Commissioner Mortensen, seconded and passed unanimously, that a minimum charge of \$.25 during the validation period for parking in Jack London Square be established with all other parking charges being raised accordingly except that no charge be made for Goodman's patrons using Lot No. 10, the new

rates to become effective May 1, 1971, with the additional revenue to be placed in a special fund to be used for parking in Jack London Square.

A motion was then made by Commissioner Walters, seconded and passed unanimously, that the staff be directed at the earliest possible date to present for approval to the Board plans and specifications for the demolition of the present garage building between First and Second Streets facing on Washington Street along with plans for the development of surface parking in the area.

Commissioner Mortensen made a motion that the Director of Airport Planning prepare a preliminary application to the Urban Mass Transportation Administration for a demonstration grant for the use of mobile lounge vehicles at the Oakland Airport. The motion was seconded, and passed unanimously, with the exception of Commissioner Connolly, who had stepped out of the meeting room.

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Walters and President Tripp - 5
Noes: None
Absent: Commissioners Gainor and Soda - 2

"RESOLUTION NO. 20302

RESOLUTION AUTHORIZING AND RATIFYING CERTAIN TRAVEL AND
REPEALING RESOLUTION NO. 20298."

"RESOLUTION NO. 20303

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH
WOODWARD-LUNDGREN & ASSOCIATES."

"RESOLUTION NO. 20304

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
DEMOLITION OF A PORTION OF MARKET STREET PIER AND
DEMOLITION AND CONSTRUCTION OF IMPROVEMENTS TO FIREBOAT
BERTH AT FOOT OF BROADWAY, AND CALLING FOR BIDS THEREFOR."

The meeting adjourned at 3:15 p.m. in honor of and out of respect to the memory of John Carl Warneke, the Port's architect for the passenger facility at the South Airport.

Sarah M. Hart

Assistant Secretary

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action MAY 5 1971
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 7, 1971,
at the hour of 2:00 p.m. in the office of the Board, Room 376,
66 Jack London Square, President Tripp presiding, due written
notice having been given members of the Board.

Commissioners present: Berkley, Soda, Walters
and President Tripp -4

Commissioners absent: Connolly, Gainor and
Mortensen -3.

Also present were the Deputy Executive Director; Port
Attorney; Chief Engineer; Director of Fiscal Affairs; Assistant
Chief Engineer; Director of Airport Planning; Airport Manager;
Director of Public Relations; Manager, Properties Department;
Assistant Manager, Properties Department; and Assistant Secretary
Dorothy M. Hart.

Visitors attending the meeting included Mr. Richard
Means, Division Manager of Ancorp National Services; Mr. Bert
Clausen, Structural Engineer and Mr. Hub Hallmeyer, Salesman
for Federal Sign and Signal Company regarding Bedford Associates
Building Permit; and Mr. Russ Sherman of Coldwell, Banker &
Co., concerning the item of Bedford and Associates offer to purchase
a site in the Industrial Park.

The minutes of the regular meeting of March 17, 1971,
adjourned regular meetings of March 24 and 31, 1971 were
approved as written and ordered filed.

Ancorp - Hours of Operation was the subject of a memo
to the Board from the Airport Manager in which he reported to the
Board that an audit had been made by the Accounting Department

and compared the hours of operation with services provided by other tenants and airlines in the Airport Terminal Building and confirmed that Ancorp's facilities are available during scheduled hours of service of the airlines and other concessions at the Airport. A motion was made by Commissioner Walters, seconded and passed unanimously, that Ancorp be allowed to continue on its present schedule.

Building Permit Application, Bedford Associates, Inc. - Portion of Lot C-21 Industrial Park, was the subject of a memo to the Board by the Environmental Planner recommending approval of the application for the construction of an office building consisting of approximately 26,000 square feet and for the construction of a free-standing sign 6' high and 12' long. The recommendation was approved on passage of Resolution No. 20314.

Offer by Bedford and Associates to purchase Industrial Park Site, was the subject of a memo to the Board from the Manager, Properties Department in which he informed the Board that Mr. Peter Bedford has submitted an offer through Coldwell Banker & Company to purchase Lot D-1 consisting of 1.55 acres at Edgewater Drive and Roland Way for a cash price of \$209,250, which offer was accompanied by a deposit check in the amount of \$20,925. On motion of Commissioner Berkley, seconded and passed unanimously, the Board authorized the Properties Department to conclude the transaction with Peter Bedford for the sale of the property.

Changes in Airport Tenancies as recommended to the Board by the Airport Manager were approved as follows:

Beechcraft West to continue occupancy of Hangar 3 and a portion of Hangar 2D under a new one-year license agreement. The present rental of \$2,133.05 would be increased 4% to \$2,221.45, equalizing the rental rates with other hangar tenants in the area.

Servair of California has a one-year license agreement covering 20 lineal feet of counter, office & baggage space taking an additional 13 lineal feet of contiguous space, which would increase the basic monthly rental to \$925.89.

United Airlines to continue occupancy of the following space at rates indicated under a one-year license agreement commencing April 1, 1971..

M-101 - Ticketing Building			
Counter space	272 sf @	\$.7337	\$199.57
Office Space	176	.4587	80.73
Baggage space	80	.3663	29.30
M-103 - Finger Building			
Holding Room	1,320 sf @	.50	660.00
			<u>\$969.60</u>

Concurrently, United is relinquishing 1200 square feet of holding room space by Gate No. 9.

Airport Parking Company of America- The three rental car companies on the Airport - Avis, Hertz and National presently use the Airport parking lot for the storage of ready cars and excess cars and have agreed to an increase to \$22.50 per month for ready stalls and \$10 monthly for excess stalls and \$.50 for lost tickets.

Amendment to Agreements with Chef's Orchid, was the subject of a memo to the Board by the Deputy Executive Director. On motion of Commissioner Walters, seconded and passed unanimously, the Board concurred in the Deputy Executive Director's recommendation with the exception that uses in addition to the primary use authorized by the lease shall require the specific approval of the Board.

Sign Permit Application - Western Airmotive Company, Inc., Building L-712, North Airport, was the subject of a memo to the Board recommending that the application be denied for a free-standing sign adjacent to Building L-712 at the north Airport. Resolution No. 20306 was passed denying Western Airmotive permission to perform this work.

Building Permit Application, Air California (Gate 8) Building M-103 (Finger Building) Oakland International Airport, was recommended for approval by the Environmental Planner, for improvements consisting of carpeting, painting existing walls and construc-

tion of a new free-standing partition as a backdrop for the ticket counter. Resolution No. 20307 was passed granting Air California permission to perform certain work.

Approval of plans and specifications for construction of an Auxiliary Control Tower (EDA Project No. 07-1-00294), was the subject of a memo to the Board from the Assistant Chief Engineer, recommending that the Board approve the plans and specifications and authorize advertising for bids to be received on May 4, 1971. Resolution No. 20311 was passed approving the plans and specifications and authorizing calling for bids.

Personnel matters, as recommended to the Board were approved on passage of Resolution No. 20308 as to certain appointments and an ordinance was passed to print creating, retitling and reclassifying certain positions in the Port Department.

Travel Authorization, as recommended to the Board by memo from the Executive Director to provide for the Chief Engineer to travel to Vicksburg, Mississippi to inspect hydraulic model facilities of the Corps of Engineers and to attend meetings of Committees III and IV of the American Association of Port Authorities on April 21 - 23; for the Trade Development Manager and Traffic Representative to travel to New York City on or about April 18 for the purpose of trade development; and for the Director of Fiscal Affairs to attend meetings in New York on April 12 - 14 with Eisner & Lubin, CPA firm auditing accounts in connection with acquisition of the Seatrain property. Resolution No. 20312 was adopted authorizing such travel.

Transfer of Funds in Connection with Airport Master Planning Grant, was the subject of a memo to the Board from the Director of Fiscal Affairs in which the Board was informed that it will cost approximately \$222,000 to update the Airport Master Plan and that an application is being made to FAA for \$148,000 Airport Master Planning Grant. The Port's share of \$74,000 is to

be set aside to assure the Port's ability to defray its part of the cost. Resolution No. 20318 was passed creating a special fund to be known as the "Airport Master Plan Project Fund", to satisfy the requirement.

Sign Permit Application - Standard Oil Company of California, Building K-502, Industrial Park, was the subject of a memo to the Board from the Environmental Planner, recommending approval of the sign permit for the construction of a free-standing sign adjacent to the building. Resolution No. 20313 was passed granting Standard Oil Company permission to perform certain work.

Grant of Easement to East Bay Municipal Utility District, was the subject of a memo to the Board from the Manager, Properties Department in which the Board was informed that on October 7, 1970 the Board approved an easement to EBMUD to install a 12" water line across the northeast corner of the Port's Middle Harbor Terminal to serve the Port and Seatrain. East Bay Water is now requesting an easement under the same terms and conditions to install the line on Port property. Resolution No. 20309 was passed authorizing execution of the requested grant of easement to EBMUD.

The agenda item Freschi Box Company - Proposed License Agreement and Rental Review, was put over to a future meeting of the Board.

Amendment to Lawrence Halprin Agreement - Lake Merritt Channel/Estuary Park, was the subject of a memo to the Board from the Deputy Executive Director. Lawrence Halprin & Associates have completed design services for the first phase development of the Lake Merritt Channel/Estuary Park area under agreement dated October 21, 1968 as amended March 3, 1969 for which they have been paid \$28,854.27. A second letter agreement to the agreement provides that further work by the consultant in connection with

construction support services and supervision of construction is deleted and that the amount already paid to the consultant is full payment for services to date and no further payment will be made for any work performed unless by written authorization by the City Manager or authorized representative, with payment for authorized services being made in accordance with hourly rates stated in the letter, and the total additional compensation shall not exceed \$2,500. Resolution No. 20320 was passed approving a letter amending the agreement between the City of Oakland and Port of Oakland and Lawrence Halprin & Associates and authorizing execution thereof.

New Occupancy - Warehouse "AA", was the subject of a memo to the Board from the Assistant Manager, Properties Department, in which he informed the Board that a letter of intent had been received from Seal Bond, Inc. to lease the northerly half of Warehouse "AA" consisting of approximately 24,230 square feet of warehouse space and 1,000 square feet of office space at \$1,846.10 per month and at the end of one year add the balance of the area, approximately 27,680 square feet, to its lease, for a total monthly rental of \$3,500. The lessee will pay for the remodeling of the present office space and for additional office space at a minimum cost of \$8,000 for this work. On motion of Commissioner Walters, seconded and passed unanimously, the Board approved preparation of a 5-year lease with Seal Bond, Inc.

A letter from the Port Attorney regarding Claim of Granberg Supply Company, Inc. for possessory interest tax was submitted to the Board. The letter indicated that Granberg Supply Company, Inc. has made a formal demand to the Board for payment of all damages suffered by it by the refusal of the Port to compensate or reimburse it for the payment of possessory interest taxes. The claim covers the fiscal years 1969-1970 and 1970-1971 in the amount of \$1,592.94. Resolution No. 20310 was passed rejecting the claim of Granberg Supply Company, Inc.

Commissioner Soda informed the Board that he had been contacted by a committee representing the City Employees, the Oakland Firemen and Policemen, to endorse Measure 2 and 3, and made a motion, which was seconded and passed unanimously, that the Board of Port Commissioners endorse Measures 2 and 3 to appear on the ballot at the next election Tuesday, April 20, 1971.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of March 31, 1971.

Summary of Claims Paid from Various Funds for the period March 12, 1971 through March 31, 1971.

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

Ayes: Commissioners Berkley, Soda, Walters and
President Tripp - 4

Noes: None

Absent: Commissioners Connolly, Gainor and
Mortensen - 3

"RESOLUTION NO. 20306

RESOLUTION DENYING APPLICATION OF WESTERN AIRMOTIVE COMPANY, INC., FOR PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20307

RESOLUTION GRANTING AIR CALIFORNIA PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20308

RESOLUTION RATIFYING APPOINTMENT OF ODESSA M. PIERCE TO THE POSITION OF DUPLICATING EQUIPMENT OPERATOR (PART-TIME)."

"RESOLUTION NO. 20309

RESOLUTION AUTHORIZING EXECUTION OF GRANT OF EASEMENT TO EAST BAY MUNICIPAL UTILITY DISTRICT."

"RESOLUTION NO. 20310

RESOLUTION REJECTING CLAIM OF GRANBERG SUPPLY CO., INC."

"RESOLUTION NO. 20311

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF AN AUXILIARY CONTROL TOWER, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT NO. 07-1-00294, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20312

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20313

RESOLUTION GRANTING STANDARD OIL COMPANY OF CALIFORNIA PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20314

RESOLUTION GRANTING PETER D. BEDFORD AND KIRSTEN N. BEDFORD PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20315

RESOLUTION GRANTING PETER D. BEDFORD AND KIRSTEN N. BEDFORD PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20316

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH JOSEPH C. DOWNING."

"RESOLUTION NO. 20317

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20318

RESOLUTION CREATING SPECIAL FUND TO BE KNOWN AS THE "AIRPORT MASTER PLAN PROJECT FUND".

"RESOLUTION NO. 20319

RESOLUTION TRANSFERRING CERTAIN FUNDS."

"RESOLUTION NO. 20320

RESOLUTION APPROVING A LETTER AMENDING THE AGREEMENT BETWEEN THE CITY OF OAKLAND AND PORT OF OAKLAND AND LAWRENCE HALPRIN & ASSOCIATES AND AUTHORIZING EXECUTION THEREOF."

Amended Port Ordinance No. 1694 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 RELATING TO PORT MESSENGER AND CLERK AND DELIVERYMAN", and Port Ordinance No. 1695 being, "AN ORDINANCE AMENDING ITEMS NOS. 725, 730, 760, 780, 785, 796, 797, 800, 805, 813, 830, 835, 840, 2398, 2399 AND 2685 OF, ADDING ITEMS

NOS. 2405 AND 2696 TO, AND REPEALING ITEM NO. 775 FROM, PORT ORDINANCE NO. 964 RELATING TO DOCKAGE RATES, WHARFAGE RATES, MISCELLANEOUS CHARGES, CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES", and Port Ordinance No. 1696 being, "AN ORDINANCE ESTABLISHING PARKING RESTRICTIONS ON STREETS IN THE PORT OF OAKLAND OUTER HARBOR TERMINAL AREA, PROVIDING PENALTIES FOR VIOLATIONS THEREOF, AND REPEALING PORT ORDINANCE NO. 1507", and Port Ordinance No. 1697 being, "AN ORDINANCE AUTHORIZING CANCELLATION OF LEASE WITH RINGSBY PACIFIC, LTD.", and Port Ordinance No. 1698 being, "AN ORDINANCE AMENDING ITEM NO. 105 of PORT ORDINANCE NO. 964 RELATING TO GENERAL RULES AND REGULATIONS" were read for the second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Soda, Walters
and President Tripp - 4

Noes: None

Absent: Commissioners Connolly, Gainor and
Mortensen - 3

Port Ordinance No. ____ being, "AN ORDINANCE CREATING, RETITLING AND RECLASSIFYING CERTAIN POSITIONS IN THE PORT DEPARTMENT" was read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Soda, Walters
and President Tripp - 4

Noes: None

Absent: Commissioners Connolly, Gainor and
Mortensen - 3

The meeting was recessed to Executive Session at 3:20 p.m. for a report from the Port Attorney on the matter relating to an accident on Port property.

The meeting was reconvened at 4:05 p.m. The meeting was adjourned at 4:08 p.m. in honor of and out of respect to the memory of Howard J. Bilund, a Port employee.



Assistant Secretary

Port Commissioners Meeting
Secretary
Action MAY 19 1971
*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 21, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Gainor, Mortensen, Soda, Walters and President Tripp -5

Commissioners absent: Berkley and Connolly -2

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

Visitors attending the meeting included Mr. Peter Bedford of Bedford Associates; Mr. Herb Hallmeyer, Federal Sign & Signal; Mr. Merritt G. Smalley, Senior Vice President, Trans International Airlines; Mr. John F. Riley, Jr., Vice President and General Counsel, Saturn Airways, Inc.; T. E. Campbell, Customer Service Manager, Universal Airlines; Mr. Darryl Dodd, Station Manager, Overseas National Airways; Mr. Ronald R. Hayes, Manager, Customer Service, Western Airlines; Mr. Charles D. Carr, President Oakland Flight Service; Mr. J. L. Herring, Vice President, Ground Operations, Universal Airlines; Mr. Paul Varacalli, Executive Secretary, Local 390; Mr. William Rivers, Chairman, "Fly Oakland" Committee for San Leandro Chamber of Commerce; and Mr. Don Fields representing "Fly Oakland" Committee San Leandro Chamber of Commerce.

Minutes of the regular meeting of the Board held on April 7, 1971 were deferred until the next meeting of the Board.

At the hour of 2:00 p.m. President Tripp called for the public hearing on the appeal filed by Peter B. Bedford dated

April 7, 1971 under variance procedures of the Port of Oakland Industrial Park Standards and Restrictions concerning the construction of signs for the Clorox Building in the Port of Oakland Industrial Park. A report on this subject was contained in a memo to the Board from the Assistant Chief Engineer. It was explained that the Executive Director had granted a variance to Mr. Bedford to permit free-standing signs upon the premises but that the conditions of the variance as approved were not acceptable to Mr. Bedford hence this appeal to the Board. Three signs are involved as follows:

A sign at the east end of the south parking lot facing Oakport Street to be approximately 8' long and 1'1" high, to be free-standing and worded CLOROX-SERVICE-DELIVERY. It was recommended that this sign be approved.

A building identification sign at the north driveway which sign would be 20'3" long by 2'3" high constructed of anodized bronze frame with white plex letters requested to be set on top of the existing 6' high concrete screen wall facing Oakport Street. It was recommended that this sign be approved with the modification that the sign be placed on the face of the screen wall rather than on top of the wall, and that the size and shape of the sign be modified slightly in order to incorporate the street address into the sign.

The third sign to be located on the right hand side of the north driveway to be approximately 7'2" long and 4'4" high consisting of four removable panels to be used to identify the four major tenants on the premises, and to be placed on the face of the wall facing Oakport Street. It was recommended that this sign be approved, with the modification that the sign be placed closer to the driveway and it be the same size and shape as the building identification sign.

Mr. Herb Hallmeyer representing Federal Sign and Signal Company, the designer of the signs, appeared before the Board in support of the appeal primarily to place the building identification sign on the top of the wall rather than on the face of the wall.

Following discussion on the matter a resolution granting application for variance by Peter B. Bedford was called for a vote but failed to pass by a vote of 5 noes with 2 absent. Resolution No. 20328

was then passed granting Peter B. Bedford and Kirsten N. Bedford permission to perform certain work which would permit the placement of the signs recommended by the Executive Director.

Changes in Airport tenancies was the subject of a memo to the Board from the Assistant Manager, Properties Department, which included the subject of holding room space consisting of 1,300 square feet at Gate 16 to be assigned jointly to Trans International Airlines, Saturn Airways and Universal Airlines under a one year agreement at the ordinance rate of \$.50 per square foot or \$650.00 monthly. In this connection, representatives of the three airlines who were present at the meeting spoke in favor of the holding room assignment which was approved on motion of Commissioner Mortensen, seconded and passed unanimously. In this connection the continued item of Proposed Charge for Use of Airport Facility for Passenger Handling was discussed briefly and it was explained that the three airlines being assigned holding room space would then be exempt from the proposed \$.25 per head charge for passengers using unassigned holding rooms. Commissioner Walters asked that a further memorandum be written to the Board regarding the proposed charge for use of airport facilities to revise the estimated figures for revenues accruing to the Port for the \$.25 per passenger charge and also the estimated cost for finishing the interior of the two unassigned holding rooms.

The subject of Changes in Airport Tenancies also included renewal of space occupied by Gibbs Flying Service consisting of 4,895 square feet in Hangar No. L-908 at \$.06 per square foot per month, 9,905 square feet of ramp area at \$.015 per square foot and 7,020 square feet of open land at \$.01 per square foot for a total monthly rental of \$504.97, with the agreement carrying a 30-day mutual cancellation clause. This renewal was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Property Damage Claim of William A. Gentry was the subject of a letter to the Board from the Port Attorney advising the Board that on April 8, 1971, a claim was received in the amount of \$4,744.24 for property damage to Mr. Gentry's aircraft alleged to have occurred on January 28, 1971 when a Port truck backed into his aircraft. The Board was informed that this matter had been referred to the Port's insurance carrier and it was recommended that the claim be denied which action was taken on passage of Resolution No. 20305.

Readvertising for Bids for Construction of Auxiliary Control Tower was the subject of a memo to the Board from the Assistant Chief Engineer recommending that the date for receipt of bids based on the present plans and specifications for the control tower be changed from May 4, 1971 to June 1, 1971 which recommendation was approved on passage of Resolution No. 20321.

Addendum #1 for Construction of an Aircraft Maintenance Facility, Building M-110, at Metropolitan Oakland International Airport was the subject of a memo to the Board from the Assistant Chief Engineer recommending certain changes in the plans and specifications and changing the date for receipt of bids from May 4, 1971 to May 18, 1971, which recommendation was approved on passage of Resolution No. 20339.

Ratification of Open Market Procurement of Printing of Plans for Aircraft Maintenance Facility was the subject of a memo to the Board from the Port Purchasing Agent informing the Board that the 200 sets of plans and specifications originally prepared had been exhausted and that an additional 200 sets had been ordered from Techni-Prints, Inc. at a cost of \$2,550, which amount added to the cost of the original prints of \$3,525 is above the \$5,000 limitation for purchases without public bidding. It was explained that the timing did not permit formal advertising for bids

for the additional prints. The Board was requested to adopt a resolution finding and determining that it is in the best interest of the Port to procure the printing and binding of certain plans and specifications without competitive bidding and ratifying the purchase thereof. Following discussion on the matter the proposed resolution failed to pass by the following vote: ayes, Commissioners Gainor, Mortensen and President Tripp -3; noes, Commissioners Walters and Soda -2; with two Commissioners absent. The Executive Director asked the Board for direction as to further procedure in this matter but received no further instructions.

Howard Terminal Tariff Change Carloading and Unloading as recommended to the Board by memo from the Senior Traffic Representative and Traffic Analyst was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Contract Completion on March 25, 1971 by Dalzell Corporation for the construction of the entrance sign, Port of Oakland Seventh Street Marine Terminal was reported to the Board by a memo from the Supervising Engineer Roy Clark and informing the Board that the work was done 38 calendar days prior to the required completion date entitling the contractor to a bonus of \$950. In this connection Resolution No. 20322 was passed accepting work performed by Dalzell Corporation and authorizing recordation of notice of completion.

Personnel matters as recommended to the Board by memo from the Employee Relations Officer regarding certain appointments was approved on passage of Resolution No. 20323.

Union Representational Unit Determination, was the subject of a memo to the Board from the Employee Relations Officer, informing the Board that on March 17, 1971 United Public Employees Local 390 filed a petition for Formal Recognition pursuant to Section 9a of Port Ordinance No. 1688 Establishing Rules and Regulations for the Administration for the Port of Oakland

Employer-Employee Relations, which petition requests formal recognition as the majority representative of all Port employees exclusive of exempt and professional engineering positions. The petition had been signed by 191 Port employees in various classifications. The basis for recognition of appropriate units of the Port as designated in Port Ordinance No. 1688 was reviewed and reasons given for the recommendation that the Board determine that the petition from Local 390 for formal recognition does not set forth an appropriate unit and that the Secretary be authorized to inform Local 390 of this determination stating the reasons therefor in writing. Mr. Paul Varacalli, Executive Secretary for Local 390, appeared before the Board in support of the petition; however, he informed the Board that an amended petition had been submitted the previous day to the Port which would divide the Port employees into two classifications, one being generally office personnel and the other field and service classifications. The Assistant Port Attorney informed the Board that he concurred in the recommendation before the Board that the unit proposed in the present petition be determined as not appropriate, but that the amended petition had not yet been sufficiently reviewed for recommendation to the Board. In this connection Resolution No. 20324 was passed determining that the petition for Formal Recognition filed by United Public Employees Local 390 does not propose an appropriate unit of representation.

Recommendation of award of contract for the purchase of one 6,000 pound capacity fork lift truck to Guarantee Fork Lift, Inc. the low bidder among bids received on April 6, 1971 was presented to the Board by memo from the Port Purchasing Agent, which recommendation was approved on passage of Resolution No. 20325.

Sale of 20 pontoons which are surplus to the needs of the Port to Merritt Sales Company for the sum of \$2,071 as recommended

to the Board by memo from the Port Purchasing Agent was approved on passage of Resolution No. 20326.

Contract for Microfilming Engineering Drawings was the subject of a memo to the Board from the Assistant Chief Engineer advising the Board that on April 15, 1971, one bid was received for the above work that being the bid of Sperry Rand which bid was disapproved by the Port Attorney on the basis that the bid was improperly executed. It was recommended that the bid of Sperry Rand be rejected on the grounds of the Port Attorney's disapproval and that authority be given to perform the work on the open market and further that the amount of the bid is considered fair and reasonable. If the recommendation is approved the contract will be prepared with Sperry Rand to perform the microfilming at the unit prices bid. The recommendation was approved on passage of Resolution No. 20327 authorizing contract in the open market for certain microfilming work.

Travel Authorization, as recommended to the Board by memo from the Executive Director, authorizing the Airport Traffic Representative to travel to Chicago on or about April 30, 1971 for the purpose of accompanying a group of travel agents for orientation on Chicago as a connecting point to Europe, which travel was approved on passage of Resolution No. 20340.

The following sign permits were the subject of separate memos from the Environmental Planner were approved as follows:

Sign Permit Application of Bay Cities Transportation Company, Building H-230 Clinton Basin, approved on passage of Resolution No. 20329;

Sign Permit Application S. E. Edgar, Inc., 251 - 5th Avenue Building G-315 and Building G-316, was approved on passage of Resolution No. 20330;

Sign Permit Application Building J-220 Victoria Station Restaurant on the Embarcadero, was approved on passage of Resolution No. 20331.

In connection with the above sign permits, the Board asked that recommendations for a sign policy for the Embarcadero

area be prepared and presented to the Board on or before its regular meeting of May 19, 1971.

Contract completion on February 5, 1971 by Abdo S. Allen Co. under its contract for the demolition of Buildings J-308, J-310, J-311 and miscellaneous facilities at Embarcadero and Dennison Streets, was reported to the Board by memo from Supervising Engineer Roy Clark and informing the Board that the completion was 13 calendar days beyond the stipulated completion date but recommended that the additional time be granted due to the wet condition the subgrade area which prevented the complete grading of the site until the ground had dried out sufficiently to be worked. Further extension of time to April 6, 1971 was recommended to permit time for removal of a spur track which had been damaged by the Contractor and which was removed at the Port's request at no cost to the Port in lieu of restoration. In this connection Resolution No. 20332 was granted extending time for performance of contract with Abdo S. Allen Co. and Resolution No. 20333 was passed accepting work performed.

Western Tube & Conduit Rental Review, was the subject of a memo to the Board from the Assistant Manager, Properties Department, informing the Board that the existing lease with Western Tube & Conduit which terminates December 31, 1980, provides for a rental review in July 1971 and recommendations were made for increased rental of the various facilities occupied by the company which would increase the total rental paid to the Port from \$2,102.27 per month to \$2,903.68, which amounts have been reviewed with Mr. C. D. Ericson, principal owner of the company, and it was recommended that the Board approve authority to prepare the necessary amendments to the lease reflecting the increased rental, which recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Approval of Plans and Specifications for Demolition of Buildings H-211 and H-212 on the Embarcadero, together with authority to advertise for bids to be received May 13, 1971, was recommended to the Board by memo from the Assistant Chief Engineer and approved on passage of Resolution No. 20334.

Jack London Square Parking Program-Increased Rates, was the subject of a memo to the Board from the Deputy Executive Director, in which it was recommended that in addition to the \$0.25 increase previously approved by the Board at its meeting of March 24, 1971 that the tenant employees fee of \$20 per quarter or \$7 per month be increased to \$10 per month and the present Port employee fee of \$3.33 per month be increased to \$5 per month and that all of the increases become effective May 10, 1971 rather than May 1 in order that proper publicity can be given to explain both the rate increase and the Board's plan to reserve additional revenues for needed parking improvements. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Changes in Port Tenancies, was the subject of a memo to the Board from the Assistant Manager, Properties Department, which recommendations were approved on motion of Commissioner Walters, seconded and passed unanimously, as follows:

Hurricane International: To continue occupancy at no increase in rate of 41,320 sf of first floor of rear of Terminal Building "B", at 14th & Maritime Streets, at \$.04 psf; 10,400 sf of mezzanine area at \$0.25 psf; and 400 sf of unfinished office space at \$.10 psf, for a total of \$1,952.80 per month.

Savnik & Company: To continue occupancy of buildings in the Middle Harbor Terminal following the termination of a long-term lease on June 30, 1971 under the Oakland Dock & Warehouse ownership at the following rates: 6,120 sf in Building E-214 at \$.06 psf; 3,608 sf of additional outside unpaved area at \$.01 psf; and 1,666 sf in Building E-216 at \$.06 psf, for a total monthly rental of \$503.28.

Both of the above occupancies would be subject to a 30-day mutual cancellation clause.

Beneficial Suggestion Award, was the subject of a memo to the Board from the Assistant Airport Manager as Chairman of the Suggestion Committee, recommending that Mr. Fred Nelson, Airport Serviceman, be awarded the sum of \$50 for his beneficial suggestion and actual construction by himself on his own off-duty time of a "Crash/Rescue Simulator" for the training of rescue crews at the Airport. It was explained orally by the Airport Manager the "simulator" actually consists of a metal plate overlaid with a complete layout of the Airport on which miniature magnetized replicas of Crash/Rescue equipment can be placed to simulate rescue operations. The matter was referred back to the Suggestion Committee for review of the level of the award recommended.

At the suggestion of President Tripp, Resolution No. 20335 was passed commending Deputy Executive Director Walter A. Abernathy on being named one of five outstanding young men of 1970 for the State of California.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of April 15, 1971.

Summary of Cash and Accounts Receivable for the month of March 1971.

Accounts Receivable 40 Days in Arrears as of April 14, 1971.

Accounts Receivable Referred to Legal as of April 14, 1971.

Summary of Claims from Various Funds for the period March 31, 1971 through April 15, 1971.

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

Ayes:	Commissioners Gainor, Mortensen, Soda, Walters and President Tripp - 5
Noes:	None
Absent:	Commissioners Berkley and Connolly - 2

"RESOLUTION NO. 20305

RESOLUTION REJECTING CLAIM OF WILLIAM GENTRY."

"RESOLUTION NO. 20321

RESOLUTION CHANGING DATE FOR RECEIPT OF BIDS FOR
CONSTRUCTION OF AN AUXILIARY CONTROL TOWER, METROPOLITAN
OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 20322

RESOLUTION ACCEPTING WORK PERFORMED BY DALZELL
CORPORATION AND AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION."

"RESOLUTION NO. 20323

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20324

RESOLUTION DETERMINING THAT THE PETITION FOR FORMAL
RECOGNITION FILED BY UNITED PUBLIC EMPLOYEES LOCAL 390
DOES NOT PROPOSE AN APPROPRIATE UNIT OF REPRESENTATION."

"RESOLUTION NO. 20325

RESOLUTION AWARDING CONTRACT TO PATTERSON LIFT TRUCKS, INC.,
FOR FURNISHING AND DELIVERING ONE 6,000 POUND FORK LIFT
TRUCK TO THE PORT OF OAKLAND; FIXING THE AMOUNT OF BOND
TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER
BIDS AND DIRECTING RETURN OF BID BONDS AND CASHIER'S
CHECKS TO BIDDERS."

"RESOLUTION NO. 20326

RESOLUTION AUTHORIZING THE SALE OF SURPLUS PONTOONS TO
MERRITT SALES COMPANY."

"RESOLUTION NO. 20327

RESOLUTION AUTHORIZING CONTRACT IN THE OPEN MARKET FOR
CERTAIN MICROFILMING WORK."

"RESOLUTION NO. 20328

RESOLUTION GRANTING PETER D. BEDFORD AND KIRSTEN N.
BEDFORD PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20329

RESOLUTION GRANTING BAY CITIES TRANSPORTATION COMPANY
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20330

RESOLUTION GRANTING S. E. EDGAR, INC., PERMISSION TO
PERFORM CERTAIN WORK."

"RESOLUTION NO. 20331

RESOLUTION GRANTING SAILBOATS, INC. PERMISSION TO
PERFORM CERTAIN WORK."

"RESOLUTION NO. 20332

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH ABDO S. ALLEN CO."

"RESOLUTION NO. 20333

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

"RESOLUTION NO. 20334

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
DEMOLITION OF BUILDING H-212 AND OF PORTIONS OF THE
FOUNDATION OF BUILDING H-211 AT EIGHTH AVENUE AND
EMBARCADERO, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20335

RESOLUTION COMMENDING WALTER A. ABERNATHY UPON HIS
SELECTION AS ONE OF CALIFORNIA'S FIVE OUTSTANDING
YOUNG MEN OF 1970."

"RESOLUTION NO. 20336

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND
CONCESSION AGREEMENTS."

"RESOLUTION NO. 20337

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL
AGREEMENT WITH U. C. COTTON COMPRESS & WAREHOUSE COMPANY
AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 20338

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

"RESOLUTION NO. 20339

RESOLUTION AMENDING PLANS AND SPECIFICATIONS FOR
CONSTRUCTION OF AN AIRCRAFT MAINTENANCE FACILITY,
BUILDING M-110, METROPOLITAN OAKLAND INTERNATIONAL
AIRPORT, ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT
NO. 07-1-00050-1, RATIFYING, CONFIRMING AND APPROVING
PLANS AND SPECIFICATIONS AS AMENDED AND CHANGING DATE
OF RECEIPTS OF BIDS THEREFOR."

"RESOLUTION NO. 20340

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

Port Ordinance No. 1699 being, "AN ORDINANCE CREATING,
RETITLING AND RECLASSIFYING CERTAIN POSITIONS IN THE PORT DEPART-
MENT" was read the second time and finally adopted by the following
vote:

Ayes: Commissioners Gainor, Mortensen, Soda
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Connolly - 2

At the hour of 3:30 p.m. the scheduled appearance of the Fly Oakland Week Committee of the San Leandro Chamber of Commerce was called for and Mr. William Rivers, Chairman of that committee along with Mr. Don Fields, a member of the committee, made a progress report on the efforts of the East Bay Chambers of Commerce to support the Oakland Airport.

At the hour of 3:45 p.m. the Board adjourned to an executive session to consider a matter of pending litigation and a personnel matter, reconvened at the hour of 4:00 p.m., at which time Mr. Don Durant, President of Sailboats, Inc. appeared before the Board and requested a 40-year lease of the property on the Embarcadero known as Oakland Yacht Club. He outlined for the Board his plans for maintenance and refurbishing of the area and the Board asked that his proposal be placed in writing and submitted to the Board for its consideration.

On motion of Commissioner Mortensen, seconded and passed unanimously, the accounting firm of Touche, Ross & Company was appointed to audit the books of the Port of Oakland for the fiscal year 1970-71, the appointment to be later confirmed by a formal written agreement.

The meeting adjourned at the hour of 4:45 p.m. to 2:00 p.m., Wednesday, April 28, 1971.

The meeting reconvened on Wednesday, April 28, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and
President Tripp - 7

Commissioners absent: None

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

Visitors attending the meeting included Mr. Milton Anninos, General Manager and Mr. Tom J. Mullen, Member of the Oakland Municipal Civil Service Employees Association; Mr. Paul Varacalli, Executive Secretary, Local 390.

Ratification of Open Market Procurement of Printing of Plans for Aircraft Maintenance Facility, which item was before the Board at its meeting of April 21, 1971, was the subject of an additional memo to the Board from the Assistant Chief Engineer giving the Board additional information as to the circumstances surrounding the printing of the plans. In this connection a motion was made by Commissioner Walters, seconded and passed unanimously, to reconsider the subject after which Resolution No. 20343 was passed finding and determining that it is in the best interests of the Port to procure the printing and binding of certain plans and specifications without competitive bidding and ratifying the purchase thereof. The Board then directed that new recommendations regarding Port policy on the handling of plans and specifications and charges in connection therewith be prepared and presented to the Board at the next meeting of the Board.

Senate Bills Nos. 162 and 163, were the subject of a memo to the Board from the Deputy Executive Director explaining the substance of these two bills which have been co-authored by Senator John Nejedly and Assemblyman Carlos Bee relating to the

San Francisco Bay Area Rapid Transit District and recommended that the Board indicate its support of the two bills by adoption of appropriate resolutions. Resolution No. 20344 was then passed endorsing and supporting State Senate Bill No. 162 and Resolution No. 20345 was passed endorsing and supporting State Senate Bill No. 163.

Petition for Formal Recognition by United Public Employees Local 390, was the subject of a letter to the Board from the Assistant Port Attorney, as Chairman of the Port Meet and Confer Committee, informing the Board of the alternate petition filed by Local 390 proposing two separate units, namely, a clerical-administrative unit and a maintenance-operations unit and recommending that the Board determine in accordance with Port Ordinance No. 1688 that the units proposed by Local 390 in its amended Petition for Formal Recognition are appropriate units. Mr. Milton Anninos, representing the Oakland Municipal Civil Service Employees' Association appeared before the Board indicating the Association's interest in the matter and informing the Board that the Association will present a petition to the Board within the 20-day period prescribed by the Port Ordinance. Mr. Paul Varacalli, representing Local 390, appeared before the Board in support of the petition, following which Resolution No. 20341 was passed determining that the amended petition for formal recognition filed by United Public Employees Local 390 proposes two appropriate units of representation.

Travel Authorization, as recommended to the Board by memo from the Executive Director to permit the Manager, Properties Department to proceed to Denver, Colorado during the period of May 9 to 12, 1971 to attend meetings of the American Industrial Development Council, Inc. was approved on passage of Resolution No. 20342.

Jack London Square Valet Parking Rate Increase, was the subject of a memo to the Board from the Deputy Executive Director

recommending that the present valet parking fee of \$1.00 be increased to \$1.50, with that amount being distributed \$0.90 to the valets, \$0.40 to the Port, and \$0.20 to the trust account to pay for valet insurance, car damage claims, etc. A motion was made by Commissioner Mortensen and seconded by Commissioner Berkley to approve the recommendation and during the discussion on the motion it was pointed out that the valets parked cars in the main lots rather than the fringe area lots and the Board indicated the need that further instructions be given to the operators of the parking lot and to the valets to eliminate this practice. An amendment to the motion was then made by Commissioner Walters, seconded by Commissioner Soda, that the distribution of the funds received would be on the following basis: amount paid to the valets to remain at \$0.75, with \$0.55 going to the Port account and \$0.20 to the trust fund with a review to be made within 3 months as to the cooperation received from the valets. The amendment to the motion passed by the following vote: Ayes - Commissioners Gainor, Mortensen, Soda, Walters and President Tripp - 5; Noes - Commissioners Berkley and Connolly - 2. A vote was then taken on the original motion as amended, which passed by the same vote.

A brief oral report was made to the Board by the Deputy Executive Director regarding a meeting held with Mr. James Stockman regarding the proposed development of the 31-acres of property in the Industrial Park facing on Nimitz Freeway; discussions held with Dave Tallichet toward the development of the former Hogan Lumber Company property at the foot of Alice Street; and the Executive Director informed the Board of a recent meeting held with Beechcraft regarding its proposed development at the Airport.

The subject of the Oakland Yacht Club was reviewed and the Board was informed that in accordance with an earlier meeting

the Engineering Department has prepared guidelines for the required maintenance and upgrading of the area and Commissioner Soda suggested that the Port direct a letter to the Oakland Yacht Club presenting a definite proposal including the guidelines which would be satisfactory to the Port's needs and setting a deadline for its acceptance.

The subject of the proposed commercial development in Jack London Square parking lot No. 2 was discussed and the Deputy Executive Director reviewed correspondence that he had had with the proponents of the project and the Board directed that a letter be written setting a definite deadline for acceptance of the proposal which had originally been approved by the Board.

The subject of the Port acquiring the balance of the property not already acquired by the Port within the block bounded by Broadway, Washington, First and Second Streets. In this connection a motion was made by Commissioner Berkley, seconded by Commissioner Soda, directing that the Executive Director inquire into the purchase of the balance of the property. The motion was passed on the following vote: Ayes - Commissioners Berkley, Connolly, Gainor, Soda, Walters - 5; Noes - President Tripp -1; absent from the meeting at the time the vote was taken - Commissioner Mortensen - 1.

President Tripp reported to the Board on a recent meeting attended by the Deputy Executive Director, Mayor Reading, and representatives of World Airways and also informed the Board that he had appointed Commissioners Walters and Soda as a committee of the Board to make a recommendation to the Board regarding rental rates at the North Airport.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7
Noes: None
Absent: None

"RESOLUTION NO. 20341

RESOLUTION DETERMINING THAT THE AMENDED PETITION FOR FORMAL RECOGNITION FILED BY UNITED PUBLIC EMPLOYEES LOCAL 390 PROPOSES TWO APPROPRIATE UNITS OF REPRESENTATION."

"RESOLUTION NO. 20342

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20343

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PROCURE THE PRINTING AND BINDING OF CERTAIN PLANS AND SPECIFICATIONS WITHOUT COMPETITIVE BIDDING AND RATIFYING THE PURCHASE THEREOF."

"RESOLUTION NO. 20344

RESOLUTION ENDORSING AND SUPPORTING STATE SENATE BILL NO. 162 RELATING TO SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT."

"RESOLUTION NO. 20345

RESOLUTION ENDORSING AND SUPPORTING STATE SENATE BILL NO. 163 RELATING TO THE METROPOLITAN TRANSPORTATION COMMISSION."

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Soda, Walters and President Tripp - 6
Noes: None
Abstain: Commissioner Mortensen - 1
Absent: None

"RESOLUTION NO. 20346

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENTS WITH CHEF'S ORCHID OAKLAND, INC., AND DIRECTING RECORDATION THEREOF."

The meeting adjourned at the hour of 3:45 p.m. to 6:30 p.m., Thursday April 29, 1971

The meeting reconvened on Thursday, April 29, 1971, at the hour of 6:30 p.m. in Conference Room "B", President Tripp presiding.

Commissioners present: Connolly, Gainor, Mortensen, Soda, Walters and President Tripp - 6

Commissioners absent: Berkley - 1

Also present were the Executive Director; Deputy Executive Director and Assistant Secretary; Port Attorney; and the Assistant Port Attorney.

Visitors attending the meeting included Mayor John Reading; Vice Mayor Joshua Rose; Oakland City Councilmen Paul Brom, Felix Chialvo, Raymond Eng, Fred Maggiora; City Manager Jerome Keithley; City Attorney Edward Goggin; and Assistant to the City Manager, Harry Rosenberg.

The meeting was recessed to an executive session to discuss subjects of interest to both the Board of Port Commissioners and the City Council under the Milias-Myers-Brown Act.

The meeting reconvened in open session, and there being no further business and on motion duly made and seconded the meeting adjourned at 10:25 p.m.


Secretary

Port Commissioners Meeting
Secretary
Action MAY 19 1971
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 5, 1971,
at the hour of 2:00 p.m. in the office of the Board, Room 376,
66 Jack London Square, President Tripp presiding, due written
notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and
President Tripp - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive
Director; Port Attorney; Chief Engineer; Assistant Chief Engineer;
Manager, Properties Department; Assistant Manager, Properties
Department; Port Field Representative; Director of Aviation;
Airport Manager; Supervising Airport Traffic Representative;
Public Relations Director; Equal Opportunity Employment Officer;
and Secretary of the Board.

Visitors attending the meeting included Mr. Fred T.
Williams, President, Mr. Edwin M. Carter, Metallurgical Engineer
and Consultant, representing Empire Foundry Company; Mr. Ken Moeller
of the Oakland Chamber of Commerce; Mr. Cy Lee, Vice President,
Johnson & Joseph Company; Mr. Bruce Clerk, Manager, Mardeco Inc.;
Betty Heitman, Sales Clerk at the Wine Dock; Mr. Al Zatkin, owner
of Atwood, Ltd.; Mr. Warren T. Isaacs, Manager, Downtown Merchants
Parking Association; Mrs. Robert Israel representing the Oakland
League of Women Voters.

Minutes of the regular meeting of the Board held on
April 7, 1971 were approved as written and ordered filed.

Mr. Wilse Allen, Chief Airport Serviceman, was introduced
to the Board by the Airport Manager and was presented with a pin

by Vice President Soda denoting 25 years of service to the Port. Mr. Ralph Webring, Electrician, was introduced to the Board by the Electrical and Mechanical Engineer and was presented with a pin by Commissioner Berkley denoting 20 years service to the Port.

Empire Foundry Company Lease Termination and Rental Review, was the subject of a memo to the Board from the Assistant Manager, Properties Department informing the Board that under terms of the lease entered into between the Port and Empire Foundry in May of 1966, which was for a five-year period with a mutual 5-year option, notification was required by Empire Foundry of its intent to renew the lease for the additional 5-year option period on or before February 1, 1971, which notice was not given to the Port, but that had it been given on time it would have been the recommendation of the Properties Department that the Board not approve the 5-year extension. The Board was also informed that Mr. Williams, President of the company, was advised at a meeting on Monday, March 20, 1971, that the Properties Department was prepared to recommend to the Board a firm 1-year license agreement for the two acres of property on the Embarcadero at an increased monthly rental of \$1,000. It was recommended that the Board approve the 1-year license agreement as stated. Mr. Williams appeared before the Board giving a brief history of the company's activities and asked for a 5-year lease to assure future employment of his 80 to 90 employees but stated that he would be willing to accept a 2-year lease. Mr. Ken Moeller of the Oakland Chamber of Commerce spoke on behalf of Empire Foundry urging that the Board approve a 2-year agreement. A motion was then made by Commissioner Mortensen, seconded and passed unanimously, directing the Properties Department to have prepared a 2-year lease at a rental of \$1,000 per month. Vice President Soda then made the following statement which was concurred in by

the other members of the Board, that Mr. Williams should understand that whereas the Board is granting at this time, a 2-year lease, this would not preclude Mr. Williams from appearing again before the Board at a later date requesting an extension of that lease, but it is the Board's present thinking that no further extension will be granted to Empire Foundry Company and that the Board is hopeful that the company will find another location in Oakland for its activities and pledged the help of the Port's Properties Department with the assistance of the Oakland Chamber of Commerce in an attempt to find a new location.

Mr. Cy Lee, Vice President of Johnson & Joseph, appeared before the Board representing the retail merchants in the Jack London Square area, and asked that the Board reconsider its position toward the increased parking rates in Jack London Square and allow time for the retail merchants to present a counter-proposal to the Board and urged that a one-half hour free parking time be permitted without the assessment of the \$0.25 minimum charge for validated tickets. He cited for the Board the results of a recent study made which indicated that Johnson & Joseph use 60 to 80 parking spaces per day with a 20-minute turnaround, Bank of America 100 spaces with a 15-minute turnaround, and Atwoods, Inc. 190 to 200 spaces with a 25 to 35-minute turnaround. Figures on the Mardeco Sales group and the Wine Dock were not available.

At the hour of 2:50 p.m. discussions on the above subjects were interrupted and President Tripp called for a recess of the meeting in order that the building be evacuated due to a bomb threat which had been received through the Executive Offices advising that a bomb had been placed by the Port of Oakland building scheduled to detonate at 3:00 p.m. The meeting reconvened at the hour of 3:25 p.m. after receiving an all clear from investigators from the Oakland Police Department, who had made a search of the building.

A discussion ensued as to the effect the \$0.25 minimum charge might or might not have on the retail merchants in Jack London Square, and it was the consensus of the Board that the new arrangements should be tried for a period of 90 days, after which the merchants would be free to again appear before the Board showing actual results of the new parking rates.

Mr. Bruce Clerk, Manager of Mardeco, Inc., appeared before the Board later in the meeting on the above subject, and suggested that Mardeco bill its berth holders an additional \$1.50 per month for parking privileges, which money would be paid to the Port in lieu of the \$0.25 minimum charge for each parking.

Mr. Clerk was also informed by the Board that the \$0.25 minimum parking charge should be tried for a period of 90 days in order to determine its effect and that Mardeco could pay the parking charge instead of the berth holders and make whatever arrangements it desired with the berth holders.

The continued item of Proposed Charge for Use of Airport Facilities for Passenger Handling, was called for discussion and the Board was furnished with copies of an additional memo from the Airport Manager regarding proposed terminal use fee explaining the effect that the lease of a holding room by the three airlines approved by the Board on April 21 would have on the financial return to the Port under the proposed \$0.25 per passenger charge, and also explained the effect which would be had if World Airways shared this holding room.

The Deputy Executive Director informed the Board that a call from World Airways indicates that it has now agreed to share the holding room with the other three air carriers. During discussion on this item, President Tripp was called out of the meeting, and Vice President Soda assumed the gavel. Following discussion on the matter an ordinance was passed to print adding Section 10.3 to Port Ordinance No. 1149

relating to charges for use of facilities at Metropolitan Oakland International Airport, which ordinance establishes the \$0.25 per passenger charge as recommended.

President Tripp assumed the gavel at the close of the above discussion and conducted the balance of the meeting.

American Airlines - Holding Room Area, was the subject of a memo to the Board from the Assistant Manager, Properties Department informing the Board that American Airlines desires to relinquish its occupancy of Airline Terminal Gate No. 11 and assume occupancy of Gate No. 9 at the established ordinance rate of \$0.50 psf per month, or \$600, which occupancy was approved on motion of Commissioner Gainor, seconded and passed unanimously.

American - Western Merger Case, Civil Aeronautics Board Docket No. 22916, was the subject of a memo to the Board from the Executive Director informing the Board that an analysis of the exhibits presented to the Civil Aeronautics Board indicate that the level of service which Oakland would receive after the merger would be materially less than that received at the present time under separate operation of the two carriers and that it was the joint recommendation of the Port Attorney and Cecil A. Beasley, Jr., the Port's aviation consultant in Washington, D.C., and the Executive Director, that the Port of Oakland oppose the American - Western merger and that the Port Attorney be authorized and directed to reflect this position in the proceedings presently pending before the Civil Aeronautics Board. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Settlement of Claim on Damage to Electrical Cable to Pump House No. 4, MOIA, was the subject of a memo to the Board from the Chief Engineer recommending that a compromise settlement be made for the Port's claim in the amount of \$737.02 against

J. F. Shea Company, Inc., which company damaged the cable during filling operations performed for Avis Rent-A-Car company, on the basis of payment to the Port of the Amount of \$386.51. The recommendation was approved on passage of Resolution No. 20347.

Building Permit Application Matson Terminals, Inc.

3050 Seventh Street Marine Terminal, was the subject of a memo to the Board from the Environmental Planner recommending approval of the application for the construction of a concrete block stevedore restroom facility together with a small sign of 8 inch letters entitled "Restroom" and a change in plans previously approved by the Board at its meeting of February 3, 1971, eliminating the construction of the metal storage building with the understanding that paving, lighting and fencing would proceed, except that the lighting fixture which was to have been mounted on the metal storage building will be replaced by a single 50-foot high light tower. The plans as recommended were approved on passage of Resolution No. 20360.

Alterations and Improvements to Building C-106, Seventh and Terminal Streets, was the subject of a memo to the Board from the Assistant Chief Engineer which would include the following work:

Remove railroad spur track along north side of building, regrade and pave the area, and install nine new doors in the building at this location to permit loading and unloading trucks and containers.

Enlarge one existing door and install four new doors along the west side of the building to permit trucks to enter the building.

Pave an additional area on the west side of the building for access and open storage.

This work is estimated to cost \$53,000. The Board was informed that additional railroad and paving work will be required as soon as the necessary details can be coordinated with the Southern Pacific Company and other Port tenants. The additional work is

estimated to cost \$30,000 with the possible recovery of \$12,000 of this amount from the Southern Pacific Company. The Board was informed orally that Marine Terminals Corporation will occupy approximately 70,000 square feet of the facility at a rental rate of \$0.07 psf per month or \$4,900 which is to be the new tariff rate for the building. It was recommended that the Board find that it is in the best interests of the Port to perform the work without formal competitive bidding procedures, which recommendation was approved on passage of Resolution No. 20363.

Approval of Plans and Specifications for 150 Foot Extension of 14th Street Wharf Outer Harbor Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer recommending that the plans and specifications be approved and authority be given to advertise for bids to be received May 27, 1971, which recommendation was approved on passage of Resolution No. 20365.

Contract Completion on April 19, 1971 by Healy Tibbitts Construction Co. for Redredging Adjacent to Wharves at Outer Harbor Terminal, was reported to the Board by memo from Supervising Engineer Roy Clark informing the Board that 121,313 cubic yards of material were removed at the contract price of \$0.79 per cubic yard for a total payment of \$95,837. Work was accepted as completed on adoption of Resolution No. 20348.

Contract Completion on April 15, 1971 by M. Lummus, Inc. to furnish and install railroad tracks and turnouts at Berth O, Seventh Street Marine Terminal, in accordance with plans and specifications for general construction at Seventh Street Marine Terminal, first stage south and west sides, Oakland, California was reported to the Board by memo from Supervising Engineer Roy Clark. The Board was informed that the general contractor, Rothschild & Raffin, was required to do certain work in the area

before M. Lummus could commence its work and that accordingly M. Lummus is entitled to an extension of contract time of 28 days beyond its contract completion date of March 25, 1971, which would extend the contract completion date to April 22, 1971. The Board was informed that M. Lummus, Inc. did an excellent job and was extremely cooperative with the Engineering field forces. In this connection Resolution No. 20349 was passed extending time for performance of contract with M. Lummus, Inc. and Resolution No. 20350 was passed accepting work performed.

Application of Division of Bay Toll Crossings for Permit to Restore and Improve the San Francisco-Oakland Bay Bridge Mole Shoreline, was the subject of a memo to the Board from the Environmental Planner recommending to the Board that the required public hearing under Port Ordinance No. 1332 be scheduled for the hour of 2:15 p.m., Wednesday, May 19, 1971, and directing the Secretary of the Board to so notify the applicant. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

A letter entitled In the Matter of Agreement No. T-2227 Between the San Francisco Port Authority and States Steamship Company; Federal Maritime Commission Docket No. 69-5, was transmitted to the Board by the Assistant Port Attorney informing the Board of the Federal Maritime Commission Report and Order dated April 23, 1971 in the above entitled proceeding.

Personnel Matters, as recommended to the Board by memo from the Employee Relations Officer were approved on passage of Resolution No. 20351 as to appointments and Resolution No. 20352 as to leave of absence.

Authorization of 1971 Summer Youth Program, was the subject of a memo to the Board from the Equal Opportunity Employment Officer informing the Board that the Port has continued to

employ a total of 17 Youth Aides since last summer's work program and recommended approval of 25 additional Youth Aide positions for the 1971 summer program, informing the Board that the cost to the Port for the 1971 summer Youth Aide Employment Program is estimated at \$45,000 of which approximately \$18,000 will be reimbursed to the Port from the Neighborhood Youth Corps Program. The Program was approved on motion of Commissioner Soda, seconded and passed unanimously.

Authorization to Employ John Kelly as Summer Youth Aide Program Coordinator, was the subject of a memo to the Board from the Equal Opportunity Employment Officer recommending that Mr. Kelly again be employed for the period of June 1, 1971 through September 17, 1971 at a monthly salary of \$812, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Auction of Worn Out, Excess or Replaced Material, was the subject of a memo to the Board from the Port Purchasing Agent to which was attached a list of 32 items proposed for sale at the City of Oakland auctions to be held May 15 and June 5, 1971. The sale was approved on passage of Resolution No. 20353.

Fiscal Year Contracts, Renewal of, was the subject of a memo from the Port Purchasing Agent recommending advertising for contracts for furnishing pile driver crew for repair of Port of Oakland docks and waterfront facilities and for furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks for the period commencing July 1, 1971 and ending June 30, 1972, with bids to be received on May 25, 1971. The specifications were approved and authority given to advertise for bids on passage of Resolution No. 20354 as to pile driver crew and Resolution No. 20355 regarding railroad tracks.

Travel Authorization, as recommended to the Board by memo from the Executive Director were approved as follows on passage of Resolution No. 20356: Chief Engineer and Traffic Manager & Manager Marine Terminal Department to travel to New York during the week of May 3 through May 7 to inspect terminal facilities at Elizabethport, New York; Trade Development Manager and Traffic Representative, and Senior Port Traffic Representative and Traffic Analyst to travel to Chicago, Illinois during the week May 10 through May 14, 1971 for the purpose of trade development; Director of Aviation, Assistant Airport Manager, Director of Research and Director of Airport Planning to attend the American Association of Airport Executives Annual Conference at Datona Beach, Florida May 23-26, 1971; Director of Aviation and Director of Research to travel from Daytona to Atlanta, Georgia to meet with Delta Airlines executives on May 28; and for the Port Attorney and Senior Engineer Keith Quan to travel to Washington, D.C. on May 11 and 12 to attend meetings regarding noise standards sponsored by the Airport Operators Council International.

The continued item of Freschi Box Company - Proposed License Agreement and Rental Review, was called for discussion, this item being first proposed to the Board by memo from the Assistant Manager, Properties Department, at the Board meeting April 7, 1971. The Assistant Manager, Properties Department informed the Board orally that the recommended increase in rental rates had been discussed with principals of Freschi Box Company, but that Mr. Leo Freschi had been out of town and had not personally approved the rental increase. The Board asked that Mr. Freschi be invited to attend the next meeting of the Board on May 19, 1971, at which time the subject will be further considered.

Changes in Harbor Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department were approved as follows on motion of Commissioner Walters, seconded and passed unanimously.

General American Transportation Company (formerly McGuire Terminal) - to continue occupancy of 15,000 sf of space in Terminal Building A at \$.06 psf per month or \$900 under a new license agreement commencing June 1, 1971, which agreement will carry a 30-day cancellation clause.

Schnitzer Steel Products - to continue occupancy of a total of 186,527 sf of land and mostly water area at a monthly rate of \$.007 psf, or \$1,305.68.

Additional Land Purchase in Industrial Park by Builders Cabinets, was the subject of a memo to the Board from the Manager, Properties Department in which the Board was informed that Mr. Erlbaum, President of Builders Cabinets, has offered to purchase through his real estate broker, Ted Greenfield, a 25-foot strip of land contiguous to his property holding containing an area of 6,935 square feet at an agreed price of \$1.75 psf, for a total cash purchase price of \$12,136.25. Following a discussion on the subject in which it was pointed out the deletion of this amount of land from the adjacent area which is being offered for sale by the Port at \$90,000 per acre or \$2.07 psf might tend to reduce the salability of that property. A motion was then made by Commissioner Soda, seconded by Commissioner Gainor, agreeing to sell the 6,935 square feet of land but at a price of \$2.07 psf reserving for the Port the right to switch through the railroad spur at the easterly corner of Builders Cabinet property as well as reserving a right of way for the Port to extend the spur through the balance of Builders Cabinet property to the Port of Oakland line and to require landscaping along the sideline of the property by means of planting appropriate trees. The motion passed by the following vote: ayes - Commissioners Berkley, Connolly, Gainor, Soda, Walters and President Tripp - 6; noes - Commissioner Mortensen - 1.

Claim of NACO, Inc., for Possessory Interest Tax Relief,

was the subject of a letter to the Board from the Port Attorney informing the Board that NACO has made formal demand on the Board for payment of possessory interest taxes assessed against it from December, 1968, to the present, in a total amount of \$1,179.81 and in keeping with the Board's established policy with respect to such taxes it was recommended that NACO's claim be denied, which recommendation was approved on passage of Resolution No. 20357.

Approval of Plans and Specifications for Demolition of Buildings F-525 and F-526 First Street and Washington Street,

Oakland, California were recommended for approval with authority to advertise for bids to be received May 27, 1971 by memo to the Board from the Assistant Chief Engineer, which recommendation was approved on passage of Resolution No. 20361.

Proposed Lease with Superior Strut & Hangar Company,

was the subject of a memo to the Board from the Assistant Manager, Properties Department advising the Board that Mr. John D. Biggane, President of Superior Strut & Hangar Company, has reviewed the proposed lease previously approved in principle by the Board for a total of 60,723 sf of land in the 9th Avenue Terminal area, but on advice from Crocker-Citizens National Bank, now desires to extend the lease term for an additional 5-year period to make a total of 25 years and is agreeable to an additional rental review at the end of the 20-year period and agrees to invest an additional \$50,000 in capital improvements. It was recommended that the Board authorize the new lease proposal for a period of 25 years, which recommendation was approved on motion of Commissioner Connolly, seconded by Commissioner Berkley, and passed by the following vote: ayes - Commissioners Berkley, Connolly, Gainor, Mortensen, Walters and President Tripp - 6; noes - Commissioner Soda - 1.

In reviewing the below listed reports, the Deputy Executive Director informed the Board that a reply had been received to his letter to Mr. Kirby and Mr. Martinovich regarding the proposed option and lease for development in Jack London Square, and both Mr. Kirby and Mr. Martinovich agree that this item should be dropped from the agenda and any further activity along this line would be considered as a new proposal.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of April 28, 1971.

Summary of Claims Paid From Various Funds for the period April 8, 1971 through April 28, 1971.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7
Noes: None
Absent: None

"RESOLUTION NO. 20347

RESOLUTION AUTHORIZING COMPROMISE AND SETTLEMENT OF CLAIM AGAINST J. F. SHEA CO., INC."

"RESOLUTION NO. 20348

RESOLUTION ACCEPTING WORK PERFORMED BY HEALY TIBBITTS CONSTRUCTION CO., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20349

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH M. LUMMUS, INC."

"RESOLUTION NO. 20350

RESOLUTION ACCEPTING WORK PERFORMED BY M. LUMMUS, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20351

RESOLUTION RATIFYING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20352

RESOLUTION GRANTING LEAVE OF ABSENCE TO EVONNE VRETTOS,
INTERMEDIATE STENOGRAPHER-CLERK."

"RESOLUTION NO. 20353

RESOLUTION AUTHORIZING SALE OF SURPLUS PERSONAL
PROPERTY AT PUBLIC AUCTION TO BE HELD BY CITY
PURCHASING AGENT."

"RESOLUTION NO. 20354

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT OF
OAKLAND DOCKS AND WATERFRONT FACILITIES DURING FISCAL
YEAR COMMENCING JULY 1, 1971 AND ENDING JUNE 30, 1972."

"RESOLUTION NO. 20355

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
FURNISHING LABOR, MATERIALS, AND EQUIPMENT FOR
RECONDITIONING, REPAIRING, AND CONSTRUCTING PORT OF
OAKLAND RAILROAD TRACKS DURING FISCAL YEAR COMMENCING
JULY 1, 1971 AND ENDING JUNE 30, 1972."

"RESOLUTION NO. 20356

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20357

RESOLUTION REJECTING CLAIM OF NACO, INC."

"RESOLUTION NO. 20358

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL
AGREEMENT WITH GEORGE D. BUTLER."

"RESOLUTION NO. 20359

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL
AGREEMENT WITH GOODMAN'S JACK LONDON HALL, INC."

"RESOLUTION NO. 20360

RESOLUTION GRANTING MATSON TERMINALS, INC., PERMISSION
TO PERFORM CERTAIN WORK AND AMENDING RESOLUTION NO.
20207."

"RESOLUTION NO. 20361

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
DEMOLITION OF BUILDINGS F-525 AND F-526 AT FIRST STREET
AND WASHINGTON STREET, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20362

RESOLUTION APPROVING BONDS OF REMINGTON RAND OFFICE SYSTEMS DIVISION OF SPERRY RAND CORPORATION."

"RESOLUTION NO. 20363

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PERFORM CERTAIN PUBLIC WORK UPON BUILDING NO. C-106 AND ADJACENT YARD AREA WITHOUT COMPETITIVE BIDDING AND AUTHORIZING PERFORMANCE THEREOF."

"RESOLUTION NO. 20364

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20365

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR 150 FOOT EXTENSION OF FOURTEENTH STREET WHARF, OUTER HARBOR TERMINAL, AND CALLING FOR BIDS THEREFOR."

Port Ordinance No. ____ being, "AN ORDINANCE ADDING SECTION 10.3 TO PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, was read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor, Mortensen, Soda, Walters and President Tripp - 7
Noes: None
Absent: None

The meeting adjourned at 5:20 p.m. to 2:00 p.m. Wednesday, May 12, 1971.

The meeting reconvened on Wednesday, May 12, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding.

Commissioners present: Berkley, Connolly, Gainor, Mortensen, Soda, Walters and President Tripp - 7
Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Assistant Chief Engineer; Deputy Port Attorney for a portion of the meeting; and the Secretary of the Board.

Visitors attending the meeting included Mr. Robert R. Burns, representing National Airmotive.

Approval of Plans and Specifications for Modification of Runway and Taxiway Shoulders and Lighting Systems South Field, MOIA, was recommended to the Board by memo from the Chief Engineer which modifications would allow 747-type aircraft to operate on the South Field of the Airport. It was pointed out that in order to meet Federal Aviation Administration requirements that the contract for this work be awarded prior to July 1, 1971, advertising for bids would be scheduled so that bids could be received on June 17, 1971 and considered by the Board at either a special meeting or an adjourned regular meeting of the Board on June 23. In this connection Resolution No. 20366 was passed approving plans and specifications and authorizing advertising for bids.

Building permit application National Airmotive, Division of Republic Corporation Bldg. L-900, Earhart Road, Oakland International Airport, North Airport, was the subject of a memo to the Board from the Environmental Planner informing the Board that National Airmotive has constructed a plywood-paneled building to house monitoring and other operational equipment on its leasehold at the Airport without prior approval of the Board and without the required building permit and that this building which has been constructed does not conform to the original construction program presented to the Board at its meeting of June 3, 1970 and approved by Board Resolution No. 19841, which program called for the construction of a concrete block building to house the engine test stand at a cost of \$45,000 and a small concrete block building

to house a fuel pump and filter at a cost of approximately \$2,000. It was explained that the building now constructed houses monitoring and other operational equipment on the premises for the testing of engines on a temporary free-standing test stand which is not enclosed and that noise level readings at this site taken by the Engineering Department exceed prescribed maximum limits for daytime noise limit criteria presently set forth in the existing license agreement with National Airmotive. It was recommended that a building permit application submitted by National Airmotive for the building already constructed and for the test stand be approved, even though the prescribed noise limits will be exceeded, in order to permit the continued operation of the engine test facility and that the license and concession agreement with National Airmotive, which sets forth certain noise emission standards, be amended to allow licensee's activities to temporarily exceed those standards at the will of the Executive Director and upon such terms and conditions as the Executive Director may impose. It was also recommended that National Airmotive be required to construct an engine test facility to be completed prior to November 30, 1971, which would conform to the present noise standards. Mr. Robert R. Burns, representing National Airmotive, appeared before the Board and explained that his company is now negotiating for the overhaul and testing of 128 engines which would require the employment of from 100 to 200 employees. Mr. Burns was not able to give the Board members a definite schedule for the construction of the required enclosed test stand and it was the consensus of the Board that no action be taken to modify the present license and concession agreement nor ratify the construction of the existing building until such time as National Airmotive can present a definite program so that its operations will conform to the noise standards.

Middle Harbor Terminal Construction of Dike & Fill

Contract Change Order to Provide Sand for Future Container Yard Construction, was the subject of a memo to the Board from the Assistant Chief Engineer recommending that the change order be approved which would add \$85,125 to the existing contract with Manson General to provide for the subexcavation of approximately 1,200 cubic yards of clay material and placement of approximately 70,200 cubic yards of additional sand fill for base material in the land area which will eventually be improved for a container yard. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Purchase of P & H Truck Crane, was the subject of a memo to the Board from the Executive Director recommending that the Port procure one six axel, 18 tire, 250 ton, P & H truck crane to be used at Berth 10 of the Outer Harbor Terminal for the handling of containers to and from combination vessels which will carry both containers and break bulk cargo. It was explained that carriers in this type of service in the Euro-Pacific group anticipate the start of service approximately June 1, 1971, and that one such crane is available for 45-day delivery from the plant if a waiver of formal bidding procedures is approved, at a cost of approximately \$559,898. It was recommended that approval be given to purchase, without formal bidding, one 250 ton P & H truck crane in accordance with signed proposals presented, and that if approved, the formal contract will then be presented at the regular meeting of the Board on May 19 for approval of bonds and authority to execute the contract. In this connection Resolution No. 20370 was passed finding and determining that it is in the best interests of the Port to purchase truck crane without competitive bidding.

Personnel Matters, as recommended to the Board by memo from the Employee Relations Officer, part time employment of Stephen G. Blich, a Draftsman in the Engineering Department, was approved on passage of Resolution No. 20367.

Travel Authorization, for the Director of Aviation and Director of Airport Planning to WASHINGTON, D.C. on or about May 16, 1971 to meet with Federal Aviation Administration and Urban Mass Transportation Administration, as recommended to the Board by memo from the Executive Director, was approved on passage of Resolution No. 20371.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7

Noes: None

Absent: None

"RESOLUTION NO. 20366

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR MODIFICATIONS OF RUNWAY AND TAXIWAY SHOULDERS AND ELECTRICAL SYSTEMS, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT (ADAP PROJECT 8-06-0170-01), AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20367

RESOLUTION RATIFYING APPOINTMENT OF STEPHEN G. BLITCH TO THE POSITION OF DRAFTSMAN (PART-TIME)."

"RESOLUTION NO. 20368

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH HOWARD TERMINAL."

"RESOLUTION NO. 20369

RESOLUTION REJECTING AMENDED CLAIM OF NACO, INC."

"RESOLUTION NO. 20370

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE
BEST INTERESTS OF THE PORT TO PURCHASE TRUCK CRANE
WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 20371

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

At the hour of 3:08 p.m. the Board adjourned to an
executive session to consider matters of litigation and reconvened
in open session at the hour of 3:45 p.m. at which time, there being
no further business and on motion duly made and seconded, the
meeting was adjourned.



Secretary

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action JUN 16 1971
[Signature]
[Signature]

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

The meeting was held on Wednesday, May 19, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Gainor, Mortensen, Soda, Walters and President Tripp - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Assistant Chief Engineer; Airport Manager; Director of Fiscal Affairs; Manager, Properties Department; Assistant Manager, Properties Department; Traffic Manager and Manager, Marine Terminal Department; Assistant Port Attorney; Deputy Port Attorney; and Secretary of the Board.

Visitors attending the meeting included Mr. Jack W. Davis, Consulting Engineer, Mr. John J. Healy, Attorney, both representing Ashland Oil Company; Mr. Leo Freschi, President, Mr. Rudy Centoni, Manager, Mr. Tony Lamberti, Secretary, all representing Freschi Box Company; Mr. Marvin J. Cohen, President, Cohen Scrap Metal Co., Inc.; Mr. Normand Moore, Engineer for Division of Bay Toll Crossings; Mr. Richard A. Woodman, Civil Engineer, Mr. Bob Zimmerman, President, Zimmerman Construction, both representing Bedford Associates; Mr. Herman Zelles, representing Stone & Youngberg; Mr. Gene Englund, Partner, and Mr. Gerald H. Trautman, Jr., Manager - Audit Staff, both representing Touche Ross & Co.; Mr. A. E. Morjig, President, Mr. Robert R. Burns and Mr. W. A. Gravatt, all representing

National Airmotive; Mrs. R. D. Isreal representing the Oakland League of Women Voters; Miss Debbie Freedman, Miss Thea Lieberman and Mr. Donald Regan, all students of Merritt College.

Minutes of the regular meeting of the Board held on April 21, 1971, and the adjourned regular meetings of April 28 and 29, 1971, the regular meeting of the Board held May 5, 1971 and the adjourned regular meeting of May 12, 1971 were approved as written and ordered filed.

President Tripp called for the Public Hearing scheduled for the hour of 2:15 p.m. on the application of the Division of Bay Toll Crossings, Department of Public Works, State of California, for Permit to Restore and Improve the San Francisco-Oakland Bay Bridge Mole Shoreline. A report on the project submitted to the Board by the Executive Director was considered, which report recommended that if no testimony is received in opposition to the application that the application be approved. There was no opposition to the application, and following discussion Resolution No. 20385 was passed granting permit to State of California, Department of Public Works, Division of Bay Toll Crossings, to perform certain filling in the outer and north harbor areas.

Building Permit Application Bedford Associates, Inc.
Portion of Lot C-21 Industrial Park, was the subject of a memo to the Board from the Environmental Planner recommending approval in building plans for the office building to be constructed on Roland Way. It was explained that the building plan is the same as that approved by the Board at its meeting of April 7, 1971, and approved by Resolution No. 20315 with the exception that the vehicle drive-through at the east end of the building has been eliminated because the underlying soil material could not support the required loads for the columns as originally

planned. In this connection Resolution No. 20386 was passed granting Peter D. Bedford and Kirsten N. Bedford permission to perform certain work and repealing Resolution No. 20315.

The continued item of Freschi Box Company Proposed License Agreement and Rental Review, originally proposed to the Board by memo from the Assistant Manager, Properties Department on April 7, 1971, was called for discussion. The original memo informed the Board that the lease with Freschi Box Company which covered 3.92 acres at the foot of and westerly of Diesel Street expired December 31, 1970 because Freschi Box Company did not exercise its option under the lease to extend occupancy through December 31, 1973. It was the recommendation of the Assistant Manager, Properties Department that continued occupancy be allowed under a license and concession agreement increasing the rental from \$1,024.53 to \$1,280.66 per month. Mr. Leo Freschi, President of Freschi Box Company, appeared before the Board and stated that his original occupancy of this property had been at the request of the Port and he was originally assured that he would have occupancy of the property through December 31, 1973 at a rental of \$1,024.53 per month and even though by oversight on his part notification was not given to the Port to exercise his option for a three-year extension he felt he was entitled to the originally contemplated occupancy. Following discussion on the matter a motion was made by Commissioner Mortensen, seconded by Commissioner Berkley and passed by the following vote that Freschi Box Company be allowed to continue occupancy of the property under a new lease which would expire on December 31, 1973 at the present rental of \$1,024.53 per month, but that the new lease would also contain a six months cancellation clause to terminate the lease if the property is needed by the Port for marine terminal purposes. The motion was passed by five ayes: Commissioners Berkley, Gainor, Mortensen, Soda and President Tripp; one no: Commissioner Walters.

Commissioner Walters asked that a report be made to the Board as to reasons for the delay in presenting the original lease to the Board from the time the property was first occupied by Freschi Box Company in 1964 and the commencement date of the original lease in 1967.

Building Permit Application and Tank Permit Application
Ashland Oil Company, 2490 Dolphin Street (Tank Farm), Oakland
Outer Harbor was the subject of a memo to the Board from the Environmental Planner recommending approval of applications for the installation of internal floating roofs in nine existing petroleum storage tanks, the installation of a new 22 foot diameter by 26 foot high vapor holding tank, and a new vapor recovery unit to comply with requirements of the Bay Area Air Pollution Control Board, and removal of an existing loading platform, and construction of a new 7'6" x 30' fuel truck loading platform with stairs at each end and a 27' x 38' steel roof to cover the loading platform. Following discussion on the matter and appearance before the Board of representatives of Ashland Oil Company, Resolution No. 20374 was passed granting Ashland Oil Company of California permission to perform certain work.

Amendment No. 1 to FAA Grant Agreement for Federal
Aid Airport Program Project No. 9-04-037-7019, was the subject of a memo to the Board from the Chief Engineer in which he informed the Board that the Grant Agreement from the Federal Aviation Administration accepted by the Board in December, 1969, covering the construction and lighting dual taxiways between the main runways at the North Airport, and constructing and lighting a single taxiway, called for payment to the Port in the amount of \$67,460 based on a project cost of \$125,811 and that an audit

completed by the FAA following completion of the project indicates a total cost of \$132,271.38 and that the FAA is now offering an amended Grant Agreement calling for payment to the Port of \$70,923.91, and recommended acceptance of this amended Grant Agreement, which recommendation was approved on passage of Resolution No. 20372.

Additional Hangar Space, Bay Aviation Services Company to add 16,000 square feet of ramp area at \$.015 psf per month for an increased rental of \$240 was recommended to the Board by memo from the Assistant Manager, Properties Department, which recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously, following assurance from the Assistant Manager, Properties Department and the Airport Manager that this ramp area is outside both areas now being considered for long-term leases.

Golden Pacific Airlines Service to Oakland, was the subject of a memo to the Board from the Airport Manager informing the Board that this airline, a third level carrier, has made application for authority to operate a scheduled air taxi commuter service at Oakland International Airport, the service commencing June 1, 1971, with one trip each way five days a week between Monterey and Sacramento. Pending Government approval, service to Travis Air Force Base is to be offered at a later date. The Board was further informed that United Air Lines and Golden Pacific Airlines have both requested that United be authorized to provide all the necessary personnel and space for ground handling of these flights through United's facilities, with United paying a 10% concession fee to the Port identical to that now paid by Oakland Flight Service and Servair. The arrangement was approved on motion of Commissioner Walters, seconded and passed unanimously.

Commendation for Airport Serviceman Alfred Weckerle, was the subject of a memo to the Board from the Airport Manager informing the Board that during a fuel truck accident and subsequent fire on April 5, 1971, Mr. Weckerle distinguished himself in the performance of his work by fighting the fire singlehandedly, gaining 80% control of the fire before another crash rescue vehicle responded. Resolution No. 20373 was passed commending Airport Serviceman Alfred M. Weckerle for outstanding bravery.

Extension of Closing Date for Seatrain Escrow Agreement, was the subject of a memo to the Board from the Deputy Executive Director recommending that the present closing date June 1, 1971 be extended to and including June 9, 1971 to allow the Port time to review the third quarter earnings statement of Seatrain recently issued and that if it appears prudent a further recommendation will be made to the Board to extend this date further to on or before July 15, 1971. In this connection Resolution No. 20390 was passed authorizing execution of extension of closing date of escrow agreement with Seatrain Terminals of California, Inc.

Contract with Igor O. Weinert, was the subject of a memo to the Board from the Executive Director recommending that Mr. Weinert's monthly compensation be increased from \$1,100 to \$1,200 and that the annual limit upon reimbursement for expenses be increased from \$12,000 to \$13,500 under a new contract which will commence July 1, 1971 and terminate June 30, 1972. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed by the following vote: ayes - Commissioners Berkley, Gainor, Mortensen, Soda and President Tripp -5; abstained - Commissioner Walters - 1.

Policy Regarding the Issuance of Plans and

Specifications, as requested by the Board at its meeting of April 28, 1971, was the subject of a memo to the Board from the Assistant Chief Engineer recommending that the following be established as Board policy:

1. For projects which require two or less sheets of drawings, no deposit will be charged.
2. On large projects for which total printing costs exceed \$1,000, plans and specifications will be furnished on deposit of \$20 to \$50 per set (depending on cost of printing), and upon return of sets the full deposit will be returned for the first set and one-half the deposit will be returned for each additional set issued to each prospective bidder, including sub-contractors and suppliers.
3. For all other projects advertised for bids, plans and specifications will be furnished to prospective bidders on deposit of \$10 per set, which amount will be refunded provided plans and specifications are returned within 30 calendar days after receipt of bids.

On motion of Commissioner Berkley, seconded and passed unanimously, the recommendation was established as Board policy.

Personnel Matters, as recommended to the Board by memo from the Employee Relations Officer, were approved on passage of Resolution No. 20375 temporarily assigning two Semi-Skilled Laborers to higher rates of compensation during the term of the summer Youth Program, and by Resolution No. 20376 ratifying certain appointments, and by an ordinance passed to print creating certain positions in the Port Department consisting of Senior Operations Research and Management Information Analyst at salary schedule 112, Senior Economic Research and Corporate Planning Analyst at salary schedule 112, Senior Marketing Research and Statistics Analyst at salary schedule 112, and Senior Research Technician at salary schedule 65, with the understanding that no individuals will be appointed to these positions at the present

time and on motion of Commissioner Mortensen, seconded and passed unanimously, the Board authorized the hiring of one full-time Data Processing Key punch Operator to replace the present part-time operator.

Travel Authorization, as recommended to the Board by memo from the Executive Director to authorize members of the Board, the Executive Director, Port Attorney and Director of Public Relations to attend meetings of the International Association of Ports and Harbours in Montreal, Canada commencing on or about June 4, 1971; and for the Executive Director and Port Attorney to attend meetings in Olympia, Washington on June 17 and 18, 1971 of the Board of Directors of the Pacific Coast Association of Port Authorities, were approved on passage of Resolution No. 20382.

A proposed lease dated May 19, 1971 with Superior Strut & Hanger Company, covering an area of 62,916 square feet, more or less, located on the southerly side of Embarcadero between 8th and 9th Avenues, Inner Harbor Area, was transmitted to the Board by the Port Attorney together with a letter of explanation from the Assistant Manager, Properties Department recommending passage of an ordinance to print authorizing the execution of the lease based on the lease draft previously approved by the Board at its meeting of May 5, 1971, which recommendation was approved by the passage of an ordinance to print. It was also recommended that a resolution be adopted authorizing execution of a supplemental agreement with Western Tube and Conduit Corporation deleting a small access strip from the leasehold of Western Tube and Conduit Corporation, which property will be included in the lease with Superior Strut. In this connection Resolution No. 20380 was passed authorizing execution of first supplemental agreement with Western Tube and Conduit Corporation and directing recordation thereof.

License Agreement - Miles Motor Transport, was the subject of a memo to the Board from the Assistant Manager, Properties Department recommending that a one-year license agreement be entered into covering 94,500 sf of property, formerly occupied by Ringsby Pacific, Ltd., at a total monthly rental of \$1,976.63, which recommendation was approved on motion of Commissioner Gainor, seconded and passed unanimously.

Changes in Harbor Tenancies, as listed below, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Walters, seconded and passed unanimously.

Galleon Marine Company - to vacate 16,750 sf of shop area and 3,000 sf of adjacent open area, for which it was paying \$917 per month.

Thompson Bros., Inc. - to continue occupancy of space in Terminal Building "C" of the outer harbor terminal at a total monthly rental of \$6,120.29 under a one-year license and concession agreement which contains a 90-day mutual cancellation clause.

Sign Permit Application Gestetner Corporation, Building K-434 (Buttner Corp. Bldg.) Industrial Park, was the subject of a memo to the Board from the Environmental Planner recommending approval of the application to cover two identification signs for the building, renderings of which were displayed for the Board's information. The sign permit application was approved on passage of Resolution No. 20377.

Claim of Fentron Industries, Inc., was the subject of a letter to the Board from the Port Attorney informing the Board that on May 7, 1971, Fentron Industries, Inc., served upon the Secretary of the Board a claim for damages against the Port in the sum of \$250,000, which claim arises out of a dispute between Fentron Industries as subcontractor who installed siding on the

new Seatrain office building at 1395 Middle Harbor Road and Seatrain. It was the recommendation of the Port Attorney that as there is no basis for the claim by Fentron Industries against the Port, that the claim be rejected, which was done on passage of Resolution No. 20378.

Sponsorship of Trade Club's Annual Ladies Night, was the subject of a memo to the Board from the Manager, Properties Department recommending the payment of a sponsorship fee of \$100 in cooperation with the other sponsors consisting of real estate brokerage and development firms and title insurance companies for the Trade Club meeting to be held at Goodman's in Jack London Square on June 16, 1971, which recommendation was approved on motion of Commissioner Gainor, seconded and passed unanimously.

Award of Contract for Demolition of Building H-212 and of Portions of the Foundation of Building H-211 at Eighth Avenue and Embarcadero, to Abdo S. Allen for the sum of \$16,850, the low bidder among two bids received May 13, 1971, was recommended to the Board by the Assistant Chief Engineer, which recommendation was approved on passage of Resolution No. 20379.

Resolution Consenting to Assignment of Sublease and Deed of Trust - Ryan/Marocco & Company, was the subject of a memo to the Board from the Manager, Properties Department informing the Board that Ryan/Marocco is now ready to finalize the permanent loan secured by the fee property and the sublease estate and have requested that a transfer be made of both the fee and the subleasehold estate to RyMar Corporation, a California corporation, the sole shareholder of which is Ryan/Marocco & Company. In this connection Resolution No. 20384 was passed

consenting to assignment of sublease from Robert Ryan to RyMar Corporation and to a deed of trust from RyMar Corporation for the benefit of Sackman-Gilliland Corporation.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of May 12, 1971.

Summary of Port Revenue Fund #801 - Cash and Accounts Receivable for the month of April 1971.

Accounts Receivable 40 Days or More in Arrears as of May 12, 1971.

Accounts Receivable Referred to Legal as of May 12, 1971.

Summary of Claims Paid from Various Funds for the period April 30, 1971 through May 12, 1971.

At the hour of 3:55 p.m. the Board took a 5-minute recess, reconvening at 4:00 p.m. for the scheduled appearance before the Board of representatives of Touche Ross & Co. Messrs. Gene Englund, Partner, and Gerald H. Trautman, Jr., Manager of Audit Staff for Touche Ross & Co., appeared before the Board and reviewed for the Board their understanding of the functions of their audit of the Port records for the fiscal year 1970-71. Considerable discussion ensued as to the depth and scope of Touche, Ross investigation into Port records and procedures and the material to be contained in any written reports made to the Board. At the conclusion of the discussion Touche, Ross was directed to proceed with the audit in accordance with its understanding of the existing contract.

Commissioner Walters asked to be furnished with excerpts from the discussions held with Touche, Ross & Co. at the Board meeting of November 4, 1970, and the Secretary of the Board was

directed to prepare such excerpts and furnish all members of the Board with copies of same.

At the hour of 4:20 p.m., Messrs. A. E. Morjig, President, Robert R. Burns, Engineer, W. A. Gravatt, Director of Engine Overhaul, all representing National Airmotive, appeared before the Board in connection with a building permit application submitted to the Board by memo from the Environmental Planner at its meeting of May 12, 1971. Mr. Morjig, with the assistance of Mr. Burns, explained to the Board his program for the construction of an engine test stand which would meet the noise criteria contained in the present license and concession agreement between the Port and National Airmotive, and displayed preliminary plans for the facilities. The program called for submission of construction drawings to the Port by June 15 for consideration by the Board at its meeting of June 23, with a building permit to be finally issued no later than June 30, National Airmotive to select a contractor prior to July 15 with construction to start July 30, and completion of the facilities by November 30 or before. Mr. Morjig explained that operations on testing engines prior to November 30 would be confined to the hours of 8:00 a.m. and 6:00 p.m. and that he was willing to comply with the recommendations contained in the memo to the Board of May 12, 1971 wherein he would be allowed to exceed the noise standards contained in the license agreement at the will of the Executive Director, and upon such terms and conditions as the Executive Director may impose. Following discussion on this matter, Resolution No. 20387 was passed repealing Resolution No. 19841 granting National Airmotive division of Republic Corporation permission to perform certain work, Resolution No. 20388 granting National Airmotive

division of Republic Corporation permission to perform certain work and Resolution No. 20389 authorizing execution of first supplemental agreement with National Airmotive division of Republic Corporation, which will allow the corporation to conduct operations upon its licensed premises which cause noise emissions subject to certain conditions to be established by the Executive Director.

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Soda, Walters and President Tripp - 6
Noes: None
Absent: Commissioner Connolly - 1

"RESOLUTION NO. 20372

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT NO. 1 TO GRANT AGREEMENT WITH FEDERAL AVIATION ADMINISTRATION FOR PROJECT NO. 9-04-037-7019, CONTRACT NO. DOT-FA70WE-6012."

"RESOLUTION NO. 20373

RESOLUTION COMMENDING AIRPORT SERVICEMAN ALFRED M. WECKERLE FOR OUTSTANDING BRAVERY."

"RESOLUTION NO. 20374

RESOLUTION GRANTING ASHLAND OIL COMPANY OF CALIFORNIA PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20375

RESOLUTION TEMPORARILY ASSIGNING TWO SEMISKILLED LABORERS TO HIGHER RATES OF COMPENSATION."

"RESOLUTION NO. 20376

RESOLUTION RATIFYING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20377

RESOLUTION GRANTING GESTETNER CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20378

RESOLUTION REJECTING CLAIM OF FENTRON INDUSTRIES, INC."

"RESOLUTION NO. 20379

RESOLUTION AWARING CONTRACT TO ABDO S. ALLEN CO. FOR DEMOLITION OF BUILDING H-212 AND OF PORTIONS OF THE FOUNDATION OF BUILDING H-211 AT EIGHTH AVENUE AND EMBARCADERO; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 20380

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH WESTERN TUBE AND CONDUIT CORPORATION AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 20381

RESOLUTION APPROVING BONDS OF MORGAN EQUIPMENT COMPANY."

"RESOLUTION NO. 20382

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20383

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20384

RESOLUTION CONSENTING TO ASSIGNMENT OF SUBLEASE FROM ROBERT RYAN TO RYMAR CORPORATION AND TO A DEED OF TRUST FROM RYMAR CORPORATION FOR THE BENEFIT OF SACKMAN-GILLILAND CORPORATION."

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

Ayes:	Commissioners Berkley, Gainor, Soda, Walters and President Tripp - 5
Noes:	None
Absent:	Commissioners Connolly and Mortensen - 2

"RESOLUTION NO. 20385

RESOLUTION GRANTING PERMIT TO STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF BAY TOLL CROSSINGS, TO PERFORM CERTAIN FILLING IN THE OUTER AND NORTH HARBOR AREAS."

"RESOLUTION NO. 20386

RESOLUTION GRANTING PETER D. BEDFORD AND KIRSTEN N. BEDFORD PERMISSION TO PERFORM CERTAIN WORK AND REPEALING RESOLUTION NO. 20315."

"RESOLUTION NO. 20387

RESOLUTION REPEALING RESOLUTION NO. 19841 GRANTING NATIONAL AIRMOTIVE, DIVISION OF REPUBLIC CORPORATION, PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20388

RESOLUTION GRANTING NATIONAL AIRMOTIVE, DIVISION OF REPUBLIC CORPORATION, PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20389

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH NATIONAL AIRMOTIVE, DIVISION OF REPUBLIC CORPORATION."

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

Ayes: Commissioners Berkley, Gainor, Walters
and Soda - 4

Noes: None

Abstain: Commissioner Mortensen - 1

Absent: Commissioner Connolly and President Tripp - 2

"RESOLUTION NO. 20390

RESOLUTION AUTHORIZING EXECUTION OF EXTENSION OF CLOSING DATE OF ESCROW AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA, INC."

Port Ordinance No. ____ being, "AN ORDINANCE ADDING CERTAIN SECTIONS TO, AND AMENDING SECTION 9.12 OF PORT ORDINANCE NO. 867, CREATING CERTAIN POSITIONS IN THE PORT DEPARTMENT", and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH SUPERIOR STRUT & HANGER COMPANY" were read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Gainor, Mortensen,
Soda, Walters and President Tripp - 6
Noes: None
Absent: Commissioner Connolly - 1

There being no further business and on motion duly
made and seconded, the meeting adjourned at the hour of 5:20 p.m.


Secretary

Board of Port Commissioners Meeting
Secretary
Action JUN 16 1971
Official Committee
and filed

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

The meeting was held on Wednesday, June 2, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and
President Tripp - 7

Commissioners absent: None

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

Visitors attending the meeting included Mr. Peter N. Teige, Vice President - Legal Affairs, Mr. Charles J. Patterson, Vice President, both representing World Airways; Mr. Wyman Henry, President, Mr. Jack Pemberton, Vice President, and Mr. Austin Rising, Vice President, all representing Beech Aircraft Corporation; Mrs. R. D. Israel, representing the Oakland League of Women Voters; and Miss Kathy Davis, a student.

Minutes of the regular meeting of the Board held on May 19, 1971 were deferred until the next meeting of the Board.

The following Port employees were introduced to the Board and presented with service pins as follows: Elliott R. Bristow, Chief Airport Serviceman, introduced by the Airport Manager and presented with a twenty-year service pin by

Commissioner Mortensen; Harold Clark, Chief Airport Serviceman, introduced by the Airport Manager and presented with a twenty-year service pin by Commissioner Walters; Maybelle Madden, Airport Telephone & Telegraph Operator, introduced by the Airport Manager and presented with a fifteen-year service pin by Commissioner Gainor; and Dorothy M. Hart, Secretary to the Executive Director, introduced by the Executive Director and presented with a ten-year service pin by the Executive Director.

President Tripp read a letter from the Cosmopolitan Lions Club complimenting the Port of Oakland on its commemoration ceremonies for the Seventh Street Marine Terminal and on the Fishing Derby held at that time, suggesting that the Fishing Derby may be made an annual affair.

Proposed Lease - Beech Aircraft Corporation, was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending approval to complete negotiations with Beech Aircraft Corporation for a 30-year lease having an option to renew for an additional ten years for a ten-acre parcel at the North Airport located on the field side of Earhart Road in front of Hangars 610 and 710, together with an option for an adjacent ten additional acres to be exercised by adding a minimum of two or more acres every two years with improvements to be constructed on the newly acquired area within six months of acquisition by Beech Aircraft, with Beech Aircraft to pay an option fee annually of 10% of the current land rental rate. The rental rate for the leased area would be \$0.007 psf per month, \$36,590 annually, and at the end of each year the rental would be adjusted automatically based on the Bay Area Cost of Living Index as published by the Department of Commerce. In addition, a land rental review at the end of the original 30-year period would be included with option areas to be added at whatever rate was

current. In addition to the land rental rates, Beech would pay to the Port 10% of retail price or 24.8% of gross profit margin but never less than \$0.04 per gallon for aviation gasoline; 10% of retail price or 21.5% of gross profit margin but never less than \$0.035 per gallon for jet fuel; and 10% of retail sales price for oil and lubricants. Beech would also be required to erect a modern facility to serve the complete needs of general aviation including corporate jet aircraft at a cost of not less than \$1,000,000. A copy of a letter from Beech Aircraft Corporation dated May 17, 1971, outlining the above proposal as a letter of intent was transmitted to the Board. Messrs. Wyman Henry, Jack Pemberton and Austin Rising all appeared before the Board in connection with the above proposal. The proposal was discussed at length and members of the Board asked for further clarification on the following items: fuel sales benefit to the Port; summary of effect on Port of Oakland Airport Servicemen; further use of the cross wind runway; the total impact of the project on the north field and effect on Port income; the effect that a second general aviation operator might have on this project; a breakdown of the \$400,000 site improvement costs; a time schedule for the \$1,000,000 required improvements; the effect that this project would have on the Earhart-Doolittle access roads. The subject was put over to a planned adjourned regular Board meeting to be held on June 23, 1971.

World Airways, Inc., was the subject of a memo to the Board from the Deputy Executive Director outlining for the Board the efforts made to reach an agreement with World Airways, Inc. and World Air Center to implement the new rental schedules approved by the Board at its meeting of October 21, 1970, which was designed to raise current rentals to prevailing rates in five increments over a three-year period starting January 1,

1971, and informing the Board that on May 27, 1971, representatives of World were presented with new six month license agreements which contain the first increment of rental increase and were asked that they be executed for consideration by the Board at the June 2 Board meeting. The proposed June 1 rate would reduce World's subsidy by \$4,213.68 monthly. The Board was informed that as of 5:30 p.m. June 1 it was learned from General Estes of World that World was not yet prepared to respond to the proposed license agreements. Messrs. Peter Teige and Charles Patterson appeared before the Board in connection with the above and Mr. Teige informed the Board that World would be submitting in writing a counter proposal within the next few days which in essence would contain the following stipulations: (1) That World would be agreeable to accepting the increased rental of \$4,213.68 monthly for the six month period commencing June 1, 1971 but would not commit itself to the proposed other increment increases over the next three years and is not willing to accept the per square footage allocations of base rental rates on individual sites which are attached as exhibits to the two proposed license agreements. (2) World would also present proposed redevelopment plans for the hangar 4 and 5 area at the North Airport and because of its substantial investment in the area of the new hangar will need the support and help of the Port in a matter of protection from other operators as to maintenance facilities for wide body large jet aircraft at the Airport. The Executive Director explained at this point that the present facilities at the North Airport occupied by World Airways and World Air Center are being considered for occupancy by Air California as its maintenance base. Commissioner Soda suggested that World submit in writing to the Port its ideas of what fair rental basis would be and its ideas as to its proposed occupancy both on short and long term basis of its present facilities.

Commissioner Mortensen excused himself from the meeting during the discussions on World Airways at the hour of 3:40 p.m.

Following a lengthy discussion on the above subject a motion was made by Commissioner Soda, seconded by Commissioner Connolly, that new license agreements be submitted to World Airways and World Air Center for a six month period commencing June 1, 1971 providing for an increase of \$4,213.68 per month on a lump sum basis without allocation of rental rates on an individual facility basis and that negotiations continue as to future occupancy and rates to be charged beyond this six months period, which negotiations are to be concluded and presented to the Board no later than four months after June 1, 1971, and that entering into this original six months license agreement does not commit the Port to withdrawing from its long range rental program previously submitted. In response to questioning from members of the Board, Mr. Teige indicated that World would execute the License Agreements if the portions of the exhibits as to rental rates for individual facilities were eliminated, and the increase rental is in a lump sum. The motion was passed by unanimous vote with the exception of Commissioner Mortensen, who had left the meeting.

The following Changes in Airport Tenancies as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Soda, seconded and passed unanimously, by the following vote: Ayes - Commissioners Berkley, Connolly, Gainor, Soda and President Tripp - 5; Absent - Commissioners Mortensen and Walters, Commissioner Walters having stepped out of the meeting to accept a telephone call - 2.

Pacific Southwest Airlines, a Category "A" tenant, to add additional area in the Finger Building consisting of 1,760 sf at \$.50 psf for an increase in monthly rental of \$880.00. The new total monthly rental in addition to counter, office and baggage area in the Ticketing Building to be \$2,973.06.

Billie's Mobile Catering, a Category "B" tenant, to have a six-month trial period to operate on the Airport on the same terms and conditions as were applied to the former operator, Breaktime Catering Service, with a minimum of \$600 per month against 8% of the gross sales. The Port will also exercise control over the number of vehicles to be involved to insure proper and adequate service. A 30-day cancellation clause will be included.

California Aviation Service, Inc., A Category "A" tenant, terminating its occupancy in Building L-230, which comprises 9,800 sf at \$.06 psf for a total monthly reduction of \$588. The existing subtenant, Sierra Pacific, will become the direct tenant of the Port at the same rental.

Universal Airlines - EDA Financed Air Cargo Building, was the subject of a memo to the Board from the Deputy Executive Director informing the Board that Universal Airlines has submitted a notice of its intent to terminate tenancy of the subject building at the Airport which it occupies under a five year lease which is cancellable by either party on a 60-day written notice, under which lease a monthly rental of \$1,831.10 is paid to the Port. The Board was informed that the cancellation notice is the result of the General Motors Corporation cancelling its contract with Universal for delivery of assembly parts from Detroit to Oakland, which was the primary basis for Universal's use of the facility. As Universal has an approved EDA employment plan and has done an excellent job of equal opportunity hiring, it was recommended that rather than terminate the lease it would be better in this case for the Board to grant an abatement of rental except for \$200 per month, which would give Universal the opportunity to seek additional business for the facility. It is understood that the Board at any time could withdraw the abatement privilege and re-establish rental charges. The recommendation was approved on motion of Commissioner Connolly, seconded by Commissioner Soda, but with the rental abatement to be for a period of 90 days. The motion was passed on the following vote: Ayes - Commissioners Berkley, Connolly, Gainor, Soda and President Tripp - 5; Absent - Commissioners Mortensen and Walters - 2. A resolution will be prepared granting the rental abatement for action at the next Board meeting.

American-Western Merger Case Civil Aeronautics Board

Docket No. 22916, was the subject of a memo to the Board from the Executive Director informing the Board that since the Board meeting of May 5, 1971, at which time the Board formally went on record in opposition to the proposed merger of American Airlines and Western Air Lines, a letter was received addressed to the Board dated May 26, 1971, specifically outlining the manner in which American would improve service at Oakland irrespective of what was indicated in its exhibits filed with the Civil Aeronautics Board. It was recommended that based upon the representations made in that letter, which the Port was advised, have the full authority of American's management, that the Port recommend that the Civil Aeronautics Board approve the merger, subject however to the condition that American, as the surviving carrier, not reduce the level of service at satellite airports in California, including Oakland Airport, and would also strongly urge that the Civil Aeronautics Board go even further and condition approval of the merger upon an affirmative requirement that the surviving carrier improve service at those airports. Anticipating, without presuming, that the Board of Port Commissioners will approve the foregoing recommendation, a revised statement of position on behalf of the Oakland parties had been prepared by the Port Attorney and was attached to the Executive Director's memo to the Board. Also attached was a copy of the letter from American Airlines dated May 26, 1971. The recommendation was approved on motion of Commissioner Gainor, seconded by Commissioner Berkley, and passed by the following vote: Ayes - Commissioners Berkley, Connolly, Gainor, Soda and President Tripp - 5; Absent - Commissioners Mortensen and Walters - 2. When Commissioner Walters returned to the meeting after the conclusion of the vote on this item, he asked that the Executive Director communicate with American Airlines requesting assurance that the present level of service

including departure times maintained by Western Air Lines in the Honolulu service will be continued.

Approval of Plans and Specifications for Construction of Terminal Office Building Berths H, I and J, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer. The office building would be a two-story structure containing approximately 4,000 square feet of floor space of wood frame and stucco construction similar to other facilities at the Seventh Street Terminal. Plans and specifications were approved and authority given to advertise for bids to be received June 29, 1971, on passage of Resolution No. 20392.

Award of Contract for 150 Foot Extension of 14th Street Wharf Outer Harbor Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer informing the Board of bids which were received on May 27 for this work, the low bid being that of The Duncanson-Harrelson Co. in the amount of \$356,231.50 and further informing the Board that the Port Attorney has determined that this low bid may not be accepted because of an invalid Declaration of Non-Collusion. It was recommended that the second low bid submitted by Manson-General in the amount of \$403,900 be deemed excessive in that it is \$47,668.50 over the low bid and \$50,819.50 over the engineer's estimate, and that all bids be rejected and authority be given to perform the work in the open market with The Duncanson-Harrelson Co., which has agreed to enter into such a contract at its bid amount of \$356,231.50. The recommendation was approved on passage of Resolution No. 20393.

Commissioner Berkley excused himself from the meeting at the hour of 4:40 p.m.

Extension of Closing Date of Seatrain Escrow Agreement, was the subject of a memo to the Board from the Deputy Executive Director recommending the close of escrow date be extended from June 9, 1971 to June 23, 1971, recognizing that the closing cannot

be completed by this extended date and a further extension will be necessary if the Port is to proceed with the transaction. The recommendation was approved on passage of Resolution No. 20394.

Amendment to Marine Terminal Lease and Agreement with Matson Navigation Company, was the subject of a memo to the Board from the Manager, Properties Department, informing the Board that Matson Terminals, Inc. has notified the Port of its intent to exercise its option to add the area designated "Option Area A", and that a proposed First Supplemental Agreement to this lease provides for minor changes in the descriptions of the original leased area and "Option Area A", and appropriate adjustment in rental as provided for in the lease with "Option Area A" consisting of 4.3184 acres, more or less, of land and water area and 0.784 acre, more or less, of berth area, for which the Port will be paid \$1,288 per month. The agreement would also amend that portion of the original agreement relating to additional option areas designated as "B-1" and "B-2", to facilitate their addition if and when Matson exercises its option on these additional areas. The proposed agreement would be subject to approval by the Federal Maritime Commission, pursuant to the Shipping Act, 1916, before it can become effective. The proposal was approved on passage of an ordinance to print authorizing execution of First Supplemental Agreement with Matson Terminals, Inc.

Personnel Matters, as submitted to the Board by the Employee Relations Officer were approved as follows: Limited duration appointment of John Kelly to the position of Engineering Aid at a salary of \$812 per month as Summer Youth Aide Coordinator was approved on passage of Resolution No. 20395; and Military Leave of Absence for John L. Lambert, Port Supervising Engineer, for two calendar days was approved on passage of Resolution No. 20396.

Amendment of Specifications for Fiscal Year Contracts,

was the subject of a memo to the Board from the Port Purchasing Agent informing the Board that due to errors made in the original specifications having to do with insurance requirements, bids which were received on May 25, 1971 for furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities during the fiscal year commencing July 1, 1971 and ending June 30, 1972, and for furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks during the fiscal year commencing July 1, 1971 and ending June 30, 1972 were not opened but were returned to the bidders. It was requested that corrected specifications for this work be approved by the Board and authority given to re-advertise for bids to be received June 18, 1971. The original resolutions approved by the Board on May 5, 1971 were repealed on passage of Resolutions No. 20397 and 20398 and amended specifications were approved on passage of Resolutions No. 20399 for pile driver crew and Resolution No. 20400 for railroad track repair were passed accordingly.

Travel Authorization, as recommended to the Board by memo from the Executive Director for Chief Airport Serviceman Elliott Bristow to attend fire fighting classes held by The Ansul Company in Marinette, Wisconsin on or about June 28-30, 1971 was approved on passage of Resolution No. 20401.

Proposed Policy on Signs: Area Between the Lake Merritt Channel and Dennison Street, was the subject of a memo to the Board from the Environmental Planner recommending that the attached policy on signs be taken under advisement for study and comment by the Board, with final action as desired to be incorporated into an appropriate resolution.

The proposed policy was accepted for study by the Board and continued on the calendar.

The following Changes in Harbor Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Connolly, seconded and passed unanimously by those present, Commissioners Mortensen and Berkley being absent, or by resolution as indicated.

Dasco, Inc., to occupy 13,380 sf of Building J-215 at the corner of Livingston Street and the Embarcadero at a rental rate of \$.055 psf for a total monthly rental of \$735.90 on a one-year license agreement, effective June 1, 1971, containing a 30-day mutual cancellation clause.

Skaggs-Stone, to occupy portions of Building J-215 for the warehousing of Christmas season merchandise consisting of 20,000 sf at \$.055 psf for a total monthly rental of \$1,100 on a license agreement containing a 30-day mutual cancellation clause, effective June 15, 1971

Mid-Pacific Freight Forwarders, to continue occupancy of the following space in the Outer Harbor Area at rental rates of:

Office space of 5,750 sf at \$.12 psf; 15,960 sf of covered dock at \$.06 psf; 1,811 sf of maintenance shop at \$.06 psf; and 139,853 sf of paved yard at \$.015 psf for a total monthly rental of \$3,855.50. Each party has the right to cancel the license agreement on 60-days' notice. There is also a requirement that 90% of Mid-Pacific's operations be concerned with the movement of goods over the Port of Oakland terminals.

Western Tube and Conduit Corporation, to sublet to C & T Trucking Co. 481 sf of the office portion of Building H-107 at Eighth Avenue and the Embarcadero was approved on passage of Resolution No. 20402.

Purchase of Industrial Park Site by Peter B. Bedford, was the subject of a memo to the Board from the Manager, Properties Department, informing the Board that the proposed sale as approved by the Board in principle at its meeting of April 7, 1971, of Lot D-1 in the Industrial Park consisting of 1.55 acres at Edgewater Drive and Roland Way for a cash price of \$209,250 is now ready for conclusion and that there will be a brokerage fee due to Coldwell, Banker & Company on the sale of this property

in the amount of \$10,731.25. The Board was also informed that Mr. Bedford has requested an interim license agreement in order to do a soils analysis and place fill on the site. The Port Attorney informed the Board that the interim license agreement had not yet been returned to the Port by Mr. Bedford and a resolution on this would be submitted to the Board at its next meeting. An ordinance was, however, passed authorizing the sale of certain city owned real property located on the Southeast corner of Edgewater Drive and Roland Way in the Port of Oakland Industrial Park to Peter B. Bedford and Kirsten N. Bedford and directing the execution and attestation of the deed to the purchaser thereof.

President Tripp excused himself from the meeting at the hour of 4:55 p.m. and First Vice President Soda assumed the gavel.

Landscaping Plans Burns Pharmaceuticals, Inc., 7701 Oakport Street, Industrial Park, was the subject of a memo to the Board from the Environmental Planner recommending approval of the submitted plans subject to the condition that the applicant shall obtain the required permit from the San Francisco Bay Conservation and Development Commission. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously by those present, Commissioners Berkley, Mortensen and President Tripp being absent.

Building Permit Application Liquid Carbonic Corporation 901 Embarcadero, was recommended for approval by memo from the Environmental Planner for the construction of a 16' x 64' concrete loading dock and a 3'6" high by 64' long retaining wall. The permit was approved on passage of Resolution No. 20403.

Award of Contract for Demolition of Buildings F-525 and F-526, First and Washington Streets to Bay Cities Demolition, Inc. for the Lump Sum of \$7,050 being the low bid submitted among

eight bids on May 27, 1971, was recommended to the Board by memo from the Assistant Chief Engineer, which recommendation was approved on passage of Resolution No. 20404.

Application of Sailboats, Inc. for Permit to Fill Water Area in Port Area, was the subject of a memo to the Board from the Environmental Planner, which fill involves the construction of a vertical sea wall 15 feet bayward of the top of the existing bank, and filling the enclosed area in the Brooklyn Basin. It was recommended that the required public hearing on this application be set for Wednesday, June 16, 1971, at the hour of 2:20 p.m., which recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Application of the Pacific Telephone and Telegraph Company to Fill Water Area and Extract Submerged Material in Port Area, was the subject of a memo to the Board from the Environmental Planner, which application involves the placement of two coaxial cables on the natural Bay bottom and the construction of a splicing platform in San Francisco Bay between Oakland and Yerba Buena Island. It was recommended that the required public hearing on this application be set for Wednesday, June 16, 1971, at the hour of 2:15 p.m., which recommendation was approved on motion of Commissioner Connolly, seconded and passed unanimously.

Jack London Cruises, was the subject of a memo to the Board from the Deputy Executive Director informing the Board that Harbor Tours has requested the use of the site where the Showboat Restaurant was formerly located as a landing for special Jack London Square promotional tours which are scheduled each Friday evening to November 5, 1971, at which time the tour boat brings visitors from San Francisco to Jack London Square where they have dinner. While visitors are having dinner a tour cruise leaving at 8:15 p.m. is arranged from Jack London Square. The

Board was informed that Harbor Tours have agreed to pay the Port \$.35 for each passenger and at current levels of business this would average slightly more than \$100 per week, such rate to be reviewed at a later date to determine its effect, if any, on business operations. The agreement would be cancellable by either party upon seven days prior written notice. Approval was recommended to enter into such an agreement with Harbor Tours, which recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Showboat Site, was the subject of a memo to the Board from the Deputy Executive Director requesting policy guidance from the Board as to whether or not any commercial type development is desired in the area formerly occupied by the Showboat at the foot of Franklin Street in Jack London Square. The matter was put over for consideration by the full membership of the Board.

Oakland Sea Food Grotto, Inc., was the subject of a memo to the Board from the Executive Director, to which was attached a letter from Antone Markovich, Vice President of the Grotto, dated June 1, 1971, requesting the cancellation of a prior assignment of the lease for the Grotto to Jack Stout and the re-assignment and encumbrance of the leasehold interests of Oakland Sea Food Grotto, Inc. in favor of its financing institution, Security National Bank, which was approved by the Board in May 1964. The request was approved on passage of Resolution No. 20391 consenting to reassignment and encumbrance of leasehold interests of Oakland Sea Food Grotto, Inc.

Assignment of Sublease by Gibb - Panelli, was the subject of a memo to the Board from the Deputy Executive Director requesting consent to the assignment of the sublease for the Mast Restaurant to Wells Fargo Bank for security purposes. This matter was put over to the next meeting of the Board.

The following written reports were noted and ordered
filed:

Status Report.

Summary of Cash - Port Revenue and Construction
Accounts as of May 26, 1971.

Summary of Claims Paid from Various Funds for
the period May 14, 1971 through May 26, 1971.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Soda and President Tripp - 5
Noes: None
Absent: Commissioners Mortensen and Walters - 2

"RESOLUTION NO. 20391

CONSENTING TO REASSIGNMENT AND ENCUMBRANCE OF
LEASEHOLD INTEREST OF OAKLAND SEA FOOD GROTTTO,
INC."

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

Ayes: Commissioners Connolly, Gainor, Walters
and Vice President Soda - 4
Noes: None
Absent: Commissioners Berkley, Mortensen and President
Tripp - 3

"RESOLUTION NO. 20392

APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION
OF TERMINAL OFFICE BUILDING AT BERTHS H, I AND J,
SEVENTH STREET MARINE TERMINAL, AND CALLING FOR BIDS
THEREFOR."

"RESOLUTION NO. 20393

REJECTING BIDS FOR 150 FOOT EXTENSION OF 14TH STREET
WHARF, OUTER HARBOR TERMINAL AND DIRECTING THE
EXECUTIVE DIRECTOR TO ARRANGE FOR PERFORMANCE OF
THE WORK IN THE OPEN MARKET."

"RESOLUTION NO. 20394

AUTHORIZING EXTENSION OF CLOSING DATE OF ESCROW
AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA,
INC."

"RESOLUTION NO. 20395

RATIFYING APPOINTMENT OF JOHN KELLY TO THE
POSITION OF ENGINEERING AID."

"RESOLUTION NO. 20396

GRANTING MILITARY LEAVE OF ABSENCE TO JOHN L.
LAMBERT, PORT SUPERVISING ENGINEER."

"RESOLUTION NO. 20397

REPEALING RESOLUTION NO. 20354 APPROVING CERTAIN
PLANS AND SPECIFICATIONS FOR THE PERFORMANCE OF
PUBLIC WORK AND DIRECTING RETURN OF BIDS
RECEIVED THEREFOR."

"RESOLUTION NO. 20398

REPEALING RESOLUTION NO. 20355 APPROVING CERTAIN
PLANS AND SPECIFICATIONS FOR THE PERFORMANCE OF
PUBLIC WORK AND DIRECTING RETURN OF BIDS RECEIVED
THEREFOR."

"RESOLUTION NO. 20399

APPROVING AMENDED SPECIFICATIONS FOR FURNISHING
PILE DRIVER CREW FOR REPAIRS TO PORT OF OAKLAND
DOCKS AND WATERFRONT FACILITIES DURING FISCAL
YEAR COMMENCING JULY 1, 1971 AND ENDING JUNE 30,
1972."

"RESOLUTION NO. 20400

APPROVING AMENDED SPECIFICATIONS FOR FURNISHING
LABOR, MATERIALS, AND EQUIPMENT FOR RECONDITION-
ING, REPAIRING, AND CONSTRUCTING PORT OF OAKLAND
RAILROAD TRACKS DURING FISCAL YEAR COMMENCING
JULY 1, 1971 AND ENDING JUNE 30, 1972."

"RESOLUTION NO. 20401

AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20402

GRANTING PERMISSION TO WESTERN TUBE AND CONDUIT
CORPORATION TO SUBLET PREMISES."

"RESOLUTION NO. 20403

GRANTING THE LIQUID CARBONIC CORPORATION
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20404

AWARDING CONTRACT TO BAY CITIES DEMOLITION, INC.,
FOR DEMOLITION OF BUILDINGS F-525 AND F-526 AT
FIRST STREET AND WASHINGTON STREET; FIXING THE
AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION
THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECT-
ING RETURN OF BID BONDS AND CHECK TO BIDDERS."

"RESOLUTION NO. 20405

AUTHORIZING EXECUTION OF AGREEMENT WITH IGOR O.
WEINERT."

"RESOLUTION NO. 20406

APPROVING BONDS OF ABDO S. ALLEN CO."

"RESOLUTION NO. 20407

AUTHORIZING EXECUTION OF CERTAIN LICENSE AND
CONCESSION AGREEMENTS."

Port Ordinance No. 1700 being, "AN ORDINANCE ADDING
SECTION 10.3 TO PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR
USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT",
and Port Ordinance No. 1701 being, "AN ORDINANCE ADDING
CERTAIN SECTIONS TO, AND AMENDING SECTION 9.12 OF PORT ORDINANCE
NO. 867, CREATING CERTAIN POSITIONS IN THE PORT DEPARTMENT,"
were read the second time and finally adopted by the following
vote:

Ayes: Commissioners Connolly, Gainor, Walters
and Vice President Soda - 4

Noes: None

Absent: Commissioners Berkley, Mortensen and
President Tripp - 3

Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZ-
ING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF EDGEWATER DRIVE AND ROLAND WAY IN THE PORT
OF OAKLAND INDUSTRIAL PARK TO PETER B. BEDFORD AND KIRSTEN N.
BEDFORD AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED
TO THE PURCHASER THEREOF", and Port Ordinance No. ____ being,
AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREE-
MENT WITH MATSON TERMINALS, INC.," were read for the first time
and passed to print by the following vote:

Ayes: Commissioners Connolly, Gainor, Walters
and Vice President Soda - 4

Noes: None

Absent: Commissioners Berkley, Mortensen and President
Tripp - 3

At the hour of 5:10 p.m. the Board adjourned to an executive session to meet with the Meet and Confer Committee, after which it reconvened in open session at the hour of 5:40 p.m. There being no further business and on motion duly made and seconded the meeting was adjourned at 5:40 p.m.


Secretary

ORIGINAL

*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 16, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda and
President Tripp - 6

Commissioners absent: Commissioner Walters - 1

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

Visitors attending the meeting included Mr. Norman Dargie, Executive Vice President, Mr. Charles J. Patterson, Vice President, and Mr. Grady Lawrence, Vice President, Planning and Estimating, all representing World Airways; Mr. Don Durant, President, Sailboats, Inc.; Mr. John Hamilton, Right of Way Agent, Mr. R. B. Miller, Engineer, both representing Pacific Telephone Company; Mr. Barry L. Wasserman, Architect, representing Simco; Mr. Milton Anninos, Manager, Oakland Municipal Civil Service Employees Association; Mr. Paul Varacalli, Executive Secretary, representing Local 390; Mr. Thomas L. Sweeney, Business Manager, International Brotherhood of Electrical Workers Local 595; Mr. Tim Johnson, Business Development, Pacific Land Title Company; Mrs. R. D. Israel, representing the Oakland League of Women Voters; and Mr. Richard Dombrink, Chief, Real Estate Branch, Alameda County Public Works Department.

Minutes of the regular meeting of the Board held May 19, 1971, and the regular meeting of the Board held June 2, 1971 were approved as written and ordered filed.

At the hour of 2:30 p.m. President Tripp called for the Public Hearing on the application of Sailboats, Inc. for permit to fill tidal area where there is an existing non-rip rap 45° wall to erect a concrete 90° wall. A report on the application was submitted to the Board by the Executive Director recommending approval of the application provided there is no testimony in opposition to it. There being no testimony in opposition to the application, Resolution No. 20409 was passed granting permit to Sailboats, Inc. to perform certain filling in the Brooklyn Basin.

President Tripp then called for the Public Hearing on the application of the Pacific Telephone and Telegraph Company to fill water area and extract submerged material in the bay area to place two Coaxial Cables on the natural bay bottom and the construction of a 24' x 40' loading platform. A report was made to the Board by the Executive Director recommending approval of the application providing there is no testimony in opposition to it, subject to the following conditions:

1. That in the event future dredging of a channel is required for navigation purposes in the area where the cables are laid, the applicant agrees to lower its cables to an elevation that will accommodate such future dredging of a deeper channel;
2. That in the event the relocation of the platform is required in connection with future dredging of this area, the applicant agrees to relocate the platform;
3. That all cable lowering and platform relocation costs be borne by the applicant; and
4. That the applicant shall obtain all other required permits.

There being no objections to the application, Resolution No. 20410 was passed granting permit to the Pacific Telephone and Telegraph Company to place two coaxial cables and a loading platform in the Outer Harbor Area and Resolution No. 20411 was passed granting

Pacific Telephone and Telegraph Company permission to perform certain work.

Changes in Airport Tenancies, was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending approval of the request of Astro-Aire Enterprises to sublease a portion of its facilities to Litton Systems, Inc. representatives for Inertial Guidance System DC-8 aircraft, and to Cal Space Seal, selling aircraft "O" rings and seals, which recommendation was approved on passage of Resolution No. 20413.

Helicopter Operations on the North Airport, was the subject of a memo to the Board from the Airport Manager explaining the problems being experienced at the North Airport with the operation of normal rotor-craft operations with fixed-wing aircraft in the same flight line area and recommending that the Board designate the northwest corner of the North Airport for helicopter operations and on an interim basis effective August 1, 1971, the helicopter operation area be moved to the T-hangar area where a large T-hangar will soon be available for the necessary support and storage functions required by helicopter operators. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Chef's Orchid Oakland, Inc., was the subject of a memo to the Board from the Deputy Executive Director recommending approval of the additional use of the Chef's Orchid facilities to provide patient meal trays on a daily basis for Kaiser Foundation Hospitals. Such authorization would be for a 24-month period commencing July 1, 1971, on the condition that such authorization can be withdrawn during this period upon six months' prior written notice, and that complete reports on the volume and revenue derived from hospital catering be reported monthly to the Port, the percentage rental factor applying for the gross

revenue derived from the hospital catering. The recommendation was approved on passage of Resolution No. 20414.

Sale of aircraft belonging to R. W. Townsley on June 1, 1971, at an auction sale held in the office of the Airport Manager to satisfy a storage lien which the Port had on the aircraft was reported to the Board by letter from the Port Attorney. Resolution No. 20415 was passed ratifying and confirming sale of aircraft at public auction.

Inverse Condemnation Actions - Bay Farm Island, was the subject of a letter to the Board from the Port Attorney advising the Board regarding the stipulated judgments for the acquisition by the Port of avigation easements over 13 parcels of property on Bay Farm Island and recommending that the Port Attorney be authorized to execute the stipulation and payment of the amounts of stipulated judgments covering 12 of these parcels for a sum total of \$49,875, payment on a thirteenth parcel being withheld temporarily until the resolution of a problem concerning the title of the property. In this connection Resolution No. 20430 was passed authorizing execution of stipulation for entry of judgments in inverse condemnation and making appropriation therefor.

Award of Contract for Construction of an Aircraft Maintenance Facility, Building M-110, MOIA (EDA Project No. 07-1-00050-1) to F. P. Lathrop Construction Company based on its low bid of \$9,349,000 which was opened and publicly declared on May 18, 1971, the Lathrop Construction bid being one of seven received was recommended to the Board by memo from the Assistant Chief Engineer. The recommendation was approved on passage of Resolution No. 20408.

Award of Contract for Construction of an Auxiliary Control Tower, MOIA (EDA Project No. 07-1-00294) to Harvis Construction, Inc. for a lump sum price of \$276,000, the low bid among six bids which were opened and publicly

declared on June 1, 1971 was recommended to the Board by memo from the Assistant Chief Engineer. The recommendation was approved on passage of Resolution No. 20412.

The subject of Access Study for Bay Area Rapid Transit District Service to the Airport was added to the calendar. Following discussion on the matter a motion was made upon the recommendations of the Deputy Executive Director by Commissioner Mortensen, seconded and passed by the following vote, that the Port should agree to proceed with the second phase of the Joint Exercise of Powers Agreement Study conditioned upon receiving assurance from BART that the powers and duties of the Project Director even though nominated by BART shall be limited to administrating, scheduling and coordinating the Study on behalf of the Board of Control, and further conditioned upon assurance from BART that the independent consultants performing the study shall report either directly to the Board of Control or through a technical advisory committee comprised of an equal number of representatives from each participating agency in order that BART does not control the report and the study. The motion received a vote of five ayes, Commissioners Berkley, Connolly, Gainor, Mortensen and Soda, President Tripp having stepped out of the meeting to accept a telephone call at the time the vote was taken.

Port of Oakland Tariff Change Section XII - Mobile Truck Crane Rental Rates, was the subject of a memo to the Board from the Traffic Manager and Manager, Marine Terminal Department recommending that the ordinance rate be set at \$70 per hour with a \$10 per hour reimbursement to the user of the crane for the furnishing of fuel and maintenance from normal wear and tear. The recommendation was approved on passage of an ordinance to print.

Alterations at Berth 5, Outer Harbor Terminal, to Accommodate Mobile Crane for Container Operations, was the subject

of a memo to the Board from the Assistant Chief Engineer which item was put over to an adjourned meeting of the Board to be held on June 23, 1971.

Reimbursement of Zurich Insurance Company in the amount of \$250 as the deductible amount under the Port's insurance policy in connection with a claim from Howard Terminal for damage to cargo stored in Building No. E-404, the Market Street Pier, due to a roof leak was approved by Resolution No. 20416 making appropriation to reimburse Zurich Insurance Company.

Timothy T. M. Chen, was the subject of a memo to the Board from the Deputy Executive Director recommending reaffirmation by the Board to hire Mr. Chen as a Junior Traffic Representative in the Marine Terminal Department at a salary of \$723 per month, Rate "A". The Board was advised that with this reaffirmation Mr. Chen plans on travelling to the United States to be available for employment on or about July 15, 1971. A motion was made by Commissioner Mortensen, seconded and passed unanimously reaffirming the Board's desire to employ Mr. Chen.

Extension of Closing Date for Escrow Agreement with Seatrain, was the subject of an oral report to the Board from the Deputy Executive Director and Resolution No. 20432 was passed authorizing extension of closing date of escrow agreement with Seatrain Terminals of California, Inc. to July 15, 1971.

Personnel Matters included in a memo to the Board from the Employee Relations Officer regarding certain appointments were approved on passage of Resolution No. 20417.

The reclassification of certain Port positions by the Oakland Civil Service Board was explained to the Board by memo from the Employee Relations Officer with one position of Intermediate Account Clerk being changed to Senior Clerk; two positions

of Intermediate Clerk to be changed to Senior Clerk; and one position of Airport Clerk to be changed to Principal Clerk, all of which constitute an upgrading; and two positions of Intermediate Clerk to the newly designated Intermediate Clerk classification, which constitutes a downgrading of the positions, with the incumbents to be placed in a "Y-rating" classification which in effect freezes the employees' present salary until such time as the rate for the lower classification comes up to the employees' salary rate. Mr. Anninos, representing the Oakland Municipal Civil Service Employees Association, appeared before the Board on behalf of the employees who were being Y-rated. Following discussions on the matter a motion was made by Commissioner Gainor, seconded and passed unanimously, approving in principle the recommendations and reclassification of the Oakland Civil Service Board.

Petitions for Formal Recognition by Employee Organizations, was the subject of a letter to the Board from the Assistant Port Attorney informing the Board that a challenging petition has been received from Electrical Workers Local No. 595 on behalf of employees in the electrical and utilities foreman classifications wherein Local 595 purports to represent nine employees out of a total work force of eleven and that a challenging petition has been received from the Oakland Municipal Civil Service Employees Association requesting the Association's recognition as majority representative within the proposed clerical-administrative unit. In connection with the latter the Board was informed that an election will be conducted by the Secretary of the Board on Friday, June 18, 1971, at which time the employees within the clerical-administrative unit will be given the choice of selecting Local 390, the Municipal Civil Service Employees Association or

no organization. Results of this election will be presented to the Board at a later date. Mr. Thomas L. Sweeney, Business Manager for Electrical Workers Union 595, and Mr. Paul Varacalli, Executive Secretary for Local 390, both appeared before the Board in connection with the representation for the Electrical Workers as to the appropriateness of the unit proposed. This matter was referred to the Board's Meet and Confer Committee for further recommendation.

Receipt of a petition from the Western Council of Engineers for formal recognition as the employment relations representative for a proposed unit which would include the following classifications: Junior Engineer, Assistant Engineer, Associate Engineer, Senior Engineer, Port Supervising Engineer, Assistant Chief Engineer, Architectural Designer, Junior Electrical & Mechanical Engineer, Assistant Electrical & Mechanical Engineer, Senior Electrical & Mechanical Engineer, and Electrical & Mechanical Engineer was reported to the Board by memo from the Employee Relations Officer. It was explained to the Board by the Assistant Port Attorney that the Meyers-Miliias-Brown Act makes it mandatory for professional classifications such as Engineers to be recognized as a separate unit and that if the Board determines this unit to be appropriate, it was requested that the Secretary of the Board be authorized to give notice to the employees in this unit accordingly, which notification will begin the 20-day period during which challenging petitions may be submitted. On motion of Commissioner Mortensen, seconded and passed unanimously, the recommendation of the Employee Relations Officer was approved.

Purchase of Fill and Broken Concrete on the Open Market, was the subject of a memo to the Board from the Assistant Chief Engineer recommending that the Board determine that it is in the best interest of the Port to negotiate in the open market for the purchase of fill and broken concrete on a unit price basis at a price agreed to by the Chief Engineer and to dispense with formal bidding procedures for this material during the fiscal year 1971-1972. In this connection Resolution No. 20418 was passed approving the recommendation and the Chief Engineer was directed to make a monthly report to the Board as a part of the Status Report including the amount of fill purchased, the price paid and the location where the fill was placed.

Travel Authorization, as recommended to the Board by the Executive Director authorizing the Port Attorney and Supervisory Airport Traffic Representative to travel to Washington, D.C. for participation in the hearings before the Civil Aeronautics Board in the American-Western Merger Case, Docket No. 22916, which travel was approved on passage of Resolution No. 20419.

Summer Youth Aide Program, was the subject of a memo to the Board from the Equal Opportunity Employment Officer recommending that 58 additional Youth Aide positions be established as a part of the summer work program at an estimated cost of \$16,350, which amount will be reimbursed to the Port through the NYC student aide program, plus the amount of \$850, which represents the employer's share of Social Security contributions for the employees, which cost will be borne by the Port. This addition will make a total of 100 Youth Aide jobs at the Port during this summer vacation season. The additional positions were approved on motion of Commissioner Berkley, seconded and passed unanimously.

Commissioner Connolly excused himself from the meeting at the hour of 3:45 p.m.

Assignment of Sublease by Gibb - Panelli, was the subject of a continued item from the meeting of June 2, 1971, submitted by memo from the Deputy Executive Director recommending approval of the assignment of the sublease for The Mast Restaurant to Wells Fargo Bank for security purposes, which was approved on passage of Resolution No. 20420.

Building Permit Application Simco - Pacific, 7200 Edgewater Drive Industrial Park, was the subject of a memo to the Board from the Environmental Planner recommending approval of the application for the construction of a reinforced concrete water tank and pump house as required by the insurance underwriters for the facility. Artist's renderings and plans for the construction were explained to the Board by Mr. Barry Wasserman, architect for the project, and by the Environmental Planner. The application was approved on passage of Resolution No. 20433.

Coast Iron & Metal Company Request for Sublease to Oakland Scavenger, was the subject of a memo to the Board from the Assistant Manager, Properties Department, explaining to the Board that on May 31, 1971, the Oakland Scavenger Company's long-term lease with the Port for occupancy of 24,119 sf in the Diesel Street area adjacent to Coast Iron & Metal's leasehold expired and that on June 1, 1971 the area was automatically added to the Coast Iron & Metal leasehold in accordance with terms of the existing agreement with the Port. Coast Iron & Metal now requests authority to sublease the area back to Oakland Scavenger Company so that it may complete its current canning season program. A sublease was approved on passage of Resolution No. 20421.

Claim of Mardeco, Inc., was the subject of a letter to the Board from the Port Attorney informing the Board that on June 8, 1971, the Port received service of a claim filed on behalf of Mardeco, Inc., for certain damage to Mardeco's floating docks and berths and for loss of sales and rental revenue resulting from an incident on March 12, 1971, in which a tank truck loaded with chemicals overturned on the Nimitz Freeway, after which the Oakland Fire Department washed down the site of the wreck, causing the chemicals to flow into a storm drain installed and maintained by the City of Oakland. The claim was in the amount of \$22,500. It was the recommendation of the Port Attorney that the claim be rejected, which action was taken on passage of Resolution No. 20422.

First Supplemental Agreement to Sublease with Metromedia, Inc., was the subject of a memo to the Board from the Assistant Manager, Properties Department recommending that the sublease for space occupied by the Port's Airport Planning Department on the second floor of the Port of Oakland Building, which expires on June 30, 1971, be extended to August 31, 1971, and allow the Port the option of extending that term for additional periods of one year each, extending to and including the 31st day of August, 1975, upon thirty days' prior written notice to Metromedia. The First Supplemental Agreement was approved on passage of Resolution No. 20423.

Proposal to Rename San Leandro Bay, was the subject of a memo to the Board from the Deputy Executive Director informing the Board that such a request had been received from Mayor Maltester of the City of San Leandro which was written to Mayor Reading. The matter was discussed briefly and put over to be further considered by the Board after July 15, 1971.

Mr. Richard Dombrink, Chief, Real Estate Branch, Alameda County Public Works Department, appeared before the Board requesting a right of entry in connection with the Department of Army Corps of Engineers project for the flood control San Leandro Creek. Mr. Dombrink was informed that this matter is not properly before the Board at this time as the supporting papers and plans for the project had just been submitted to the Port and that the Engineering Department had not yet had time to properly evaluate the project and make its recommendations to the Board.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of June 9, 1971.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of May 1971.

Accounts Receivable 40 Days or More in Arrears as of June 9, 1971.

Accounts Receivable Referred to Legal as of June 9, 1971.

Summary of Claims Paid from Various Funds for the period May 28, 1971 through June 9, 1971.

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

Ayes:	Commissioners Berkley, Connolly, Gainor, Mortensen, Soda and President Tripp - 6
Noes:	None
Absent:	Commissioner Walters - 1

"RESOLUTION NO. 20408

RESOLUTION AWARDING CONTRACT TO F. P. LATHROP CONSTRUCTION COMPANY FOR CONSTRUCTION OF AN AIRCRAFT MAINTENANCE FACILITY, BUILDING M-110, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT (ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT NO. 07-1-00050-1); FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 20409

RESOLUTION GRANTING PERMIT TO SAILBOATS, INC., TO PERFORM CERTAIN FILLING IN THE BROOKLYN BASIN."

"RESOLUTION NO. 20410

RESOLUTION GRANTING PERMIT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY TO PLACE TWO COAXIAL CABLES AND A LOADING PLATFORM IN THE OUTER HARBOR AREA."

"RESOLUTION NO. 20411

RESOLUTION GRANTING THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20412

RESOLUTION AWARDING CONTRACT TO HARVIS CONSTRUCTION CO., INC., FOR CONSTRUCTION OF AN AUXILIARY CONTROL TOWER, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT (ECONOMIC DEVELOPMENT ADMINISTRATION PROJECT NO. '07-1-00294); FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Soda and President Tripp - 5
Noes: None
Absent: Commissioners Connolly and Walters - 2

"RESOLUTION NO. 20413

RESOLUTION GRANTING PERMISSION TO JACK RATLIFF TO SUBLET PREMISES."

"RESOLUTION NO. 20414

RESOLUTION AUTHORIZING TEMPORARY USE OF LEASEHOLD PREMISES BY CHEF'S ORCHID OAKLAND, INC."

"RESOLUTION NO. 20415

RESOLUTION RATIFYING AND CONFIRMING SALE OF AIRCRAFT AT PUBLIC AUCTION."

"RESOLUTION NO. 20416

RESOLUTION MAKING APPROPRIATION TO REIMBURSE ZURICH INSURANCE COMPANY."

"RESOLUTION NO. 20417

RESOLUTION RATIFYING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20418

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PURCHASE FILL AND BROKEN CONCRETE DURING THE FISCAL YEAR COMMENCING THE 1ST DAY OF JULY, 1971 AND ENDING THE 30TH DAY OF JUNE, 1972 WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE THEREOF."

"RESOLUTION NO. 20419

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20420

RESOLUTION CONSENTING TO ASSIGNMENT OF SUBLEASE BY GIBB-PANELLI DBA THE MAST."

"RESOLUTION NO. 20421

RESOLUTION GRANTING PERMISSION TO COAST IRON & METAL COMPANY TO SUBLET PREMISES."

"RESOLUTION NO. 20422

RESOLUTION REJECTING CLAIM OF MARDECO, INC."

"RESOLUTION NO. 20423

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

"RESOLUTION NO. 20424

RESOLUTION APPROVING BONDS OF WARREN H. HOYT."

"RESOLUTION NO. 20425

RESOLUTION APPROVING BONDS OF THE DUNCANSON-HARRELSON CO."

"RESOLUTION NO. 20426

RESOLUTION APPROVING BONDS OF BAY CITIES DEMOLITION, INC."

"RESOLUTION NO. 20427

RESOLUTION ABATING RENTAL OF UNIVERSAL AIRCRAFT SERVICE, INC."

"RESOLUTION NO. 20428

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH TOUCHE, ROSS & COMPANY."

"RESOLUTION NO. 20429

RESOLUTION APPROVING BONDS OF RANSOME COMPANY."

"RESOLUTION NO. 20430

RESOLUTION AUTHORIZING EXECUTION OF STIPULATIONS OF ENTRY OF JUDGMENTS IN INVERSE CONDEMNATION AND MAKING APPROPRIATION THEREFOR."

"RESOLUTION NO. 20431

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20432

RESOLUTION AUTHORIZING EXTENSION OF CLOSING DATE OF ESCROW AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA, INC."

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

Ayes: Commissioners Berkley, Gainor, Soda and
President Tripp - 4

Noes: None

Absent: Commissioners Connolly, Mortensen and
Walters - 3

"RESOLUTION NO. 20433

RESOLUTION GRANTING MIRIAM SIMON AND ALBERT SIMON PERMISSION TO PERFORM CERTAIN WORK."

Port Ordinance No. 1704 being, "AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE SOUTH-EAST CORNER OF EDGEWATER DRIVE AND ROLAND WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK TO PETER B. BEDFORD AND KIRSTEN N. BEDFORD AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF," was read for the second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Gainor, Mortensen,
Soda and President Tripp - 5

Noes: None

Absent: Commissioners Connolly and Walters - 2

Port Ordinance _____ being, "AN ORDINANCE AMENDING ITEM NO. 2685 OF, AND ADDING ITEM NO. 2697 TO, PORT ORDINANCE NO. 964 RELATING TO MOBILE TRUCK CRANE ASSIGNMENTS AND RENTAL RATES", was read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda and President Tripp - 6

Noes: None

Absent: Commissioner Walters - 1

The Board adjourned to an executive session with the Meet and Confer Committee at the hour of 4:15 p.m. and reconvened in open session at 4:50 p.m.

The Deputy Executive Director discussed with the Board the program for the proposed sale of bonds for the acquisition of the Seatrain property which would include a final determination by the Board as to whether or not it will proceed with the program at its meeting of June 23, followed by the sale of the bonds on July 7, and final closing on July 22.

The meeting was adjourned at the hour of 5:20 p.m. to 6:00 p.m. Tuesday, June 22, 1971.

* * * * *

The meeting was reconvened Tuesday, June 22, 1971 at the hour of 6:00 p.m. in Conference Room B on the third floor of the Port of Oakland Building, 66 Jack London Square, President Tripp presiding.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and
President Tripp - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director and Assistant Secretary of the Board; Port Attorney; Assistant Port Attorney; Assistant Airport Manager; and Employee Relations Officer.

Visitors attending the meeting included Mayor John H. Reading; City Manager; City Attorney; City Personnel Director; City Treasurer; Assistant to the City Manager Harry Rosenberg; and various members of the Oakland City Council.

The meeting was adjourned to an executive session with the Board's meet and confer representatives concerning matters being discussed with employee representatives. The meeting was reconvened in open session at the hour of 7:20 p.m. and at that time adjourned to 12:00 noon Wednesday, June 23, 1971.

* * * * *

The meeting was reconvened Wednesday, June 23, 1971 at the hour of 12:00 noon in the Office of the Board, Room 376, 66 Jack London Square, President Tripp presiding.

Commissioners present: Berkley, Connolly, Gainor, Mortensen, Soda, Walters and President Tripp - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Chief Engineer; Director of Aviation; Airport Manager; Public Relations Director; Environmental Planner; and Secretary of the Board.

Visitors attending the meeting included Mr. Joseph J. Hughes, Attorney with Orrick, Herrington, Rowley & Sutcliffe, the

Port's bond counsel; Mr. Herman Zellas, with Stone & Youngberg; Mr. Austin Rising, Vice President, Mr. Jack A. Pemberton, Vice President, Mr. Wyman Henry, Vice President, Mr. Sidney R. O'Neil, Executive Director, all representing Beech Aircraft Corp.; Mr. Peter Howard, Vice President, and Mr. Harmon Howard, Vice President, representing Howard Terminal; Mr. Paul Varacalli, Executive Secretary, Local 390, together with various members of Local 390; Mrs. Robert Israel, representing the Oakland League of Women Voters; Mr. Amos Fowora, Port Engineer for the Nigerian Ports Authority; and Mr. George B. Leonard, Aviation Representative for Humble Oil & Refining Co.

Seatrain Transaction was the subject of a memo to the Board from the Deputy Executive Director advising that the basic documents necessary to proceed with the sale of certificates of indebtedness for the Seatrain transaction are substantially completed and explaining the various documents, together with a proposed time schedule for completion. In this connection resolutions were passed on the recommendation of the Deputy Executive Director, Resolution No. 20434 authorizing execution of extension of closing date of escrow agreement with Seatrain Terminals of California, Inc. and Resolution No. 20435 of the Board of Port Commissioners of the City of Oakland approving form of resolution of issue, preliminary official statement and certificate purchase agreement and authorizing execution of documents as well as Resolution No. 20437 regarding related travel.

The continued item of Alterations at Berth 5, Outer Harbor Terminal to Accommodate Mobile Crane for Container Operations, originally submitted to the Board on June 16, 1971, by memo from the Assistant Chief Engineer, was called for discussion. The Chief Engineer made an oral presentation to the Board regarding five alternate proposals for the project, each of which was discussed in detail.

At the hour of 1:30 p.m. during the discussion of the above item the Board recessed for lunch and reconvened at the hour of 2:50 p.m.

Discussion continued regarding the proposed alterations to Berth 5 and at the request of Commissioner Soda the matter was put over to an adjourned meeting of the Board to be held on June 30, 1971.

The continued item of Proposed Lease Beech Aircraft Corp., originally submitted to the Board by memo dated June 2, 1971 from the Assistant Manager, Properties Department, was called for discussion, members having been presented with a letter from the Airport Manager answering various questions previously raised by members of the Board regarding the proposal. Following discussion on the item, during which Commissioners Berkley and Soda excused themselves from the meeting at the hour of 3:20 p.m., a motion was made by Commissioner Mortensen, seconded and passed unanimously by the balance of the Commissioners present, approving the recommendation contained in the June 2 memo to the Board to conclude negotiations with Beech Aircraft based on the proposal as submitted.

Execution of Grant Agreement and Award of Contract for Modification of Runway and Taxiway Shoulders and Electrical Systems, South Field, Metropolitan Oakland International Airport, was the subject of a memo to the Board from the Assistant Chief Engineer recommending that the Grant Agreement from the Federal Aviation Administration in the amount of \$1,061,097 be accepted and that a contract be awarded to O. C. Jones & Sons in the amount of \$1,500,750, this being the low bid among five bids received and publicly declared on June 17, 1971. In this connection Resolution No. 20445 was passed accepting the grant agreement and Resolution No. 20446 was passed awarding the contract to O.C. Jones & Sons.

Oakland Airport Rapid Transit Access Study, was the subject of a memo to the Board from the Deputy Executive Director, reviewing matters discussed with the Board at its meeting of June 16 and explaining that the \$70,000 required from local participants in the second phase of the study will be shared as follows: \$15,000 cash and \$15,000 creditable services from San Francisco Bay Area Rapid Transit District; \$1,000 creditable services from Alameda County; and \$39,000 cash from the City and Port of Oakland. It was recommended that the Board authorize the execution of a joint exercise of powers agreement to continue with the second phase of the study and authorize the contribution not to exceed \$39,000 in cash toward the cost of the study. In this connection Resolution No. 20447 was passed authorizing execution of joint exercise of powers agreement with Metropolitan Transportation Commission, San Francisco Bay Area Rapid Transit District, County of Alameda and the City of Oakland.

Port of Oakland 1966 Airport Development Revenue Bonds, Series A, was the subject of a memo to the Board from the Deputy Executive Director in which it was explained that the Economic Development Administration has indicated a willingness to bid on a temporary bond for the maintenance hangar project at the Airport in the amount of \$2,500,000 and it was recommended that the Board adopt a resolution authorizing the sale of a temporary bond in this amount with the Board to receive bids for the bond and award the sale thereof at its meeting of July 14, 1971. In this connection Resolution No. 20444 was passed authorizing and directing the sale of \$2,500,000 principal amount of Port of Oakland 1966 Airport Development Revenue Bonds, Series A.

Extension of Contract Time J. H. Fitzmaurice, Inc., from April 7, 1971 to July 15, 1971 for the construction of parking lot for public park at Port of Oakland Seventh Street Marine Terminal was recommended to the Board by memo from Supervising Engineer Roy Clark, which recommendation was approved on passage of Resolution No. 20436.

The proposed Fiscal Year 1971-1972 Budget for the Port of Oakland as submitted in draft form to the Board by the Executive Director on June 2, 1971 was the subject of a memo to the Board from the Deputy Executive Director to which was attached a copy of the Executive Director's letter to the Board dated June 2 and informing the Board that the matter is being calendared at this time for the Board's consideration.

Personnel Matters contained in a memo to the Board from the Employee Relations Officer were approved on passage of Resolution No. 20438 creating 58 positions of Neighborhood Youth Corps (NYC) Enrollee on a provisional basis, Resolution No. 20439 temporarily assigning Jesse J. Greene, Semiskilled Laborer, to schedule 71 rate d as fixed by Port Ordinance No. 867 for the period of June 23 to August 30, 1971, and Resolution No. 20440 concerning certain appointments.

Recommendation of Award of Fiscal Year Contracts was the subject of a memo to the Board from the Port Purchasing Agent recommending that the contract

for furnishing labor, materials and equipment for reconditioning, repairing and constructing Port of Oakland railroad tracks during the fiscal year commencing July 1, 1971 and ending June 30, 1972 be awarded to A. D. Schader Company for its bid of direct labor costs plus a percentage of direct labor costs of 29.7%, this being the low bid among two received on June 18, 1971, which recommendation was approved on passage of Resolution No. 20441;

and for furnishing pile driver crew for repairs to Port of Oakland docks and waterfront facilities during the fiscal year commencing July 1, 1971 and ending June 30, 1972 to Willamette Western Corporation based on its bid of direct labor costs plus a percentage of direct labor cost amounting to 45% submitted on June 18 together with two other bids, one of which was from William R. Cole in the identical amount of 45% with justification for the award to Willamette Western Corporation being based on prior service performed for the Port by Willamette Western Corporation over the past four years. This recommendation was approved on passage of Resolution No. 20442.

Travel Authorization, as submitted to the Board by the Executive Director authorizing the request by the Port Attorney to travel to Chicago, Illinois to attend and represent the Pacific Coast Association of Port Authorities at a prehearing conference to be held June 30, 1971, by the Interstate Commerce Commission, with travel and subsistence being paid by the PCAPA, also authorizing members of the Board, the Executive Director, Deputy Executive Director and Assistant Port Attorney to travel to New York on or about June 30, 1971 concerning the sale of certificates of indebtedness for the Seatrain transaction with the Deputy Executive Director and the Assistant Port Attorney stopping off at Chicago, Illinois for other Port matters was approved on passage of Resolution No. 20437.

Petitions for Formal Recognition by Employee Organizations was the subject of a letter to the Board from the Assistant Port Attorney informing the Board that the employee election conducted by the Secretary of the Board on June 18, 1971 to determine majority representatives within the clerical-administrative unit was inconclusive in that of the three choices contained on the ballot, United Public Employees Local 390, Oakland Municipal Civil Service Employees Association, or "no organization", none

received a majority of the 60 votes cast and that a run off election for this unit will be held on Tuesday, June 29, 1971. It was also recommended to the Board that the Board determine that the maintenance-operations unit including the electrician and utilities foreman classifications is an appropriate unit in accordance with the Board's preliminary decision on April 28, 1971, and since the United Public Employees Local 390 has filed a petition indicating designation by a substantial majority of the maintenance-operations unit and since no challenging petition has been filed within the time required under the employer-employee relations ordinance other than the petition filed by Local No. 595 for the electrician classifications, that Local 390 be granted formal recognition as majority representative of the maintenance-operations unit and that informal recognition be granted the Electrical Workers Local No. 595 which will allow the union to meet and consult with the Port's representatives. In this connection Resolution No. 20450 was passed determining that the proposed maintenance-operations unit including electrician and utility foremen classifications is an appropriate unit of representation and Resolution No. 20451 was passed granting formal recognition to the United Public Employees Local 390 for the maintenance-operations unit and Resolution No. 20452 was passed granting informal recognition to the Electrical Workers Local No. 595.

Salary Increases for Fiscal Year 1971-1972, was the subject of a memo to the Board from the Executive Director recommending that the Board adopt and give first reading to an ordinance to provide an approximate across the board 5% salary increase to all Port employees effective July 1, 1971 with the exception of the Airport Servicemen classifications, which would

be granted a 5.46% increase in accordance with the percentage increase which the City of Oakland Firemen will receive on July 1, 1971, but with no increases being granted to management and certain staff personnel at this time. Mr. Milton Anninos, representing the Oakland Municipal Civil Service Employees Association, appeared before the Board and stated that his association was in agreement with the recommendations of the Executive Director with the understanding that discussions were still being held with the Meet & Confer Committee regarding fringe benefits. Mr. Paul Varacalli, representing the United Public Employees Union Local 390, appeared before the Board and stated that he was not in agreement with the recommendations of the Executive Director in that the recommendation was a departure from the long-established policy of the Board to maintain parity with the building trades unions wage scales and that on Friday of this week his union would appear before the Central Labor Council and ask for strike sanction against the Port unless the Board agrees to continue its former policy of parity with the building trade unions. Following further discussion, an ordinance was passed to print as recommended by the Executive Director.

Application of Schnitzer Steel Products of California, Inc. for Permit to Extract Submerged Material in Port Area, was the subject of a memo to the Board from the Environmental Planner recommending that the required Public Hearing under Port Ordinance No. 1332 on this application be set for the hour of 2:15 p.m. Wednesday, July 7, 1971, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Public Hearing on Grubb & Ellis-Santa Fe Master Plan, was the subject of a memo to the Board from the Deputy Executive

Director recommending that the required Public Hearing on this application be set for the hour of 2:20 p.m. on Wednesday, July 7, 1971, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously with the exception of Commissioner Connolly who abstained from voting on the motion and took no part in discussion of the matter.

Status of Proposal of Jim Stockman for 31 Acres of Commercial Property, was the subject of a memo to the Board from the Deputy Executive Director informing the Board that a proposal had been submitted to Mr. Stockman on June 11, 1971, which Mr. Stockman will be discussing with parties interested in financing the proposed development during the week of June 21 and that the matter will be scheduled for further consideration by the Board at its meeting of June 30 or July 7.

The Election of Officers of the Board scheduled to be held at this meeting was put over to June 30, 1971.

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

Ayes: Commissioners Berkley, Mortensen, Soda,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Connolly and Gainor - 2

"RESOLUTION NO. 20434

RESOLUTION AUTHORIZING EXECUTION OF EXTENSION OF CLOSING DATE OF ESCROW AGREEMENT WITH SEATRAN TERMINALS OF CALIFORNIA, INC."

"RESOLUTION NO. 20435

RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF OAKLAND APPROVING FORM OF RESOLUTION OF ISSUE, PRELIMINARY OFFICIAL STATEMENT AND CERTIFICATE OF PURCHASE AGREEMENT, AND AUTHORIZING EXECUTION OF DOCUMENTS."

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

Ayes: Commissioners Connolly, Gainor, Mortensen,
Walters and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Soda - 2

"RESOLUTION NO. 20436

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH J. H. FITZMAURICE, INC."

"RESOLUTION NO. 20437

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20438

RESOLUTION CREATING FIFTY-EIGHT POSITIONS OF NEIGHBORHOOD YOUTH CORPS (NYC) ENROLLEE, ON A PROVISIONAL BASIS."

"RESOLUTION NO. 20439

RESOLUTION TEMPORARILY ASSIGNING JESSE J. GREENE, SEMI-SKILLED LABORER, TO SCHEDULE 71, RATE "D", AS FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 20440

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20441

RESOLUTION AWARDING CONTRACT TO A. D. SCHADER COMPANY, FOR FURNISHING LABOR, MATERIALS, AND EQUIPMENT FOR RECONDITIONING, REPAIRING, AND CONSTRUCTING PORT OF OAKLAND RAILROAD TRACKS DURING FISCAL YEAR COMMENCING JULY 1, 1971 AND ENDING JUNE 30, 1972; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BOND TO BIDDER."

"RESOLUTION NO. 20442

RESOLUTION AWARDING CONTRACT TO WILLAMETTE-WESTERN CORPORATION FOR FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT OF OAKLAND DOCKS AND WATERFRONT FACILITIES DURING THE FISCAL YEAR COMMENCING JULY 1, 1971, AND ENDING JUNE 30, 1972; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 20443

RESOLUTION DETERMINING THAT THE PETITION FOR FORMAL
RECOGNITION FILED BY THE WESTERN COUNCIL OF ENGINEERS
PROPOSES AN APPROPRIATE UNIT OF REPRESENTATION."

"RESOLUTION NO. 20444

RESOLUTION AUTHORIZING AND DIRECTING THE SALE OF
\$2,500,000.00 PRINCIPAL AMOUNT OF PORT OF OAKLAND 1966
AIRPORT DEVELOPMENT REVENUE BONDS, SERIES A."

"RESOLUTION NO. 20445

RESOLUTION ACCEPTING GRANT OFFER OF THE UNITED STATES
OF AMERICA AND AUTHORIZING EXECUTION OF GRANT AGREEMENT
WITH THE FEDERAL AVIATION AGENCY UNDER PROJECT NO.
8-06-0170-01, CONTRACT NO. DOT-FA71WE-1178."

"RESOLUTION NO. 20446

RESOLUTION AWARDING CONTRACT TO O. C. JONES AND SONS
FOR MODIFICATIONS OF RUNWAY AND TAXIWAY SHOULDERS AND
ELECTRICAL SYSTEMS, SOUTH FIELD, METROPOLITAN OAKLAND
INTERNATIONAL AIRPORT; FIXING THE AMOUNT OF BONDS TO
BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL
OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO
BIDDERS."

"RESOLUTION NO. 20447

RESOLUTION AUTHORIZING EXECUTION OF JOINT EXERCISE OF
POWERS AGREEMENT WITH METROPOLITAN TRANSPORTATION
COMMISSION, SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT,
COUNTY OF ALAMEDA AND THE CITY OF OAKLAND."

"RESOLUTION NO. 20448

RESOLUTION APPROVING BONDS OF HARVIS CONSTRUCTION CO.,
INC."

"RESOLUTION NO. 20449

RESOLUTION APPROVING BONDS OF F. P. LATHROP CONSTRUCTION
COMPANY."

"RESOLUTION NO. 20450

RESOLUTION DETERMINING THAT THE PROPOSED MAINTENANCE-
OPERATIONS UNIT INCLUDING ELECTRICIAN AND UTILITIES
FOREMAN CLASSIFICATIONS IS AN APPROPRIATE UNIT OF
REPRESENTATION."

"RESOLUTION NO. 20451

RESOLUTION GRANTING FORMAL RECOGNITION TO UNITED PUBLIC
EMPLOYEES LOCAL 390 FOR THE MAINTENANCE-OPERATIONS UNIT."

"RESOLUTION NO. 20452

RESOLUTION GRANTING INFORMAL RECOGNITION TO ELECTRICAL WORKERS LOCAL NO. 595."

"RESOLUTION NO. 20453

RESOLUTION OF CONDOLENCE UPON THE PASSING OF EDWARD T. WILLIAMS."

Port Ordinance No. 1705 being, "AN ORDINANCE AMENDING ITEM NO. 2685 OF, AND ADDING ITEM NO. 2697 TO, PORT ORDINANCE NO. 964 RELATING TO MOBILE TRUCK CRANE ASSIGNMENTS AND RENTAL RATES", was read for the second time and finally adopted by the following vote:

Ayes: Commissioners Connolly, Gainor, Mortensen, Walters and President Tripp - 5

Noes: None

Absent: Commissioners Berkley and Soda - 2

Port Ordinance No. ____ being, "AN ORDINANCE ADDING SECTION TO, AND AMENDING AND REPEALING CERTAIN SECTIONS OF, PORT ORDINANCE NO. 867, CREATING AND RECLASSIFYING CERTAIN POSITIONS, ADOPTING NEW SALARY SCHEDULES AND ASSIGNING POSITIONS TO SCHEDULES IN THE PORT DEPARTMENT", was read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor, Mortensen, Soda, Walters and President Tripp - 7

Noes: None

Absent: None

The meeting adjourned at the hour of 4:50 p.m. to 2:00 p.m. Wednesday, June 30, 1971, out of respect to and in memory of Edward T. Williams, a former Port employee.

The meeting was reconvened Wednesday, June 30, 1971 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Tripp presiding.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and
President Tripp - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Assistant Port Attorney; Chief Engineer; Director of Aviation; Airport Manager; Assistant Airport Manager; Employee Relations Officer; and Secretary of the Board.

Visitors attending the meeting included Mr. A. E. Morjig, President, Mr. R. R. Burns, Administrative Assistant, and Mr. Ron Kraft, Structural Engineer, all representing National Airmotive; Mr. Milton Anninos, Manager, and Mr. Tom J. Mullen, Field Representative, representing the Oakland Municipal Civil Service Employees Association.

Building Permit Application, National Airmotive Division of The Republic Corporation, North Airport, was the subject of a memo to the Board from the Environmental Planner recommending approval of the building permit application to construct a permanent engine test facility subject to the condition that construction of the facility will not commence until such time as the applicant provides satisfactory evidence of Federal Aviation Administration approval and that the previous building permit approved for facilities to be constructed by National Airmotive be cancelled. Mr. Morjig appeared before the Board and an artist's rendering of the building to be constructed was displayed to the Board. In this connection Resolution No. 20455 was passed

revoking permission granted National Airmotive, Division of Republic Corporation, to perform certain work and Resolution No. 20456 was passed granting National Airmotive, Division of Republic Corporation, permission to perform certain work as recommended.

A.B.C. Protection Services, was the subject of a memo to the Board from the Executive Director requesting authority to arrange for supplemental security as required from the A.B.C. Protection Service with which a contract currently exists. The request was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

The continued item of Alterations at Berth 5, Outer Harbor Terminal to Accommodate Mobile Crane for Container Operations, was called for discussion, following which Resolution No. 20454 was passed finding and determining that it is in the best interests of the Port to perform certain public work without competitive bidding and authorizing the performance thereof. This approval refers to Alternate No. 1 as previously presented to the Board by the Chief Engineer consisting generally of the removal of the waterside bay of transit shed 1 and reconstruction of the wall on the face of the present interior column line thereof and the strengthening of the existing timber apron in front of Shed 1, including the driving of new timber piles and reinforcement of the deck, without competitive bidding, provided that the Executive Director shall not cause such work to be performed without the prior further approval of the Board as to the cost of said work, estimated at \$517,200. This resolution was passed by the following vote: 4 ayes - Commissioners Berkley, Connolly, Gainor and President Tripp; 3 noes - Commissioners Mortensen, Soda and Walters.

Pacific Coast European Conference - Rules 10 and 12, Tariff No. FMC 14; Federal Maritime Commission Docket No. 70-11, was the subject of a letter to the Board from the Port Attorney explaining to the Board the decision rendered by the Federal Maritime Commission on June 15, 1971, in this matter.

The continued item of Fiscal Year 1971-1972 Operating Budget for the Port of Oakland was called for discussion, the matter of final approval of the budget was put over for further consideration by the Board; however, Resolution No. 20457 was passed 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 1971-1972.

Brokerage Commission on Industrial Park Sale, was the subject of a memo to the Board from the Manager, Properties Department, recommending payment to Coldwell Banker & Co. in the amount of \$10,731.25 as real estate brokerage commission in connection with the sale of 1.55 acres of Port property at Edgewater Drive and Roland Way to Peter Bedford. This matter was put over to the next meeting of the Board with the request from Commissioner Soda that a report be made to the Board as to the computation of the brokerage commission.

Proposed Second Supplemental Agreement - Powerine Oil Company, was the subject of a memo to the Board from the Assistant Manager, Properties Department, explaining to the Board that the long-term lease with Powerine Oil Company presently provides that parcels 2 and 3 containing 2.341 acres and 1.912 acres respectively would automatically be added to the leasehold as of July 1, 1971 and that because these parcels could be more effectively utilized for marine terminal uses, a supplemental agreement has been prepared

which would defer the addition of these parcels to December 1, 1971, and further provides that should Powerine not elect to add these parcels to its leasehold its option rights would cease and the property would revert to Port control. As the second supplemental agreement had not yet been returned signed by the Powerine Oil Company for action by the Board, the proposal was approved on motion of Commissioner Soda, seconded and passed unanimously.

The Election of Officers of the Board for the period of July 1, 1971 to June 30, 1972 was called in accordance with the By-Laws and Administrative Rules of the Board. The following nominations were made by Commissioner Mortensen: President - Y. Charles Soda; First Vice President - H. Boyd Gainor; Second Vice President - Thomas L. Berkley; Secretary of the Board - Richard N. Compton; Assistant Secretaries of the Board - Walter A. Abernathy and Dorothy M. Hart. On motion duly made and seconded, the slate of officers was elected and Resolution No. 20462 was passed declaring election of officers of the Board of Port Commissioners.

Final reading was given to Port Ordinance No. 1706 having to do with salaries effective July 1, 1971, and Resolution No. 20458 was passed assigning employees and finding them to be entitled to certain rates within salary schedules fixed by Port Ordinance No. 867.

Port Ordinance No. 1703 being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH MATSON TERMINALS, INC.", and Port Ordinance No. 1706 being, "AN ORDINANCE ADDING SECTION TO, AND AMENDING AND REPEALING CERTAIN SECTIONS OF, PORT ORDINANCE NO. 867, CREATING AND RECLASSIFYING CERTAIN POSITIONS,

ADOPTING NEW SALARY SCHEDULES AND ASSIGNING POSITIONS TO SCHEDULES IN THE PORT DEPARTMENT", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7

Noes: None

Absent: None

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

Ayes: Commissioners Berkley, Connolly, Gainor
and President Tripp - 4

Noes: Commissioners Mortensen, Soda and
Walters - 3

Absent: None

"RESOLUTION NO. 20454

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PERFORM CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PERFORMANCE THEREOF."

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Soda, Walters and President
Tripp - 7

Noes: None

Absent: None

"RESOLUTION NO. 20455

RESOLUTION REVOKING PERMISSION GRANTED NATIONAL AIR-MOTIVE, DIVISION OF REPUBLIC CORPORATION, TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20456

RESOLUTION GRANTING NATIONAL AIRMOTIVE, DIVISION OF REPUBLIC CORPORATION, PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20457

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 1971-1972."

"RESOLUTION NO. 20458

RESOLUTION ASSIGNING EMPLOYEES AND FINDING THEM TO BE ENTITLED TO CERTAIN RATES WITHIN SALARY SCHEDULES FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 20459

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

"RESOLUTION NO. 20460

RESOLUTION APPROVING BONDS OF A. D. SCHADER COMPANY."

"RESOLUTION NO. 20461

RESOLUTION APPROVING BONDS OF WILLAMETTE-WESTERN CORPORATION."

"RESOLUTION NO. 20462

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

The meeting adjourned to an executive session with Meet & Confer representatives and for discussion of a matter involving possible litigation. The meeting was adjourned at the hour of 3:40 p.m. to 12 noon Thursday, July 1, 1971.

The meeting was reconvened Thursday, July 1, 1971, at the hour of 12:20 p.m. in the office of the Board, Room 376, 66 Jack London Square, Vice President Gainor presiding.

Commissioners present: Berkley, Connolly, Tripp, Walters and Vice President Gainor - 5

Commissioners absent: Mortensen and President Soda - 2

Also present were the Executive Director; Deputy Executive Director; Assistant Port Attorney; Deputy Port Attorney; Employee Relations Officer; and Secretary of the Board.

Visitors attending the meeting included Mr. Richard Groulx, Executive Secretary, Central Labor Council; Mr. Carl Jaramillo, Paint Makers Union; Mr. Paul Varacalli, Executive Secretary, Mr. Theodore Rodrigues, Mr. W. M. Weir, all from Local 390; Mr. Laurence P. Corbett and Mr. Thomas J. Kane, Attorneys from the firm of Corbett, Welden and Kane, special counsel for the Port in labor relations matters; Mr. Milton Anninos and Mr. Thomas J. Mullen, representing the Oakland Municipal Civil Service Employees Association.

The Board adjourned to an executive session to discuss possible litigation with its attorneys and to meet with its Meet & Confer representatives and reconvened again in open session at the hour of 1:20 p.m.

A motion was made by Commissioner Tripp, seconded and passed unanimously, requesting State of California Conciliation Service to intervene at this time to mediate negotiations between the Port of Oakland and United Public Employees Local 390.

A motion was then made by Commissioner Walters, seconded and passed unanimously, that the staff or special counsel contact representatives of Local 390 requesting that pickets be removed during the time this matter is being discussed with the State Conciliation Service.

A third motion was made by Commissioner Berkley, seconded and passed unanimously, directing the Port Attorney through Special Counsel Corbett, Welden and Kane to commence preparation of injunctive action that would be pursued in the event the Port is not able to get a sufficient commitment from Local 390 or the Central Labor Council as to the withdrawal of the pickets during the period of mediation by the Conciliation Service.

The Deputy Port Attorney explained the requirements for Equipment Loan Agreements with Various Airlines Relating to Fuel Dispensing Equipment and in this connection Resolution No. 20463 was passed granting permission to dispense aviation fuel and lubricants at Metropolitan Oakland International Airport and Resolution No. 20464 authorizing execution of certain equipment loan agreements.

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

Ayes: Commissioners Berkley, Connolly, Tripp,
Walters and First Vice President Gainor - 5
Noes: None
Absent: Commissioner Mortensen and President
Soda - 2

"RESOLUTION NO. 20463

RESOLUTION GRANTING PERMISSION TO DISPENSE AVIATION FUEL AND LUBRICANTS AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 20464

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN EQUIPMENT LOAN AGREEMENTS."

The meeting was adjourned at the hour of 1:40 p.m. to 12 noon Friday, July 2, 1971

The meeting was reconvened Friday, July 2, 1971 at the hour of 12 noon in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

Commissioners present: Gainor, Mortensen, Tripp,
Walters and President
Soda - 5
Commissioners absent: Berkley and Connolly - 2

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Airport Manager; Employee Relations Officer; and Secretary of the Board.

The Assistant Port Attorney, as Chairman of the Board's Meet & Confer Committee, made an oral report to the Board informing the Board that United Public Employees Local 390 had accepted the intervention of the State Conciliation Service in its negotiations with the Port but had refused to remove its picket lines during the period of mediation by the State Conciliation Service and that subsequently a temporary restraining order and order to show cause had been obtained from the Superior Court of the State of California in and for the County of Alameda and that the order had been served on Local 390 and its various representatives. The Board was informed that the serving of the notice did not remove the picket lines but that as a result of the injunction certain unions including the Culinary Workers have reported for work at their various locations in Jack London Square. The Executive Director informed the Board as to various memorandums and Special Orders which had been handed to certain employees along with a copy of the temporary restraining order.

At the hour of 12:25 p.m. the Board adjourned to an executive session to meet with its Meet & Confer representatives and reconvened again in open session at 1:20 p.m. Resolution No. 20465 was then passed ratifying the filing of Complaint for Temporary Restraining Order, Preliminary Injunction and Permanent Injunction and Damages against United Public Employees Local 390, et al.

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

Ayes: Commissioners Gainor, Mortensen, Tripp,
Walters and President Soda - 5
Noes: None
Absent: Commissioners Berkley and Connolly - 2

"RESOLUTION NO. 20465

RESOLUTION RATIFYING THE FILING OF COMPLAINT FOR
TEMPORARY RESTRAINING ORDER, PRELIMINARY INJUNCTION
AND PERMANENT INJUNCTION AND DAMAGES AGAINST UNITED
PUBLIC EMPLOYEES LOCAL 390, ET AL."

The meeting was adjourned at the hour of 1:25 p.m. to
12 noon Saturday, July 3, 1971.

The adjourned regular meeting of the Board scheduled
to be held at 12 noon on Saturday, July 3, 1971 was adjourned
to 12 noon on Sunday, July 4, 1971, due to lack of a quorum by
Assistant Secretary Walter A. Abernathy.

The adjourned regular meeting of the Board scheduled
to be held at 12 noon on Sunday, July 4, 1971 was adjourned
to 12 noon on Monday, July 5, 1971, due to lack of a quorum by
Assistant Secretary Walter A. Abernathy.

The meeting was reconvened Monday, July 5, 1971 at the
hour of 12 noon in the office of the Board, Room 376, 66 Jack
London Square, President Soda presiding.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Tripp, Walters and
President Soda - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; and Secretary of the Board.

Visitors attending the meeting included Mr. Laurence P. Corbett and Mr. Thomas J. Kane, Attorneys with the firm of Corbett, Welden and Kane.

The meeting was adjourned to an executive session to discuss pending litigation with its attorneys and to meet with its Meet & Confer representatives regarding the United Public Employees Local 390 strike against the Port of Oakland and reconvened in open session at 1:28 p.m., at which time the meeting was adjourned to 12 noon, Tuesday, July 6, 1971.

The meeting was reconvened Tuesday, July 6, 1971 at the hour of 12 noon in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

Commissioners present: Connolly, Gainor, Tripp and
President Soda - 4

Commissioners absent: Berkley, Mortensen and Walters - 3

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Employee Relations Officer; and Secretary of the Board.

The Deputy Executive Director made a brief oral report to the Board regarding the status of the Seatrain transaction.

At the hour of 12:20 p.m. the Board adjourned to an executive session to meet with its Meet & Confer representatives regarding the United Public Employees Local 390 strike against the Port.

The Board reconvened in open session at 1:00 p.m. at which time it adjourned to 12 noon, Wednesday, July 7, 1971

The meeting was reconvened Wednesday, July 7, 1971 at the hour of 12 noon, in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Tripp, Walters and
President Soda - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Employee Relations Officer; and Secretary of the Board.

The Deputy Executive Director made an oral report to the Board regarding the status of the Seatrain transaction, advising the Board that consideration is being given to restructuring the bond issue to reduce the term bonds and increase the futures, and that there is a possibility that the bonds may be sold on Wednesday, July 14, 1971. Seatrain has asked for an extension of the closing date from July 30, 1971 to August 30, 1971. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved the extension as requested.

At the hour of 12:15 p.m. the Board adjourned to an executive session to discuss pending litigation with its attorney and to meet with its Meet & Confer representatives regarding the United Public Employees Local 390 strike against the Port of Oakland.

The meeting was reconvened in open session at the hour of 12:35 p.m. at which time, there being no further business and on motion duly made and seconded the meeting was adjourned.


Secretary

Action AUG 4 1971

*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 7, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Tripp, Walters and
President Soda - 7

Commissioners absent: None

Also present were, the Executive Director; Deputy Executive Director; Port Attorney; Environmental Planner; and Secretary of the Board.

Visitors attending the meeting included Mr. Gary Schnitzer, Vice President, Schnitzer Steel; Mr. Robert R. Bell, Vice President, Santa Fe Land Improvement Co.; Mr. J. T. Tipping, Manager - Real Estate and Industrial Development, Mr. R. E. Ashby, Commercial Representative, representing Santa Fe Railway Co.; Mr. Hal Ellis, President, Mr. Roger A. Bigler, Vice President, Mr. Robert F. Coates, Project Manager, all representing Grubb & Ellis Co.; Mr. Harry A. Bruno, President, Mr. R. C. Rehfeld, and Mr. Peter Hugel, representing Mardeco, Inc.; Lorna Jones, Chairman - Urban Design Committee of OCCUR; Mr. and Mrs. Stuart Rose, Consultants for Specialty Restaurants Corp.; Mr. George Zepp, Jr., District Manager, Avis Rent A Car; Mr. Jerry Campbell of Newell Electric Company, contractors for Avis Rent A Car; Mr. John F. Riley, Jr., Vice President, Saturn Airways, Inc.; Mr. Robert K. Madgett, Director of Properties and Concessions, The Hertz Corporation; Mr. Orville Fisher, Attorney, representing National Car Rentals; and Mr. Don Durant, President, Sailboats, Inc.

Reading of the minutes of the regular meeting of the Board held on June 16, 1971 and its various adjourned sessions was put over to the next meeting of the Board.

Sign Permit Application Avis Rent A Car System South Airport, was the subject of a memo to the Board from the Environmental Planner informing the Board of the subject application for a wall mounted sign to be placed on the Service Facility Building M-117 at the South Airport, the applicant requesting metal-framed letters with red plastic surface, 2' wide by 16' long, mounted on the wall of the building approximately 11' off the ground, each letter to be illuminated from the interior, with the sign being in the form of the applicant's company logo "-AVIS". It was explained to the Board that under the sign policy adopted December 9, 1970 for the South Airport erection of this sign would be questionable as the building is not a place where the public normally calls. However, a sign is permitted under the lease with Avis for the building site, which was executed July 15, 1970 prior to the adoption of the sign policy. It was the recommendation of the Environmental Planner that the sign be approved with the exception that bar in front of "AVIS" would be eliminated and that the sign would be non-illuminated. Mr. George Zepp, Jr., District Manager for Avis, appeared before the Board in support of the sign application, informing the Board that the public does regularly call at this building when it requires service on Avis Rent A Car cars and that all supplies for Avis are delivered to this building by public drayage companies. He also stated that the company logo used nationwide includes the bar in front of the word AVIS and he urged the approval of the application as originally made. Following discussion on the matter a motion was made by Commissioner Mortensen, seconded and passed unanimously, that the sign "AVIS" with the bar preceeding

it be approved but with no back lighting. Resolution No. 20472 was later passed granting Avis Rent-A-Car System, Inc., permission to perform certain work in conformity with Commissioner Mortensen's motion.

At the hour of 2:15 p.m. President Soda called for the public hearing on the application of Schnitzer Steel Products of California, Inc. for permit to extract submerged material in Port Area. Members of the Board were presented with a report on the application from the Executive Director recommending that, provided there is no testimony opposing the application which would require further study, that the application be approved subject to the following conditions:

1. The applicant shall furnish evidence satisfactory to the Chief Engineer that the existing pilings will support the anticipated loads subsequent to dredging to the proposed depth. The required evidence shall be collected and prepared by a qualified civil or structural engineer.
2. The dredged area shall extend westerly along the Agreed Low Tide Line of 1852 no farther than the limit of the area permitted to be occupied by the applicant under a License Agreement with the Port of Oakland, dated June 3, 1970.
3. The applicant shall obtain all other required permits for this work.

Mr. Gary Schnitzer, Vice President of Schnitzer Steel, appeared before the Board in support of the application. No one appeared in opposition to the application. The public hearing on the application was closed by President Soda at the hour of 2:20 p.m., following which Resolution No. 20466 was passed granting permit to Schnitzer Steel Products of California, Inc. to perform certain dredging in the Inner Harbor.

At the hour of 2:22 p.m. President Soda called for the Public Hearing on the application of Grubb & Ellis Development Company for approval of master plan for development of 30 acres of property owned by the Santa Fe Land Development Company located on the Oakland Estuary between Jack London Square and the Lake

Merritt Channel. A memo on this subject was transmitted to members of the Board by the Environmental Planner briefly explaining the scope of the planned development which would include approximately 800,000 square feet of residences in 800 units, 200,000 square feet of office space and 50,000 square feet of retail and commercial space and berthing for approximately 100 boats. Details of the proposed plans were explained to those present by representatives of both the Santa Fe Land Development Company and representatives of Grubb & Ellis Development Company using plot plans, artist's renderings and a detailed model of the area. Following the presentation, questions were asked by Chief Toellner as to the access to the area for emergency equipment, and questions were asked by Mr. Coolidge of the Street and Engineering Department of the City regarding access across the railroad tracks on First Street and whether or not the planned undergrounding of a roadway from the Embarcadero to Oak Street had been discussed with the Southern Pacific Railway and the Street Department. Questions were also asked by Mrs. Lorna Jones of the Oakland League of Women Voters as to pedestrian access to the area, public parking and bicycling. President Soda asked if any one in the audience had any opposition to the project, there being none the hearing was closed at the hour of 3:00 p.m. President Soda announced that additional written comments on the project would be considered, with the matter being referred to the Executive Director for his report and recommendation to the Board to be made on July 21, 1971, taking into consideration the oral comments made by visitors at this meeting and written comments, if any, received from interested parties. Commissioner Connolly took no part in the discussions and/or the Public Hearing on the Santa Fe Land Improvement matter.

Sign Permit Application Saturn Airways, Inc. Building L-820 (Hangar 9) North Airport, was the subject of a memo to the Board from the Environmental Planner recommending approval of a

sign which would read "SATURN", which sign would cover 75 square feet of area to be placed in the upper right hand corner of the building slightly above the Navy insignia which is already on the building, as explained to the Board by Mr. John F. Riley, Jr., Vice President of Saturn, who appeared before the Board. It was further understood that one of the existing San Francisco Oakland Helicopter Airlines signs presently on the face of the building would be removed. Following discussion Resolution No. 20467 was passed approving the sign permit. The Board asked for a further report regarding the other two existing signs for SFO Helicopter Airlines which are painted on the building and which do not conform to the North Airport sign policy.

Rent-A-Car Companies - Request by Valcar and New Lease Agreements, was the subject of a memo to the Board from the Assistant Manager, Properties Department, informing the Board that Valcar, a subsidiary of Pacific Southwest Airlines, has submitted a letter of intent requesting the Port to permit its operations on the Airport on the same basis and terms as Hertz, Avis and National. It was recommended that new leases be entered into with Avis, Hertz and National to replace the existing agreements under which the companies are operating on a hold-over basis, terms of which would be as follows:

1. A term ending December 31, 1973.
2. A rental of 10% of the gross against a minimum of \$2,500 per month to be averaged semiannually. (The present guarantee is \$1,250 per month.)
3. A rate of \$132 per month for counter space in the Ticketing Building (the current ordinance rate). (They presently pay \$75 per month.)
4. A fee of \$7.50 each per month for the 61 check-in and ready stalls. They are not currently paying for these spaces.

A motion was made by Commissioner Walters, seconded and passed unanimously, approving the Valcar operation at the Airport and the terms of the new agreements for all four car rental operators.

Commissioner Connolly excused himself from the meeting at the hour of 3:15 p.m.

Mr. Orville Fisher, Attorney for National Car Rentals, appeared before the Board informing the Board that he was appearing on behalf of National Car Rentals in opposition to the Valcar operation. Commissioner Gainor then moved to reconsider the rent-a-car companies matter, which motion was seconded and passed unanimously, after which Mr. Fisher posed National's objections to the Valcar operation, primarily based on National's concern of loss of business if Valcar is added to the existing operators at the Airport. The Executive Director explained to the Board that Valcar presently operates at the Airport from its off Airport base and that the Port receives no revenue from its operations. A motion was then made by Commissioner Walters, seconded and passed unanimously, having heard the comments of the representative from National Car Rentals and the Executive Director, that the Board approve the terms of the proposed new leases and the operation of Valcar at the Airport as recommended.

Changes in Airport Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved as follows:

Bechtel Corporation, a Category "A" tenant, to continue occupancy of 14,894 sf of Hangar 8 at \$.06 psf and 2,000 sf of ramp area at \$.015 psf for a total monthly rental of \$923.64. A 30-day cancellation clause is included. Approved on motion of Commissioner Walters, seconded and passed unanimously.

Western Airmotive Company, a Category "A" tenant, which occupies 15,845 sf in Hangar 7 on Earhart Road and 2,600 sf of adjacent ramp, to increase the assigned ramp to 14,600 sf, at the \$.015 psf rate, for a new total monthly rental of \$1,177.80. A 30-day cancellation clause is included. Approved on motion of Commissioner Walters, seconded and passed unanimously.

Federal Aviation Administration, to continue occupancy of a small electronics shop in Hangar 7 on Earhart Road for the fiscal year beginning July 1, 1971. The rental rate is \$.10 psf, or \$53.00 monthly. Approved on passage of Resolution No. 20471.

California Aviation Service, Inc., a Category "A" tenant, to sublet approximately 10,000 sf of space in Hangar 2 on Earhart Road to Aero Repairs, Inc., an aircraft repair business operated by Ken Jones, and 676 sf in the same structure to Loren's Custom Upholstering, which services the interiors of aircraft on the ramp. Both of these subtenants are Category "A". Approved on passage of Resolution No. 20470.

Beechcraft West, a Category "A" tenant, to sublet 8,424 sf of Hangar 2D, Building L-230, to Oakland Aviation Service to conduct a Category "A" aircraft service and pilot supply business, at the same \$.06 psf monthly rental rate assessed by the Port. Oakland Aviation Service will relinquish its occupancy of one half of Hangar L-908 for which it has been paying \$293.70 per month. Approved on passage of Resolution No. 20469.

Port of Oakland Tariff Changes - Electric Current Rates and Space Assignment Rates, as recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department, were approved on passage of an ordinance to print.

Howard Terminal Tariff Changes - Carloading Rates and Miscellaneous Charges, as requested by Howard Terminal and reported to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department, were approved on motion by Commissioner Tripp, seconded and passed unanimously.

Contract Completion on June 21, 1971 by Monterey Mechanical Company for the construction and installation of underground water supply system at Berths 8 and 9 Outer Harbor Terminal was reported to the Board by memo from the Electrical and Mechanical Engineer. The Board was informed that the original completion date for this contract was May 14, 1971 but that two change orders for additional work had been issued requiring a total of 24 days extension to the contract time and due to ship operations in the area which prevented the contractor from working, an additional 14 days should be granted making a total of 38 additional work days without penalty. In this connection Resolution No. 20473 was passed extending time for performance of contract with Monterey Mechanical Company and Resolution No. 20474 was passed accepting work performed.

Contract Completion Office and Lunchroom (Building C-531)
and Restroom (Building C-532) at Berths I & J, Seventh Street
Marine Terminal, was the subject of a memo to the Board from
Supervising Engineer Roy Clark informing the Board that Building
C-531 was substantially completed on May 2, 1971, 26 days prior
to the required completion date of May 28, 1971, resulting in the
contractor earning a bonus of 26 days at \$50 per day, or \$1,300.
The Board was further informed that Building C-532 was substantially
completed on February 24, 1971, rather than the required comple-
tion date of February 8, 1971, resulting in 16 days liquidated
damages against the contractor at \$50 per day, or a penalty of
\$800. It was recommended that the contract be accepted as
completed on June 23, 1971 with no liquidated damages or bonus
provisions applying for the period of May 3 to June 23, during
which time the Port and the contractor have been working on
certain punch list items, as-built drawings and approvals and
that the contractor be paid a total of \$49,294.85, which recom-
mendation was approved on passage of Resolution No. 20475.

Clerical-Administrative Unit Run-off Election, was the
subject of a memo to the Board from the Secretary of the Board
advising that the run-off election resulted in the Oakland
Municipal Civil Service Employees Association being selected as
this unit's representative. In this connection Resolution No.
20492 was passed granting formal recognition to Oakland Municipal
Civil Service Employees Association for the Clerical-Administra-
tive Unit.

Personnel Items, as recommended to the Board by memo
from the Employee Relations Officer were approved on passage of
Resolution No. 20477 assigning Semiskilled Laborer Lubert J.
Gilbert to rate "d" under schedule 34.5 for the period of
July 7, 1971 through September 13, 1971 as supervisor in the

summer Youth Aide program and Resolution No. 20476 was passed concerning certain appointments as recommended.

Contract Completions Fiscal Year Contracts, was the subject of a memo to the Board from Supervising Engineer Roy Clark recommending acceptance of fiscal year contracts for the year ending June 30, 1971 as follows:

Willamette-Western Corporation for furnishing pile driver crew for repairs to Port of Oakland Docks and waterfront facilities during fiscal year, which was approved on passage of Resolution No. 20479.

A. D. Schader Company for furnishing labor, materials, and equipment for reconditioning, repairing, and constructing Port of Oakland railroad tracks during fiscal year, which was approved on passage of Resolution No. 20480.

Tri-Way Contractors, Inc. for furnishing and installing concrete jackets on wood piling for the fiscal year, which was approved on passage of Resolution No. 20478.

Certificates of Completion of Contracts, was the subject of a memo to the Board from the Purchasing Agent recommending acceptance of the contract with Patterson Lift Trucks, Inc. for completing delivery of one 6,000 pound forklift truck on June 9, 1971, which was approved on passage of Resolution No. 20482; Color Art Press for completion of its fiscal year contract ending June 30, 1971 for printing, folding and delivering the Flight Selector was approved on passage of Resolution No. 20481.

Purchase of IBM Magnetic Tape Typewriters, was the subject of a memo to the Board from the Secretary of the Board recommending that the Port purchase three IBM Magnetic Tape Selectric Typewriters rather than continue renting the equipment from the International Business Machine Corporation at a cost not to exceed \$21,510.43. The recommendation was approved on passage of Resolution No. 20489 finding and determining that it is in the best interests of the Port to purchase certain supplies without competitive bidding and authorizing the procurement thereof.

Changes in Harbor Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved as follows:

Bassco Drayage, Inc. - to occupy the space vacated in May, 1971, by Galleon Marine Company in Building E-207C (Middle Harbor Terminal), i.e., \$.05 psf for the 16,750 sf of covered area, \$.01 psf for the 3,000 sf of unimproved open area and \$50 for a small portable field office, for a total monthly rental of \$917 as of July 1, 1971. A 30-day cancellation clause is included. All maintenance, including the roof, is the responsibility of Bassco. Approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Industrial Track Agreement with Southern Pacific Transportation Co. of May, 1955, between the Port and Southern Pacific Transportation Co. and Liquid Carbonic Corporation covering the spur track to its facility to be amended to include existing trackage and rail gate which have been added. Approved on passage of Resolution No. 20484.

Dick Peterson Company to sublet approximately 4,600 sf of the building area to Marine Parts Company. (This firm is currently phasing out its activity as a Port-approved subtenant of Sailboats, Inc.) In addition to consideration paid to Mr. Peterson, Marine Parts will pay directly to the Port 2-1/2% of its gross sales. Approved on passage of Resolution No. 20483.

C. D. Ericson Company, Inc. - Steel Importers - Rental Review and Supplemental Agreement, was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending that under the rent-review clause which permits review as of July 31, 1971, that the rate for open rocked area be increased from \$.007 psf to \$.009 psf and that the rate for open shed area be increased from \$.021 psf to \$.025 psf, also recommending deletion of certain areas and addition of other areas to the leasehold, resulting in a new monthly rental of \$1,385.03. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Building Permit Application, Mardeco, Inc., Buildings F-216 and F-206, Jack London Square, involving the relocation and construction of certain partitions and resurfacing of yard area was recommended for approval by memo from the Environmental

Planner, which building permit was approved on passage of Resolution No. 20485.

Building Permit Application, Building C-107, General American Transportation Corp., Oakland Outer Harbor, consisting of the installation of three heat-activated fire doors was recommended for approval by memo from the Environmental Planner, which building permit was approved on passage of Resolution No. 20486.

Sign Permit Application Gestetner Corporation, Building K-434 (Buttner Corporation Building), Industrial Park, was the subject of a memo to the Board from the Environmental Planner, which application involves the construction of two signs reading "Gestetner Duplicators" with the word "Gestetner" in red letters and the word "Duplicators" in black letters. It was the recommendation of the Environmental Planner that the sign permit be approved but that all the letters be constructed with a bronze finish similar to the Gestetner Corporation signs already approved and placed on the building. A representative of the sign company which is to construct the sign appeared before the Board on behalf of Gestetner in support of the colors of the sign on the original application, explaining that red and black are the colors used by Gestetner at its other locations. Following discussion on the matter the sign permit was approved as recommended by the Environmental Planner with letters to be in bronze by passage of Resolution No. 20468.

Sign Permit Application, Sailboats, Inc., 1951 Embarcadero, was the subject of a memo to the Board from the Environmental Planner, involving the construction of a free standing sign 25' high from which tenants' nameplates would be suspended supported by a 1/2" black chain hanging from a crosspiece. The Board was informed that no detailed plans or artist's rendering of the sign has been furnished to the Port. Mr. Don Durant,

President of Sailboats, Inc., appeared before the Board in support of the application. Mr. Durant was informed that the Board is presently studying a proposed sign policy for the Embarcadero area, following which a motion was made by Commissioner Berkley, seconded and passed unanimously, that this sign application be continued on the calendar of the Board until such time as a sign policy for the area is established.

Furnishing and Spreading Fill Material Industrial Park Area, was the subject of a memo to the Board from the Chief Engineer, informing the Board of additional fill material required for the Distribution Terminal site and for portions of the Industrial Park and recommending that the Board authorize the purchase of 85,000 cubic yards of fill, including the spreading thereof, from Gallagher & Burk at a cost of \$.85 per cubic yard and 85,000 cubic yards, including spreading and compaction, from Banke, Inc. at a cost of \$1.13 per cubic yard. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Contract Completion by Leuning Construction Co. for demolition, alteration and construction of buildings for Port of Oakland Corporation Yard, Second and Brush Streets was reported to the Board by memo from Supervising Engineer Roy Clark, informing the Board that the work was substantially completed on May 19, 1971, five days after the May 14, 1971 date required by the contract, and that the punch list items of the work were finally completed on June 3, 1971. It was recommended that the contract be accepted as completed, assessing the contractor five days of liquidated damages at \$50 per day, or \$250. The recommendation was approved on passage of Resolution No. 20487 accepting work performed by Leuning Construction, Inc., assessing liquidated damages and authorizing recordation of Notice of Completion.

Application of Alameda County Flood Control and Water Conservation District for Permit to Fill Water Area and Extract Submerged Material in Port Area was reported to the Board by memo from the Environmental Planner, recommending that the required public hearing on this application be set for the hour of 2:15 p.m. Wednesday, July 21, 1971; which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

The continued item of Brokerage Commission on Industrial Park Sale was the subject of a memo to the Board from the Manager, Properties Department, informing the Board as to the basis of the commission earned by Coldwell, Banker & Company in the amount of \$10,731.25 in connection with the sale of 1.55 acres of Industrial Park property to Peter Bedford. Payment of the commission to Coldwell, Banker & Company was approved on passage of Resolution No. 20488.

Under the heading of New Business President Soda reported on a meeting held with Mayor Reading regarding the request of Mr. Don Clair for a location for his ferry boat which he intends to convert into a maritime museum. The Board was reminded that it had previously received a letter from Mr. Clair regarding this proposal. The Executive Director was asked to have a feasibility and advisability study made regarding the proposed maritime museum.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of June 30, 1971.

Summary of Claims Paid from Various Funds for the period June 10, 1971 through June 30, 1971.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Tripp, Walters and President
Soda - 7

Noes: None

Absent: None

"RESOLUTION NO. 20466

RESOLUTION GRANTING PERMIT TO SCHNITZER STEEL PRODUCTS
OF CALIFORNIA, INC., TO PERFORM CERTAIN DREDGING IN THE
INNER HARBOR."

"RESOLUTION NO. 20467

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

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Tripp, Walters and President Soda - 6

Noes: Commissioner Gainor - 1

Absent: None

"RESOLUTION NO. 20468

RESOLUTION GRANTING GESTETNER CORPORATION PERMISSION TO
PERFORM CERTAIN WORK AND REPEALING RESOLUTION NO. 20377."

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Connolly - 1

"RESOLUTION NO. 20469

RESOLUTION GRANTING PERMISSION TO BEEHCRAFT WEST TO
SUBLET PREMISES."

"RESOLUTION NO. 20470

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

"RESOLUTION NO. 20471

RESOLUTION AUTHORIZING EXECUTION OF LEASE WITH THE
UNITED STATES OF AMERICA."

"RESOLUTION NO. 20472

RESOLUTION GRANTING AVIS RENT-A-CAR SYSTEM, INC.,
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20473

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH MONTEREY MECHANICAL CO."

"RESOLUTION NO. 20474

RESOLUTION ACCEPTING WORK PERFORMED BY MONTEREY
MECHANICAL CO., AND AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION."

"RESOLUTION NO. 20475

RESOLUTION ACCEPTING WORK PERFORMED BY LUNGI
CONSTRUCTION COMPANY, ASSESSING LIQUIDATED DAMAGES,
AWARDING BONUS PAYMENT AND AUTHORIZING RECORDATION OF
NOTICE OF COMPLETION."

"RESOLUTION NO. 20476

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20477

RESOLUTION TEMPORARILY ASSIGNING LUBERT J. GILBERT,
SEMISKILLED LABORER, TO SCHEDULE 34.5, RATE "D", AS
FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 20478

RESOLUTION ACCEPTING WORK PERFORMED BY TRI-WAY
CONTRACTORS, INC., AND AUTHORIZING RECORDATION OF
NOTICE OF COMPLETION."

"RESOLUTION NO. 20479

RESOLUTION ACCEPTING WORK PERFORMED BY WILLIAMETTE-
WESTERN CORPORATION, AND AUTHORIZING RECORDATION OF
NOTICE OF COMPLETION."

"RESOLUTION NO. 20480

RESOLUTION ACCEPTING WORK PERFORMED BY A. D. SCHADER
COMPANY, AND AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 20481

RESOLUTION ACCEPTING PORT OF OAKLAND FLIGHT SELECTOR
SUPPLIED UNDER CONTRACT WITH COLOR ART PRESS."

"RESOLUTION NO. 20482

RESOLUTION ACCEPTING ONE 6,000 POUND FORK LIFT TRUCK SUPPLIED UNDER CONTRACT WITH PATTERSON LIFT TRUCKS, INC."

"RESOLUTION NO. 20483

RESOLUTION GRANTING PERMISSION TO DICK PETERSON COMPANY TO SUBLET PREMISES."

"RESOLUTION NO. 20484

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENT MODIFYING AGREEMENT FOR USE OF INDUSTRIAL TRACK AGREEMENT WITH SOUTHERN PACIFIC TRANSPORTATION COMPANY AND LIQUID CARBONIC CORPORATION."

"RESOLUTION NO. 20485

RESOLUTION GRANTING MARDECO, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20486

RESOLUTION GRANTING GENERAL AMERICAN TRANSPORTATION CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20487

RESOLUTION ACCEPTING WORK PERFORMED BY LEUNING CONSTRUCTION, INC., ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20488

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE BROKERAGE COMMISSION TO COLDWELL, BANKER & COMPANY."

"RESOLUTION NO. 20489

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PURCHASE CERTAIN SUPPLIES WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PROCUREMENT THEREOF."

"RESOLUTION NO. 20490

RESOLUTION AUTHORIZING EXECUTION OF EQUIPMENT LOAN AGREEMENT WITH SERVAIR OF CALIFORNIA, INC."

"RESOLUTION NO. 20491

RESOLUTION GRANTING PERMISSION TO SERVAIR OF CALIFORNIA, INC., TO DISPENSE AVIATION FUEL AND LUBRICANTS AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 20492

RESOLUTION GRANTING FORMAL RECOGNITION TO OAKLAND MUNICIPAL CIVIL SERVICE EMPLOYEES ASSOCIATION FOR THE CLERICAL-ADMINISTRATIVE UNIT."

"RESOLUTION NO. 20493

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING CERTAIN ITEMS OF PORT ORDINANCE NO. 964 RELATING TO MISCELLANEOUS CHARGES AND SPACE ASSIGNMENT RATES", was read for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Gainor, Mortensen, Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Connolly - 1

At the hour of 5:15 p.m. with attorney Laurence Corbett and the Assistant Port Attorney present the Board adjourned to an executive session to meet with its attorneys on matters of pending litigation and with its Meet & Confer representatives. The meeting reconvened in open session at the hour of 5:55 p.m., at which time it adjourned to the hour of 12 noon Thursday, July 8, 1971.

* * * * *

The meeting was reconvened Thursday, July 8, 1971 at the hour of 12:12 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

Commissioners present: Gainor, Mortensen, Tripp and President Soda - 4

Commissioners Berkley and Connolly arrived at the hour of 12:14 p.m. and Commissioner Walters arrived at the hour of 12:20 p.m.

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; and the Secretary of the Board.

Visitors attending the meeting included Mr. Laurence Corbett, attorney with Corbett, Welden & Kane.

The meeting was immediately adjourned to an executive session to discuss matters of pending litigation and to meet with the Board's Meet & Confer representatives.

The Board reconvened in open session at the hour of 1:45 p.m., at which time it adjourned to 12 noon Friday, July 9, 1971.

* * * * *

The meeting was reconvened Friday, July 9, 1971 at the hour of 12 noon in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

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

Commissioners absent: Berkley, Connolly and Gainor - 3

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Employee Relations Officer; and Secretary of the Board.

Visitors attending the meeting included Attorneys Laurence Corbett and Jack Welden of the law firm of Corbett, Welden & Kane.

The meeting was adjourned to an executive session at the hour of 12:13 p.m. to meet on matters of pending litigation and with its Meet & Confer representatives. The meeting reconvened in open session at the hour of 1:25 p.m., at which time the draft of a letter from the Executive Director to all Port employees was discussed and on motion of Commissioner Mortensen, seconded and passed unanimously, the Executive Director was instructed to transmit the letter to the Port employees.

The Executive Director informed the Board that due to the United Public Employees Local 390 strike the Airport was 19 men short of needs for servicing aircraft and recommended that the position of Aircraft Fueler be created so that appointments

could be made on an emergency basis to fill this need. On motion of Commissioner Tripp, seconded and passed unanimously, the Port Attorney was instructed to prepare an appropriate resolution for this purpose.

The meeting was adjourned at the hour of 1:35 p.m. to 12 noon Saturday, July 10, 1971.

The adjourned regular meeting of the Board scheduled to have been held at the hour of 12 noon Saturday, July 10, 1971, was adjourned to 11:00 a.m. Sunday, July 11, 1971, by the Secretary of the Board due to lack of a quorum.

The adjourned regular meeting of the Board scheduled to have been held at the hour of 11:00 a.m. Sunday, July 11, 1971, was adjourned to the hour of 12 noon Monday, July 12, 1971, by Assistant Secretary Walter A. Abernathy due to lack of a quorum.

The meeting was reconvened Monday, July 12, 1971 at the hour of 12 noon in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

Commissioners present at the start of the meeting:

Connolly, Gainor, Tripp and

President Soda - 4

Commissioner Berkley arrived at 12:15 p.m.

Commissioner Walters arrived at 12:25 p.m.

Commissioners absent: Mortensen - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; and Secretary of the Board.

Visitors attending the meeting included Mr. Laurence Corbett of Corbett, Welden & Kane.

Resolution No. 20494 was passed creating seventeen temporary positions of Aircraft Fueler to be paid \$3.91 per hour.

The Deputy Executive Director informed the Board that the certificates of indebtedness for the Seatrain transaction are almost assuredly to be sold on Wednesday, July 14, 1971.

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

Ayes: Commissioners Connolly, Gainor, Tripp and
President Soda - 4
Noes: None
Absent: Commissioners Berkley, Mortensen and
Walters - 3

"RESOLUTION NO. 20494

RESOLUTION CREATING TEMPORARY POSITIONS OF AIRCRAFT FUELER."

At the hour of 12:17 p.m. the meeting adjourned to an executive session to meet with its attorneys regarding matters of litigation and with its Meet & Confer representatives. The meeting was recessed at 12:48 p.m. and reconvened at 1:00 p.m., at which time it again adjourned to an executive session. The meeting was reconvened in open session at 1:23 p.m., at which time it adjourned to 3:30 p.m. Monday, July 12, 1971.

The meeting scheduled for the hour of 3:30 p.m. Monday July 12, 1971 was adjourned to 4:00 p.m. the same day by the Secretary of the Board due to lack of a quorum.

The meeting was reconvened Monday, July 12, 1971 at the hour of 4:15 p.m. in the office of the Board, Room 376, 66 Jack London Square, First Vice President Gainor presiding.

Commissioners present: Berkley, Connolly, Tripp,
Walters and First Vice President
Gainor - 5

Commissioners absent: Mortensen and President
Soda - 2

Also present were the Executive Director; Deputy
Executive Director; Port Attorney; Assistant Port Attorney;
Public Relations Director; and Secretary of the Board.

Visitors attending the meeting included Mr. Laurence
Corbett of Corbett, Welden & Kane.

The Board adjourned to an executive session to meet
with its attorneys on matters of litigation and with its Meet &
Confer representatives. The meeting reconvened in open session
at the hour of 4:30 p.m.. Attorney Laurence Corbett made an oral
report to the Board on the hearing held in the Superior Court
this morning regarding the Port of Oakland's Complaint for a
Permanent Injunction against the United Public Employees Local
390, informing the Board that the Court ruled that the temporary
restraining order previously issued was too broad as it prohibited
informational picketing and on this basis dismissed the contempt
charges against various union members and that a preliminary
injunction was issued by the Court and had been served on the
union and various Port employees and any violation thereof will
be cause for further citations. The Deputy Executive Director
made an oral report to the Board on the various Meet & Confer
sessions held with the union, the last one being late on Sunday,
July 11, 1971. Following discussion a motion was made by
Commissioner Tripp, seconded and passed unanimously, that the
Board of Port Commissioners hereby instructs its Meet & Confer
Committee to meet with representatives of the United Public
Employees Local 390 on behalf of the Port of Oakland to offer to
enter into a three-year memorandum of understanding commencing

July 1, 1971 and ending June 30, 1974, with the United Public Employees Local 390 containing the terms and conditions contained in a Summary of Proposed Settlement prepared for the Board by Attorney Corbett.

A motion was then made by Commissioner Tripp, seconded and passed unanimously, that the understanding with United Public Employees Local 390 dated July 12, 1971 prepared by Attorney Corbett, be made a matter of Board record. .

The meeting adjourned at the hour of 4:42 p.m. to Wednesday, July 14, 1971, at the hour of 2:00 p.m.

* * * * *

The meeting was reconvened Wednesday, July 14, 1971 at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

Commissioners present at the commencement of the meeting: Gainor, Mortensen, Tripp, Walters and President Soda. Commissioner Berkley arrived at 2:25 p.m. - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Public Relations Director; and Secretary of the Board.

Visitors attending the meeting included Attorney Joseph J. Hughes of Orrick, Herrington, Rowley & Sutcliffe, the Port's bond counsel; Mr. Bayard S. Forster, Vice President of Kuhn, Loeb & Co. of New York; Mr. Herman Zelles of Stone & Youngberg, the Port's financing consultants.

At the hour of 2:00 p.m. bids were opened for the sale of \$2,500,000 Port of Oakland 1966 Airport Development Revenue Bonds, Series A, under EDA Project No. 07-1-00050, the one bid received being that of the United States Department of Commerce,

Economic Development Administration, which bid par plus accrued interest at the rate of 3-3/4% (three and three-quarters percent) per annum for the entire issue or for any block or combination of bonds. The bid was submitted subject to the provision of the loan and grant agreement entered into on or about April 29, 1966 between the Board of Port Commissioners and the United States of America. It was dated July 7, 1971. Upon approval of the bid by Mr. Hughes, Mr. Zelles and the Port Attorney, Resolution No. 20495 was passed selling \$2,500,000 Port of Oakland 1966 Airport Development Revenue Bonds, Series A.

At the hour of 2:11 p.m. the Board adjourned to an executive session to meet with its Meet & Confer representatives. The Board reconvened in open session at the hour of 2:20 p.m. An ordinance was then passed to print amending Section 2 of Port Ordinance No. 1166 relating to the contributions of the Port of Oakland toward employee group health insurance and Resolution No. 20497 was passed excluding certain classifications of employees from additional contributions toward employee group health insurance.

Seatrains transaction was the subject of a memo to the Board from the Deputy Executive Director informing the Board regarding the subject transaction and recommending that the Board adopt a resolution of issuance of the certificates of indebtedness with the maturity schedule and interest rate as set forth in the resolution, the effective interest rate of which after taking into account the discount, being 8.026%. Resolution No. 20496 was then passed authorizing the issuance of \$20,000,000 principal amount of Port of Oakland 1971 certificates; Resolution No. 20498 was passed being a resolution of the Board of Port Commissioners of the City of Oakland approving official statement and certificate purchase agreement and authorizing execution thereof; and Resolution No. 29499 was passed authorizing execu-

tion of extension of closing date of escrow agreement with Seatrain Terminals of California, which extended the time from July 30, 1971 to a date not later than August 30, 1971.

Resolution No. 20500 authorizing certain travel in connection with the Seatrain transaction was also passed.

Assembly Bill No. 1057 was the subject of a memo to the Board from the Deputy Executive Director explaining the bill which had been introduced by Assemblyman John Knox, which bill would create a limited form of regional government similar to a measure introduced last year which was opposed by the Port. It was recommended that the Board adopt a resolution opposing the bill. Following discussion on the matter, Resolution No. 20501 was passed opposing Assembly Bill No. 1057, which resolution was approved on a vote of five ayes with Commissioner Tripp voting no, Commissioner Connolly being absent.

Port Ordinance No. 1708 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 for the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Connolly - 1

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

Ayes: Commissioners Gainor, Mortensen, Tripp,
Walters and President Soda - 5

Noes: None

Absent: Commissioners Berkley and Connolly - 2

"RESOLUTION NO. 20495

RESOLUTION SELLING \$2,500,000 PORT OF OAKLAND 1966
AIRPORT DEVELOPMENT REVENUE BONDS, SERIES A."

"RESOLUTION NO. 20496

RESOLUTION AUTHORIZING THE ISSUANCE OF \$20,000,000
PRINCIPAL AMOUNT OF PORT OF OAKLAND 1971 CERTIFICATES."

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Connolly - 1

"RESOLUTION NO. 20497

RESOLUTION EXCLUDING CERTAIN CLASSIFICATIONS OF
EMPLOYEES FROM ADDITIONAL CONTRIBUTIONS TOWARD EMPLOYEE
GROUP HEALTH INSURANCE."

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

Ayes: Commissioners Gainor, Mortensen, Tripp,
Walters and President Soda - 5

Noes: None

Absent: Commissioners Berkley and Connolly - 2

"RESOLUTION NO. 20498

RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE
CITY OF OAKLAND APPROVING OFFICIAL STATEMENT AND
CERTIFICATE PURCHASE AGREEMENT AND AUTHORIZING
EXECUTION THEREOF."

"RESOLUTION NO. 20499

RESOLUTION AUTHORIZING EXECUTION OF EXTENSION OF CLOSING
DATE OF ESCROW AGREEMENT WITH SEATRAN TERMINALS OF
CALIFORNIA, INC."

"RESOLUTION NO. 20500

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Walters and President Soda - 5

Noes: Commissioner Tripp - 1

Absent: Commissioner Connolly - 1

"RESOLUTION NO. 20501

RESOLUTION OPPOSING ASSEMBLY BILL NO. 1057."

There being no further business and on motion duly made and seconded the meeting was adjourned at 3:30 p.m.


Secretary

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

The meeting was held on Wednesday, July 21, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding, due written notice having been given members of the Board.

Commissioners present: Connolly, Gainor, Mortensen,
Tripp, Walters and President
Soda - 6

Commissioners absent: Berkley - 1

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

Visitors attending the meeting included Mrs. R. D. Israel, representing the Oakland League of Women Voters; Mr. Kenneth G. Moeller, representing the Oakland Chamber of Commerce; and Mr. John O. Wilson, Senior Engineer and Chairman of the Meet & Confer Committee of the Western Council of Engineers.

Minutes of the regular meeting of the Board held on June 16, 1971, and the adjourned regular meetings of the Board held on June 22, 23, and 30, July 1, 2, 5, 6, and 7, 1971, were approved as written and ordered filed.

At the hour of 2:15 p.m. President Soda announced that the Public Hearing scheduled on the Application of Alameda County Flood Control and Water Conservation District for Permit to Dredge and Fill Parts of San Leandro Creek and Related Work was continued to the hour of 2:15 p.m., Wednesday, August 4, 1971.

Changes in Airport Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Mortensen, seconded and passed unanimously.

WORLD AIRWAYS, INC., a Category "A" tenant, to continue occupancy of 49,885 sf at \$.01 psf for a total monthly rental of \$498.85 for area located directly across Earhart Road from Hangar 610 under a new agreement from August 1, 1971 through November 30, 1971 (same termination date as master license agreement) at the existing rental rate.

BAY AVIATION SERVICES, INC., a Category "A" tenant, to continue occupancy of 13,992 sf of Bay "D", Hangar 7, at \$.06 psf, 9,200 sf of automobile parking area at \$.013 psf, and 16,000 sf of adjacent ramp area at \$.015 psf for a total monthly rental of \$1,194.92 under a new one year agreement. A 30-day mutual cancellation clause is included.

Report on Existing Signs, Building L-820 (SFO Helicopter Airlines, Inc.), was contained in a memo to the Board from the Environmental Planner informing the Board that the two SFOH signs were a part of the structure when it was leased to the airline on March 4, 1968, and therefore the Port at this point in time has no legal authority to ask that these signs be removed.

Sign Permit Application Building L-815, (National Airmotive Division of The Republic Corporation) 7200 Lockheed Street North Airport, was the subject of a memo to the Board from the Environmental Planner informing the Board that National Airmotive has a sign in place on its building which conforms to size and shape requirements of the North Airport sign policy; however, it is enclosed in a blue metal frame with the words "National Airmotive" in twelve inch high white letters over a red background. It was the recommendation of the Environmental Planner that the sign application be denied on the basis of its bright colors. It was the recommendation of the Executive Director that the application be neither denied nor approved until sufficient Board members have seen the sign in place and determine whether or not these more intense colors should be

accepted or prohibited. The matter was continued to the next meeting of the Board to give the Board members an opportunity to view the sign.

Intrastate Airline Applications, was the subject of a memo to the Board from the Director of Aviation informing the Board that both the Pacific Southwest Airlines and Air California have applied to the California Public Utilities Commission for additional service rights which would provide Oakland with competitive service on some routes, new service on others and add to the frequency of existing service by permitting more flexibility in scheduling. It was recommended that the application be supported before the California Public Utilities Commission, which recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

AirporTransit's Application for Fare Increases, was reported to the Board by memo from the Director of Aviation. The fare increases which would apply for service to and from the Oakland Airport and Alameda would be increased from \$.77 to \$1.00; downtown Oakland from \$1.14 to \$1.50; downtown Berkeley from \$2.05 to \$2.50; and downtown San Francisco from \$1.50 to \$2.50. Following discussion on this item the Board asked that it be furnished with a report as to what financial effect the new increases would have on Port of Oakland subsidy to AirporTransit based on subsidy payments made by the Port during the month of May. The matter was put over to the next meeting of the Board for this report.

Bilund v. City of Oakland; Workmen's Compensation Appeals Board Case No. 71 OAK 38501, was the subject of a letter to the Board from the Port Attorney informing the Board that Mrs. Bilund has filed an Application for Adjudication of Claim, seeking death benefits of \$20,000.00 and burial expenses, asserting that the injury was industrially caused, and that the matter

has been set for a conference on July 23, 1971 to frame issues and secure stipulations.

Outer Harbor Parking Restrictions, was the subject of a memo to the Board from the Traffic Manager and Manager, Marine Terminal Department, recommending that in accordance with Port Ordinance No. 1696 certain streets in the Outer Harbor terminal area be designated where stopping, standing or parking is prohibited. Board members inquired as to the availability of employee parking space in the area and urged that such space be maximized and designated as parking areas in order that the recommended prohibition of parking can be enforced in a practical way and still provide adequate parking for employees in the area. In this connection Resolution No. 20502 was passed designating certain streets in the Port of Oakland Outer Harbor area as streets upon which parking is prohibited.

Contract for Construction of Terminal Office Building at Berths H, I and J Seventh Street Marine Terminal, was the subject of a memo to the Board from the Assistant Chief Engineer informing the Board that five bids were received for the subject work, the lowest being that of Red Feather Construction, Inc. in the sum of \$147,400.00, but that this company neglected to include with its bid a list of subcontractors who will perform any portion of the work in excess of 1/2 of one percent of the prime contractor's total bid, as required by our specifications and by the State law. A list of subcontractors was furnished to the Port by a representative of Red Feather shortly after the bids were opened and publicly declared. The Board was informed that the Port Attorney and the Assistant Chief Engineer had talked to Mr. Robert E. Davis, President of Red Feather Construction, Inc., explaining that the list of subcontractors could not be considered as a part of the bid and outlined the law regarding the use of subcontractors

when not previously listed and the penalties which may be assessed if subcontractors are used, and that Mr. Davis had stated that he was satisfied with his bid and would be willing to enter into a contract, but not if a penalty was to be imposed upon him for the use of subcontractors. It was recommended that the Board reject all bids, return bid securities to the respective bidders and authorize the award of the contract on the open market for a lump sum price not to exceed \$147,400.00. The Board indicated its approval of the recommendation provided that all those who submitted bids are provided the opportunity to submit informal bids for the work at a contract price not to exceed \$147,400.00. In this connection Resolution No. 20503 was passed rejecting bids for construction of terminal office building at Berths H, I and J, Seventh Street Marine Terminal and Resolution No. 20504 was passed finding and determining that it is in the best interests of the Port to perform certain public work without competitive bidding and authorizing the performance thereof.

Employment of Michael W. Green to the permanent position of Draftsman in the Airport Planning Department to become effective July 22, 1971 as recommended to the Board by memo from the Employee Relations Officer was deferred due to the International Longshoremen and Warehousemen Union strike.

Other Personnel Matters as recommended to the Board by memo from the Employee Relations Officer were approved on passage of Resolution No. 20505 concerning certain appointments and Resolution No. 20506 concerning certain leaves of absences.

A Proposal to Upgrade Professional Accounting Position in the Accounting Department as recommended to the Board by memo from the Director of Fiscal Affairs, which would reduce the number of positions of Accountant Auditor from two to one, and increase the number of positions of Associate Accountant from one

to two, which recommendation was approved on passage of an ordinance to print, with the understanding that Alicia Chan would be appointed as Associate Accountant upon second reading of the ordinance, and pending such appointment Alicia Chan was assigned to the Extra Position No. 1 (Associate Accountant), which appointment was included in Resolution No. 20505.

Travel Authorization as recommended to the Board by memo from the Executive Director was approved on passage of Resolution No. 20509 ratifying travel of the Senior Traffic Representative and Traffic Analyst to Seattle, Washington on or about July 15, 1971 to attend a meeting of the Pacific Coast Association of Port Authorities Traffic Committee and the Joint California Northwest Ports Traffic Meeting; and also ratifying travel of the Supervisory Airport Traffic Representative between Edmonton, Calgary and Vancouver, Canada, for discussions with representatives concerning efforts of the Cities and Chambers of Commerce of Calgary and Edmonton to obtain direct air service to the Bay Area and Los Angeles.

Agreement between Port of San Francisco and California Stevedore and Ballast Company, was the subject of a letter to the Board from the Port Attorney, which agreement is presently pending before the Federal Maritime Commission for approval pursuant to Section 15 of the Shipping Act, 1916. The letter briefly explained the purpose and terms of the agreement and the Port of Oakland's concern and informs the Board that a letter dated July 13, 1971 had been dispatched to the Federal Maritime Commission over the signature of the Executive Director in response to a notice inviting such comments and recommends that the Board ratifying the filing of comments, which recommendation was approved on passage of Resolution No. 20510.

In connection with the continued item of Sign Permit Application, Sailboats, Inc., 1951 Embarcadero, first presented

to the Board at its meeting of July 7, 1971, at which time the Board determined that consideration of this application would be deferred until such time as a sign policy is established for the Embarcadero area; however, a resolution denying Sailboats, Inc. permission to perform certain work was inadvertently listed on the Board calendar for this meeting of July 21, 1971 was passed by the Board and assigned No. 20508.

Changes in Harbor Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved on motion of Commissioner Mortensen, seconded and passed unanimously, as follows:

EMSCO RICE MILLS, INC. - to continue occupancy of 28,825 sf of Building J-215 on the Embarcadero, across the street from the Embarcadero Cove at \$.055 psf for a total monthly rental of \$1,585.38 under a new one-year license agreement containing a 30-day mutual cancellation clause effective September 1, 1971.

MONTGOMERY WARD & CO., INCORPORATED - to continue occupancy of approximately 85% of our Terminal Building "A" at 14th and Terminal Streets in the Outer Harbor at \$.05 psf for a total monthly rental of \$6,028 under a new license agreement effective September 1, 1971.

D. ZELINSKY & SONS, INCORPORATED - to continue occupancy of Building E-116 in the Middle Harbor Terminal comprising 5,600 sf of shop building at \$.06 psf, 4,820 sf of platform dock at \$.04 psf and 30,150 sf of unpaved outside area at \$.011 psf, for a total monthly rental of \$860.45 under a new license agreement effective Sept. 1, 1971. A mutual 6 months' cancellation clause is included.

J. W. SILVIERA - to continue occupancy and add additional area for its marina operation at the foot of Fifth Avenue under a new one-year license agreement which would encompass all of the available area, 129,447 sf, at the existing rental of \$.009 psf for a new total monthly rental of \$1,129.02 as a minimum rental. The Port would have the privilege of cancelling this license agreement on six months' notice should the Board by resolution determine that the area is needed for marine terminal development. The agreement would also provide for 15% payment to the Port of berthing fees should that sum exceed the minimum rental.

Termination Agreement - Potlatch Forests, Inc. concerning the vacation of Terminal Building "B" on December 1, 1970, and transferring the title of certain personal property to the Port consisting of light fixtures, conduit, space heaters and a switch-

board at no cost and in turn relieves Potlatch of certain restoration requirements, was recommended to the Board for approval by memo from the Assistant Manager, Properties Department. In this connection Resolution No. 20511 was passed authorizing execution of termination agreement with Potlatch Forests, Inc. and directing recordation thereof.

Santa Fe Property Alice to Fallon Streets, was the subject of a memo to the Board from the Executive Director informing the Board of comments received from various City of Oakland departments and other agencies and individuals. It was the oral recommendation of the Executive Director that the matter be continued on the calendar of the Board to its meeting of August 4, 1971, to allow additional time for receipt of written comments as well as oral comments if submitted. The matter was continued to August 4, 1971.

Additional Land Purchase in Industrial Park by Builders Cabinets, Inc., was the subject of a memo to the Board from the Manager, Properties Department, recommending that the Board approve the sale of 6,935 square feet of land in the Industrial Park adjacent to that already purchased by Builders Cabinets, Inc. at a price of \$2.07 psf or \$14,355.45, with the understanding that Builders Cabinets, Inc. will grant a 10-foot easement for railroad track usage to the Port and will properly landscape the entire southeastern boundary of the premises. In this connection an ordinance was passed to print authorizing sale of the property to Builders Cabinets, Inc.

A copy of a proposed lease dated July 21, 1971 with Leo Freschi covering an area of 4 acres more or less fronting on the Oakland Estuary lying between Fredrick and Diesel Streets if extended southwesterly together with an ordinance authorizing the execution of such lease without competitive bidding was transmitted to the Board by letter from the Port Attorney,

together with a memorandum of explanation from the Assistant Manager, Properties Department. The lease, which would terminate December 31, 1973, calls for a monthly rental of \$1,024.53, as previously approved by the Board in principle at its meeting of May 19, 1971. In this connection an ordinance was passed to print authorizing the execution of lease with Leo Freschi.

Building Permit Application and Sign Permit Application Building K-414 (Stolte, Inc.) Industrial Park, was the subject of a memo to the Board from the Environmental Planner, recommending approval of alterations to the building to install two walk-up windows and a sign on the Hegenberger Road side of the building for the Bank of America. The applications were approved on passage of Resolution No. 20512.

Award of Contract for Demolition of a Portion of Market Street Pier and Demolition of a Portion of and Construction of Improvements to Fireboat Berth at Foot of Broadway to James Marsh Company at a contract price of \$33,500, which was the low bid among five received and publicly declared on July 13, 1971, was recommended to the Board by memo from the Assistant Chief Engineer, which recommendation was approved on passage of Resolution No. 20513.

Mr. John O. Wilson, Senior Engineer for the Port, as Chairman of the Meet & Confer Committee for the Western Council of Engineers, appeared before the Board to explain the engineers' position as to their reasons for refusing the three-year Memorandum of Understanding between this organization and the Port of Oakland.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of July 14, 1971.

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

Accounts Receivable 40 Days or More in Arrears
as of July 14, 1971.

Accounts Receivable Referred to Legal as of
July 14, 1971.

Summary of Claims Paid from Various Funds for the
period of July 2, 1971 through July 14, 1971.

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

Ayes: Commissioners Connolly, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Berkley - 1

"RESOLUTION NO. 20502

RESOLUTION DESIGNATING CERTAIN STREETS IN THE PORT OF
OAKLAND OUTER HARBOR TERMINAL AREA AS STREETS UPON
WHICH PARKING IS PROHIBITED."

"RESOLUTION NO. 20503

RESOLUTION REJECTING BIDS FOR CONSTRUCTION OF TERMINAL
OFFICE BUILDING AT BERTHS H, I AND J, SEVENTH STREET
MARINE TERMINAL."

"RESOLUTION NO. 20504

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE
BEST INTERESTS OF THE PORT TO PERFORM CERTAIN PUBLIC
WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE
PERFORMANCE THEREOF."

"RESOLUTION NO. 20505

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20506

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 20507

RESOLUTION ASSIGNING JOHN KELLY, ENGINEERING AID, TO
SCHEDULE 28.5, RATE "E", AS FIXED BY PORT ORDINANCE
NO. 867."

"RESOLUTION NO. 20508

RESOLUTION DENYING SAILBOATS, INC., PERMISSION TO
PERFORM CERTAIN WORK."

"RESOLUTION NO. 20509

RESOLUTION RATIFYING CERTAIN TRAVEL."

"RESOLUTION NO. 20510

RESOLUTION RATIFYING FILING OF COMMENTS WITH FEDERAL MARITIME COMMISSION."

"RESOLUTION NO. 20511

RESOLUTION AUTHORIZING EXECUTION OF TERMINATION AGREEMENT WITH POTLATCH FORESTS, INC., AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 20512

RESOLUTION GRANTING STOLTE, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20513

RESOLUTION AWARDING CONTRACT TO JAMES MARSH COMPANY FOR DEMOLITION OF A PORTION OF MARKET STREET PIER AND DEMOLITION OF A PORTION OF AND CONSTRUCTION OF IMPROVEMENTS TO FIREBOAT BERTH AT FOOT OF BROADWAY; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 20514

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20515

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH POWERINE OIL COMPANY."

"RESOLUTION NO. 20516

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO GIVE WRITTEN NOTICE OF LAYOFF OF EMPLOYEES."

Port Ordinance No. 1707 being, "AN ORDINANCE AMENDING CERTAIN ITEMS OF PORT ORDINANCE NO. 964 RELATING TO MISCELLANEOUS CHARGES AND SPACE ASSIGNMENTS RATES," and Port Ordinance No. 1708 being, "AN ORDINANCE AMENDING SECTION 2 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE," were read a second time and finally adopted by the following vote:

Ayes: Commissioners Connolly, Gainor, Mortensen,
Tripp, Walters and President Soda - 6
Noes: None
Absent: Commissioner Berkley - 1

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING
PORT ORDINANCE NO. 867 REDUCING THE NUMBER OF POSITIONS OF
ACCOUNTANT AUDITOR AND INCREASING THE NUMBER OF POSITIONS OF
ASSOCIATE ACCOUNTANT", and Port Ordinance No. ____ being, "AN
ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL
PROPERTY LOCATED APPROXIMATELY 450 FEET NORTHEAST OF EDGEWATER
DRIVE AND APPROXIMATELY 250 FEET SOUTHEAST OF HASSLER WAY IN
THE PORT OF OAKLAND INDUSTRIAL PARK TO BUILDERS CABINETS, INC.,
AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE
PURCHASER THEREOF", and Port Ordinance No. ____ being, "AN
ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH LEO FRESCHI",
were read the first time and passed to print by the following
vote:

Ayes: Commissioners Connolly, Gainor, Mortensen,
Tripp, Walters and President Soda - 6
Noes: None
Absent: Commissioner Berkley - 1

At the hour of 4:15 p.m. the Board adjourned to an
executive session attended only by Board members to consider
personnel matters. The Board reconvened in open session at the
hour of 4:45 p.m. There being no further business and on motion
duly made and seconded the meeting was adjourned at 4:45 p.m.


Secretary

Port Commissioners Meeting
Secretary *[Signature]*
Action AUG 2 5 1971
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 4, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding, due written notice having been given members of the Board.

Commissioners present: Connolly, Mortensen, Tripp,
Walters and President Soda - 5

Commissioners absent: Berkley and Gainor - 2

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Public Relations Director; Airport Manager; Supervising Airport Traffic Representative; Chief Engineer; Environmental Planner; Manager, Properties Department; Assistant Manager, Properties Department; Traffic Manager and Manager, Marine Terminals Department; Supervising Engineer Roy Clark; and Secretary of the Board.

Visitors attending the meeting included Mr. James Babcock, Partner in Sandy/Babcock Architects, representing Santa Fe Land Improvement Company; Mr. Michael Sykes, Engineer with Healy Tibbitts Construction Company; Miss Fanchon Lunin, representing Daily Commercial News; and Mr. Richard Dombink, Chief, Real Estate Branch of the Alameda County Public Works Department.

Minutes of the regular meeting of the Board held on July 7, 1971 and adjourned regular meetings of the Board held on July 8, 9, 10, 11, 12 and 14, 1971 and the regular meeting of the Board held on July 21, 1971 were approved as written and ordered filed.

Messrs. Walter Robertson, Semiskilled Laborer, and Willie Washington, Semiskilled Laborer, were each introduced to the Board by Supervising Engineer Roy Clark and presented with pins denoting 20 years of service to the Port.

At the hour of 2:15 p.m. President Soda called for the public hearing on the application of the Alameda County Flood Control and Water Conservation District for permit to dredge parts of San Leandro Creek and related work. Mr. Richard Dombrink, Chief, Real Estate Branch, Alameda County Public Works Department, representing the Flood Control and Water Conservation District, appeared before the Board in support of the application and a written report was made to the Board by the Executive Director recommending that if there is no testimony opposing the application which would require further study that the application be approved subject to certain specified conditions outlined to the Board in the memorandum. There was no appearance in opposition to the application and Resolution No. 20527 was passed granting permit to Alameda County Flood Control and Water Conservation District to perform certain dredging and filling work in San Leandro channel.

In connection with the foregoing application, the Manager, Properties Department submitted a memo to the Board regarding right of entry for Alameda County Flood Control and Water Conservation District recommending that a right of entry be granted so that the project can move forward without undue delay. In this connection Resolution No. 20528 was passed granting conditional right of entry permit to the Alameda County Flood Control and Water Conservation District.

The continued item of AirporTransit's Application for Fare Increases was the subject of a memo to the Board from the

Director of Aviation informing the Board as to the effect that the increased rate would have on Port revenues to reduce the subsidy paid to AirporTransit, based on operations experienced during the month of May 1971 and also listing limousine fares between airports and other major cities. Questions were asked of the Supervising Airport Traffic Representative regarding the proposed fare increases and their possible effect on users of the limousine service as well as fares previously approved by the Board for Airporter and its planned service to the Oakland Airport. It was explained to the Board that the Airporter service planned on requesting increased rates but to date the application has not yet been filed with the State Public Utilities Commission and the level of rates to be requested is not yet known. Following discussion a motion was made by Commissioner Mortensen, seconded by Commissioner Connolly, recommending that the Port support the AirporTransit's application to the State Public Utilities Commission. The motion failed to pass by the following vote: Ayes - Commissioners Mortensen, Connolly and President Soda - 3; Noes - Commissioner Tripp 1; Abstained - Commissioner Walters - 1. The Board then requested that the Board be furnished with a comparison between the AirporTransit and the Airporter service rates and the over-all effect on service to Oakland International Airport. The matter was continued for further discussion.

Inverse Condemnation Actions - Bay Farm Island was the subject of a letter to the Board from the Port Attorney advising that a stipulation has now been obtained from the present owner of record, Palm Homes, Inc., on the thirteenth and final parcel of land as well as from the former owners of this property and its present occupants, Carmen E. DiCini and Jewel L. DiCini, and recommending that the amount of \$4,050, the amount of the stipulated judgment, be paid. In this connection Resolution No.

20518 was passed authorizing execution of stipulation of judgment in inverse condemnation and making appropriation therefor.

Building permit application Building M-101 for improvements to be constructed by Delta Airlines in the Airport Ticketing Building consisting of the relocation of an existing aluminum post at the ticketing building and the construction of two signs was recommended to the Board by memo from the Environmental Planner and approved on passage of Resolution No. 20519.

Building Permit Application for improvements to be made by Trans International Airlines consisting of rearrangement of interior partitions in Building L-802 at the North Airport was recommended to the Board for approval by memo from the Environmental Planner, which recommendation was approved on passage of Resolution No. 20520.

Contract Completion - Construction of Dike for Runway 11-29 Extension, Metropolitan Oakland International Airport was the subject of a memo to the Board from Supervising Engineer Roy Clark informing the Board that time for completion of the contract which was divided into two phases is automatically extended for a period of 24 and 1/2 days in accordance with the contract due to inclement weather, during which time the Contractor was not permitted to work, and recommending that an additional 14 days be granted due to the Port's delay in sending the required notice to the Contractor that the contract is in effect (because of the Contractor's delay in furnishing insurance certificates), resulting in the time for completion of Phase I to be extended from December 8, 1970, to January 4, 1971, which phase was completed on December 29, 1970, and Phase II to be extended from March 9, 1971, to April 17, 1971, which phase was completed on April 14, 1971, and recommending that based on the lump sum bid for the work plus the 12 unit priced items and the Engineer's calculated quantities

required to meet the Port's specifications for the job, there is due the Contractor the amount of \$827,116.50 and recommended that the contract be accepted as completed on April 17, 1971 and that the Contractor be paid the amount specified. Mr. Michael Sykes, engineer for Healy Tibbitts Construction Co., the Contractor, appeared before the Board to dispute the amounts of roadway rock approved by the Port Engineer as a much larger amount had actually been placed on the project. The circumstances surrounding the placement of additional rock was satisfactorily explained to the Board by the Supervising Engineer and Resolution No. 20521 was passed extending time for performance of contract with Healy Tibbitts Construction Co. and Resolution No. 20522 was passed accepting work performed by Healy Tibbitts Construction Co., and authorizing recordation of Notice of Completion.

Amendment to Port Ordinance No. 1490 (Contract Fueling Definition) was the subject of a memo to the Board from the Airport Manager recommending that the definition of "Contract Accounts" be amended to include major large air carrier aircraft manufacturers in order that manufacturers such as McDonnell-Douglas, Lockheed, and Boeing, which conduct testing programs at the Airport, may be serviced the same as other contract accounts. The subject was discussed and the Airport Manager explained to the Board his reasons for the recommendation; however, an ordinance amending Section 1 of Port Ordinance No. 1149 (the basic ordinance as amended by Port Ordinance No. 1490) relating to charges for use of facilities and the provision of aviation fuel at Metropolitan Oakland International Airport failed of adoption by the following vote: Ayes - Commissioners Walters, Mortensen and President Soda - 3; Noes - Commissioners Connolly and Tripp - 2; Absent - Commissioners Berkley and Gainor - 2.

Appointment of Representative to Oakland Airport Extension Board was the subject of a memo to the Board from the

Executive Director explaining that this Board of Control has been formed to conduct the next phase of a study concerning the extension of Bay Area Rapid Transit service to Oakland Airport, and recommending that President Soda be named as the official representative of the Board of Port Commissioners with the Executive Director as his alternate, which recommendation was approved on passage of Resolution No. 20538.

Application of Joe H. Estrada for Leave to File Late Claim for Personal Injuries was the subject of a letter to the Board from the Port Attorney advising that on July 15, 1971 Mr. Estrada presented his application for leave to present a late claim against the Port of Oakland for personal injuries alleged to have been sustained February 11, 1971 at the Seventh Street Marine Terminal. The claim for alleged severe back injuries is in the amount of \$250,000 plus medical expenses and loss of wages. It was explained to the Board that the claim should have been filed on or before May 24, 1971, whereas the claim was actually filed on June 4, 1971, eleven days late. It was recommended that the application to file a late claim be denied. In this connection Resolution No. 20517 was passed denying application of Joe H. Estrada for leave to file claim for personal injuries by the following vote: Ayes - Commissioners Connolly, Mortensen, Tripp and President Soda - 4; Absent - Commissioners Berkley and Gainor - 2; Abstained - Commissioner Walters - 1.

Howard Terminal Tariff Increases in rates for loading and unloading cars and Trucks and for overtime and penalty rates, man hour rates, equipment rental rates, general minimum charge and miscellaneous labor charges as recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal

Department were approved on motion of Commissioner Connolly, seconded and passed unanimously.

Personnel Matters regarding certain military leaves of absence as recommended to the Board by the Employee Relations Officer were approved on passage of Resolution No. 20523.

Memorandums of Understanding was the subject of a letter to the Board from the Port Attorney informing the Board that the Memorandums of Understanding previously approved by the Board with United Public Employees Local 390 and Oakland Municipal Civil Service Employees Association for the three-year period commencing July 1, 1971 to June 30, 1974, have been signed and returned from the two groups and recommending that appropriate resolutions be adopted by the Board to ratify its previous action. In this connection Resolution No. 20524 was passed ratifying Memorandum of Understanding with Oakland Municipal Civil Service Employees Association and Resolution No. 20525 was passed ratifying Memorandum of Understanding with United Public Employees Local 390 AFL-CIO.

Ratifying Action of Executive Director in Deferring Layoffs was the subject of a memo to the Board from the Executive Director confirming oral information previously given to several members of the Board that a careful review made by the Deputy Executive Director and the Director of Fiscal Affairs of the actual income and expenditures for the Port indicated the feasibility of deferring the layoffs, previously authorized by Board Resolution No. 20516 adopted July 21, 1971 for a period of 30 days and recommended that the Board ratify the action of the Executive Director in deferring layoffs, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Sign Permit Application Sailboats, Inc., 1951

Embarcadero was the subject of a memo to the Board from the Secretary of the Board recommending that Board Resolution No. 20508 denying the application of Sailboats, Inc. sign permit inadvertently passed by the Board at its meeting of July 21, 1971, be rescinded, which recommendation was approved on passage of Resolution No. 20539 repealing Resolution No. 20508 relating to Sailboats, Inc.

Santa Fe Property Alice to Fallon Streets was the subject of a memo to the Board from the Executive Director recording for the Board the oral comments received at the public hearing which was held on the project by the Board on July 7, 1971, as well as later comments received in writing from various individuals and agencies. It was recommended that the Board approve the proposed development plan in concept conditional upon the requirement that detailed plans will be submitted to the Port for approval as they are developed with the further understanding that building permits and dredge and fill permits will be required prior to the commencement of construction. Commissioner Walters inquired as to whether or not the planned ratio of residence to office space for this project is appropriate in view of the downtown Oakland developments and also stated for the record that it should be known that this project was not initiated by the Port of Oakland. The Board was informed that a letter had been received from the City Planning Commission addressed to President Soda indicating that the Planning Commission is favorably impressed with the project and plans to schedule a public hearing Wednesday, August 18, 1971 at 4:00 p.m. regarding a proposed amendment to the Oakland General Plan to allow residential and commercial uses on Santa Fe property so

that the General Plan continues to reflect current development policy within the City rather than policies which have been superseded. President Soda requested that further discussion on the matter be deferred for one week and a motion which had been made and seconded to approve the project was withdrawn. Commissioner Connolly did not participate in the discussions on this subject.

NACO, Inc., et al. vs. City of Oakland, San Francisco County Superior Court Action No. 634-108 was the subject of a letter to the Board from the Port Attorney informing the Board of actions taken by NACO, Inc., United Structures, Inc., and Granberg Supply Co., Inc. in filing an action in Superior Court to recover judgment against the Port relating to possessory interest taxes and informing the Board that appropriate defense will be prepared and entered in this action by the Port Attorney.

Changes in Harbor Tenancies was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending approval of the following subleases requested for Mardeco, Inc. in Building No. F-201 at Jack London Square:

C. L. Butler on a month-to-month tenancy, at a rental of \$40 per month against 7% of the tenant's sales in its operation as a jobber shop, repairing and rebuilding marine engine transmissions.

Dan O'Connor on a month-to-month tenancy at a rental of \$40 per month against 7% of the tenant's gross sales in his business of boat rigging and servicing of sail and motor boats.

The subleases were approved on passage of Board Resolution No. 20526.

Building Permit Application Building G-315 (S. E. Edgar, Inc.) at 251 -5th Avenue to cover the construction of two storage rooms over the existing office, and the construction of a stairway to reach the storage rooms was recommended for approval by

memo from the Environmental Planner and was approved on passage of Board Resolution No. 20529.

Lake Merritt Channel/Estuary Park was the subject of a memo to the Board from Supervising Engineer John Lambert informing the Board that additional Federal beautification funds have been received by the City of Oakland which will now permit the construction of the three items which were originally deducted from the contract for the Estuary Park; i.e., observation and fishing pier; arbor over picnic area; and floating docks. The information was noted by the Board.

Disposal of 10 Chandeliers and 24 Wall Lamps, made surplus by the modernization program of Goodman's Hall, 10 Jack London Square, by means of private sale after solicitation of informal bids was recommended to the Board by memo from the Port Purchasing Agent, which recommendation was approved on passage of Resolution No. 20530.

Sublease of Office Space from Metromedia, Inc. was the subject of a memo to the Board from the Deputy Executive Director informing the Board that by agreement between Metromedia, Inc. and 66 London Square Corporation the 1,030 square feet of office space on the second floor of the Port of Oakland building occupied by the Airport Planning Department will in the future be leased directly from 66 London Square Corporation rather than a sub-lease of Metromedia, Inc. with the Port retaining all of its rights under the original agreement with Metromedia. It was recommended that the Board ratify the new agreement with 66 London Square Corporation, which recommendation was approved on passage of Resolution No. 20531 ratifying exercise of option to extend the term of lease with Metromedia, Inc.

A motion was made by Commissioner Mortensen, seconded by Commissioner Tripp, to authorize the Deputy Executive Director to negotiate the purchase of the second floor leasehold in the Port of Oakland Building from 66 London Square Corporation for a price not to exceed \$325,000. The motion passed by the following vote: Ayes - Commissioners Connolly, Mortensen, Tripp and Walters - 4; Noes - President Soda - 1.

Change in Contract with Color Art Press for printing two Port publications, the "Progress-News-Notes" and "Transport Monthly", to reduce the frequency of the publication and the number of copies required, was recommended to the Board by memo from the Public Relations Director, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

During discussion on the following listed reports the Board requested an up to date financial report on Beech Aircraft Corporation.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of July 28, 1971.

Summary of Claims paid from Various Funds for the period July 12, 1971 through July 28, 1971.

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

Ayes: Commissioners Connolly, Mortensen, Tripp
and President Soda - 4

Noes: None

Abstain: Commissioner Walters - 1

Absent: Commissioners Berkley and Gainor - 2

"RESOLUTION NO. 20517

RESOLUTION DENYING APPLICATION OF JOE H. ESTRADA FOR
LEAVE TO FILE CLAIM FOR PERSONAL INJURIES."

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

Ayes: Commissioners Connolly, Mortensen, Tripp,
Walters and President Soda - 5
Noes: None
Absent: Commissioners Berkley and Gainor - 2

"RESOLUTION NO. 20518

RESOLUTION AUTHORIZING EXECUTION OF STIPULATION FOR ENTRY
OF JUDGMENT IN INVERSE CONDEMNATION AND MAKING APPROPRIA-
TION THEREFOR."

"RESOLUTION NO. 20519

RESOLUTION GRANTING DELTA AIR LINES, INC., PERMISSION TO
PERFORM CERTAIN WORK."

"RESOLUTION NO. 20520

RESOLUTION GRANTING TRANS INTERNATIONAL AIRLINES PER-
MISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20521

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH HEALY TIBBITTS CONSTRUCTION CO."

"RESOLUTION NO. 20522

RESOLUTION ACCEPTING WORK PERFORMED BY HEALY TIBBITTS
CONSTRUCTION CO., AND AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION."

"RESOLUTION NO. 20523

RESOLUTION GRANTING CERTAIN MILITARY LEAVES OF ABSENCE."

"RESOLUTION NO. 20524

RESOLUTION RATIFYING MEMORANDUM OF UNDERSTANDING WITH
OAKLAND MUNICIPAL CIVIL SERVICE EMPLOYEES ASSOCIATION."

"RESOLUTION NO. 20525

RESOLUTION RATIFYING MEMORANDUM OF UNDERSTANDING WITH
UNITED PUBLIC EMPLOYEES LOCAL 390, AFL-CIO."

"RESOLUTION NO. 20526

RESOLUTION CONSENTING TO CERTAIN SUBLEASES BY MARDECO,
INC."

"RESOLUTION NO. 20527

RESOLUTION GRANTING PERMIT TO ALAMEDA COUNTY FLOOD
CONTROL AND WATER CONSERVATION DISTRICT TO PERFORM
CERTAIN DREDGING AND FILLING WORK IN SAN LEANDRO
CHANNEL."

"RESOLUTION NO. 20528

RESOLUTION GRANTING CONDITIONAL RIGHT OF ENTRY PERMIT
TO THE ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVA-
TION DISTRICT."

"RESOLUTION NO. 20529

RESOLUTION GRANTING S. E. EDGAR, INC. PERMISSION TO
PERFORM CERTAIN WORK."

"RESOLUTION NO. 20530

RESOLUTION AUTHORIZING THE SALE OF CERTAIN SURPLUS
PERSONAL PROPERTY."

"RESOLUTION NO. 20531

RESOLUTION RATIFYING EXERCISE OF OPTION TO EXTEND THE
TERM OF SUBLEASE WITH METROMEDIA, INC."

"RESOLUTION NO. 20532

RESOLUTION APPOINTING ALICIA CHAN TO THE POSITION OF
ASSOCIATE ACCOUNTANT."

"RESOLUTION NO. 20533

RESOLUTION APPROVING BONDS OF JAMES MARSH COMPANY."

"RESOLUTION NO. 20534

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND
CONCESSION AGREEMENT WITH SMARTE CARTE, INC."

"RESOLUTION NO. 20535

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL
AGREEMENT WITH BAY AVIATION SERVICES, INC."

"RESOLUTION NO. 20536

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

"RESOLUTION NO. 20537

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND
CONCESSION AGREEMENTS."

"RESOLUTION NO. 20538

RESOLUTION APPOINTING PORT OF OAKLAND REPRESENTATIVE AND ALTERNATE ON BOARD OF CONTROLS CREATED UNDER JOINT EXERCISE OF POWERS AGREEMENT RELATING TO TRANSIT SERVICE AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 20539

RESOLUTION REPEALING RESOLUTION NO. 20508 RELATING TO SAILBOATS, INC."

Port Ordinance No. 1709 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH LEO FRESCHI", and Port Ordinance No. 1710 being, "AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED APPROXIMATELY 450 FEET NORTHEAST OF EDGEWATER DRIVE AND APPROXIMATELY 250 FEET SOUTHEAST OF HASSLER WAY IN THE PORT OF OAKLAND INDUSTRIAL PARK TO BUILDERS CABINETS, INC., AND DIRECTING THE EXECUTION AND ATTESTATION OF A DEED TO THE PURCHASER THEREOF", and Port Ordinance No. 1711 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 REDUCING THE NUMBER OF POSITIONS OF ACCOUNTANT AUDITOR AND INCREASING THE NUMBER OF POSITIONS OF ASSOCIATE ACCOUNTANT" were read a second time and finally adopted by the following vote:

- Ayes: Commissioners Connolly, Mortensen, Tripp, Walters and President Soda - 5
- Noes: None
- Absent: Commissioners Berkley and Gainor - 2

At the hour of 3:45 p.m. the Board recessed to an executive session to discuss personnel matters, reconvened in open session at 4:15 p.m. at which time it adjourned to the hour of 2:00 p.m. Wednesday, August 11, 1971.

The meeting was reconvened Wednesday, August 11, 1971 at the hour of 2:00 p.m. in the Office of the Board, Room 376, 66 Jack London Square, Second Vice President Berkley presiding.

Commissioners present: Connolly, Mortensen, Tripp,
Walters and Second Vice

President Berkley, who arrived
at the hour of 2:12 p.m. - 5

Commissioners absent: Gainor and President Soda - 2

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

Visitors attending the meeting included Mr. Robert F. Coates, Project Manager, Grubb & Ellis for the Santa Fe project; and Mr. James Babcock, Partner, Sandy & Babcock Architects, for the Santa Fe project.

On motion of Commissioner Tripp, seconded and passed unanimously, Commissioner Connolly was elected President Pro Tempore to conduct the meeting in absence of the President, First Vice President and Second Vice President of the Board. President Pro Tempore Connolly opened the meeting and Second Vice President Berkley took over the gavel on his arrival at 2:12 p.m.

Sign Permit Application Temporary (Construction) Sign World Air Center, Metropolitan Oakland International Airport was the subject of a memo to the Board from the Environmental Planner recommending approval of a 14' x 38' billboard-type sign to be placed on Airport Drive on the World Air Center leasehold. An illustration of the sign was displayed for the information of the Board and the application was approved on passage of Resolution No. 20540.

Resolution Declaring Seatrain Facilities as Existing Facilities for 1957 Bond Requirements was recommended to the Board by memo from the Deputy Executive Director. On inquiry

from the Executive Director it was determined from the Port's Bond Counsel that the declaration of these facilities as existing facilities would not in the future preclude the financing of additional improvements for Seatrain through the issuance of additional certificates of indebtedness or from funds derived from the sale of additional Port revenue bonds. Resolution No. 20541 was then passed declaring certain facilities of the Board of Port Commissioners to be parts of existing facilities.

Contract for Construction of Terminal Office Building at Berths H, I and J, Seventh Street Marine Terminal was the subject of a memo to the Board from the Assistant Chief Engineer informing the Board that in accordance with its instructions informal bids were solicited for this work and two bids were received on August 5, 1971, the lowest of which was that of Red Feather Construction, Inc. in the sum of \$146,948 which is below the maximum amount permitted by Board action and a contract has been entered into with Red Feather Construction, Inc. In this connection Resolution No. 20542 was passed approving bonds of Red Feather Construction, Inc.

Travel Authorization was the subject of a memo to the Board from the Executive Director recommending approval for travel by the Executive Director and Second Vice President Berkley, together with any other members of the Board who wished to participate, to travel to Mexico City on or about August 23, 1971 to meet with the Mexican National Ports Board representatives, the American Chamber of Commerce, and the Mexican flag international airlines to lay the groundwork for a formal exchange of trade missions. It was suggested by Commissioner Mortensen that Mayor Reading be invited to participate in the visit because of his connections in Mexico. In this connection Resolution No. 20543 was passed approving the recommendation and authorizing travel for the Executive Director, members of the Board and Mayor John Reading.

The continued item of Santa Fe Property, Alice to Fallon Street was called for discussion and a motion was made by Commissioner Tripp to approve the plans as presented subject to future planned waterfront development control and subject to parking requirements as may be later determined by the Board. Mr. Robert Coates, project manager for Grubb and Ellis for the Santa Fe Land Improvement Co. project, stated that these conditions are satisfactory and understood. The motion passed by the following vote: Ayes - Commissioners Mortensen, Tripp, Walters and Second Vice President Berkley - 4; Commissioner Connolly abstained and took no part in the discussion or decision - 1; Absent - Commissioner Gainor and President Soda - 2.

Standard Oil/Julian W. Weston Proposed Lease was the subject of a memo to the Board from the Deputy Executive Director informing the Board that agreement has now been reached with Mr. Weston concerning the lease for the Standard Oil station property adjacent to the Edgewater Hyatt House facing on Hegenberger Road, which lease would terminate June 30, 1995, plus three separate 5-year options, each of which would be subject to rental review by the Port of the minimum and percentage factor so that the Port is assured of a rental based upon the then appropriate rate of return on the fair market value of the land. During the basic lease period the rental factor of 2% established in the Edgewater lease remains the same with a separate minimum monthly rental of \$285. On motion of Commissioner Walters, seconded and passed unanimously, the Board approved the recommendation.

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

Ayes:	Commissioners Connolly, Mortensen, Tripp, Walters and Second Vice President Berkley - 5
Noes:	None
Absent:	Commissioner Gainor and President Soda - 2

"RESOLUTION NO. 20540

RESOLUTION GRANTING WORLD AIR CENTER PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20541

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

"RESOLUTION NO. 20542

RESOLUTION APPROVING BONDS OF RED FEATHER CONSTRUCTION, INC."

"RESOLUTION NO. 20543

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

The meeting adjourned at the hour of 3:20 p.m. to 6:00 p.m. Monday, August 16, 1971, with the meeting to be held in the Second Floor Conference Room of the Airport Terminal Building.

The meeting was reconvened Monday, August 16, 1971 at the hour of 6:00 p.m. in the second floor conference room of the Oakland Airport Terminal Building, President Soda presiding.

Commissioners present: Berkley, Connolly, Gainor, Mortensen, Tripp, Walters and President Soda - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Public Relations Director; and Secretary of the Board.

The effect of President Nixon's declaration of the "Wage-Price Freeze" was discussed as to how it relates to wages, rentals and other charges at the Port of Oakland. The Port Attorney was instructed to determine whether the President's order applies to local public agencies such as the Port of Oakland and to report thereon at the Board meeting of August 18, 1971.

President Soda made an oral report to the Board on the meeting held this morning at the Port offices of the Board of Control for the Oakland Airport Transit Access Project, informing the Board that four applicant firms were interviewed for the consultant contract for the project and after due deliberation Kaiser Engineers was selected by the Board of Control. The contract is to be completed in one year after notice to proceed. Commissioner Walters asked if the Board of Control would have a certain amount of control as to direction on the final report and/or the right to cancel the contract with the consultant. President Soda replied that this could be included in the contract and that Kaiser plans to make two studies, one for a direct connection to the Airport and one for a feeder line connection, without actually recommending either. The Deputy Executive Director added that Kaiser's presentation and interview indicated several interim reports back to the Board of Control during the contract and before its final completion.

At the hour of 7:45 p.m. the Board adjourned to an executive session to discuss personnel matters. It reconvened in open session at the hour of 10:45 p.m., at which time there being no further business and on motion duly made and seconded the meeting was adjourned.


Secretary

Action SEP 1 1971

*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 18, 1971 at the hour of 2:00 p.m. in the Office of the Board, Room 376, 66 Jack London Square, President Soda presiding, due written notice having been given members of the Board.

Commissioners present: Connolly, Gainor, Mortensen,
Tripp and President Soda - 5

Commissioners absent: Berkley and Walters - 2

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Supervising Airport Traffic Representative; Airport Traffic Representative; Manager, Properties Department; Public Relations Director; Environmental Planner; and Secretary of the Board.

Visitors attending the meeting included Mr. Don Durant, President, Sailboats, Inc.; and Mrs. R. D. Israel, representing the Oakland League of Women Voters.

Minutes of the regular meeting of the Board held on August 4, 1971 and the adjourned regular meetings of August 11 and 16, 1971 were deferred.

The continued item of Sign Permit Application Building L-815 (National Airmotive Division of The Republic Corporation) 7200 Lockheed Street, North Airport was called for discussion. The Board determined that the color of the sign was appropriate for the area and Resolution No. 20559 was passed granting National Airmotive Division of The Republic Corporation permission to perform certain work.

Sailboats, Inc. was the subject of a memo to the Board from the Deputy Executive Director informing the Board that Sailboats, Inc. has requested that its existing lease for a total of 183,182 square feet of land and water area on the Embarcadero, which presently terminates in 1992, be extended for an additional 19 years or to 2011 in order that Sailboats, Inc. will have a full 40 years in order to properly finance improvements on the property. Sailboats, Inc. and/or its sublessees would be required to invest an additional \$250,000 on the property within a five-year period, rent review on the land would start in 1987 and each five years thereafter, with the minimum monthly rental being increased on the date of the new agreement from the present \$1,180.15 to \$2,144.47 for an average land and water rental of \$0.01167 per square foot. Additional improvements on the property would include the redevelopment of the lighthouse building into a restaurant and cocktail lounge to be operated by the Victoria Station group on the same terms and conditions as the Victoria Station, with a \$500 per month minimum sublease rental to Sailboats, Inc. against a 5.25% of the gross volume, of which the Port receives 50%. The new lease would also require that Sailboats, Inc. transfer ownership of its buildings and other fixed improvements to the Port at the termination of the lease, or restore the premises at the Port's option. The Port Attorney informed the Board that the Office of Emergency Preparedness has stated that State and local governments are not subject to the President's executive order freezing wages and prices. The Board determined, however, that the increased minimum rental is a return to the Port for the privilege of extending the lease for an additional 19 years and is, therefore, not contrary to the President's executive order. Following discussion a motion was made by Commissioner Tripp, seconded and passed unanimously, approving the terms of the proposed lease and directing that such a lease be prepared for execution.

President Soda asked that a detailed study be made of parking requirements in the area and that consideration be given to creating a public parking area to be owned and operated by the Port with the possibility of metered parking in the area.

Changes in Airport Tenancies as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved as follows on motion of Commissioner Tripp, seconded and passed unanimously:

The two separate agreements of Aerospace Services, Inc. and its subsidiary, Western Airmotive Company, Inc., to be combined into a single agreement at a rental rate of \$3,844.92 per month, which new agreement would terminate January 31, 1972.

Rep-Air, Inc. - to continue occupancy of space in Buildings L-410, L-414, the land area on which Building L-416 is located, and other adjacent land area, for a total monthly rental of \$3,202.76 under a new one-year license agreement to become effective October 1, 1971, which agreement would carry a mutual 30-day cancellation clause.

Compensation of Special Counsel was the subject of a letter to the Board from the Port Attorney recommending that the Port's Special Counsel, Cecil A. Beasley, Jr., in Washington, D.C. be paid for extraordinary services during the period commencing January 1, 1970 and ending June 30, 1971 in addition to his fixed monthly retainer fee of \$1,000 per month. These extraordinary services would be paid at the rate of \$50 per hour for partners and \$35 per hour for associates within Mr. Beasley's office for a total of \$4,907.50. Some discussion ensued as to the philosophy of paying a fixed retainer fee then later computing the total amount of work performed on an hourly rate basis. The Board asked that the Port Attorney and the Executive Director study the method of payment to Cecil A. Beasley, Jr. and report back to the Board; however, Resolution No. 20544 was passed approving extraordinary compensation of Special Counsel as recommended by the Port Attorney.

California Aviation Service, Inc., Lease was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending that because of the passage of time in excess of 90 days from the time the Board approved the terms of a proposed long-term lease for the construction and operation of a new fixed base facility at the Airport, that the Board withdraw its approval to conclude negotiations with this firm. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Valley Air Lines Application to Operate Intrastate Service Between Oakland and Fresno, Bakersfield and Santa Barbara was the subject of a memo to the Board from the Director of Aviation recommending that the Board go on record in support of Valley Air Lines' application for this service to the State Public Utilities Commission, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

An oral report was made to the Board by the Airport Manager regarding the status of the proposed North Airport Directory sign, informing the Board that a preliminary design had been prepared by the Port's Environmental Planning Department, an artist's rendering of which was displayed to the Board, and that the matter has been discussed with the Aviation Council, whose members are tenants at the Airport, and that the Airport Manager is presently awaiting a response from the Aviation Council, which report was to be issued in June 1971 but has not yet been received. Following discussion on the matter, a motion was made by Commissioner Tripp, seconded and passed unanimously, that the Port's Engineering Department proceed with final design for the proposed sign with firm names to be placed on the sign in a single line with no advertising.

The Port Attorney transmitted a letter to the Board In the Matter of Agreement No. T-2227 Between the San Francisco Port Authority and States Steamship Company, Federal Maritime Commission Docket No. 69-5, informing the Board of the Supplemental Report and Order issued by the Federal Maritime Commission on July 30, 1971.

Assignment of Sums due Lunghi Construction Company was the subject of a letter to the Board from the Port Attorney advising that Lunghi Construction Company has requested that all sums remaining due on the contract with the Port for construction of an office and lunchroom building and restroom building at Berths I and J, Seventh Street Marine Terminal, be paid to Fireman's Fund Insurance Company, its surety for the contract. Accordingly, Resolution No. 20545 was passed consenting to assignment.

Agreement Between the Port of New York Authority and the City of Oakland concerning Port of Oakland office space in the new World Trade Center to amend the lease to commence July 15, 1971 for a period of five years rather than the original starting date of December 1, 1970, was recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminal Department, which recommendation was approved on passage of Resolution No. 20546.

ADT Contract for Protection in Terminal Building "F" was the subject of a memo to the Board from the Electrical and Mechanical Engineer recommending that the protection service in this building provided by American District Telegraph be re-established effective September 1, 1971, for a five-year period at an annual cost of \$975 plus a one time fee of \$95 for its reestablishment, with the understanding that the annual fee will be sub-billed to the space assignee, Marine Terminal Corporation,

in equal monthly payments of \$81.25 so that the cost of the supervisory service can be readily rebilled if the space assignment for the building is changed at some future date. In this connection Resolution No. 20547 was passed authorizing execution of agreement with American District Telegraph Company of San Francisco for reestablishing and maintaining central station protective signaling system at Terminal Building "F", foot of Seventh Street.

Contract Completion on July 30, 1971 by J. H. Fitzmaurice, Inc., for the construction of parking lot for public park at Port of Oakland Seventh Street Marine Terminal was reported to the Board by memo from Supervising Engineer Roy Clark, informing the Board that by its previous action the original completion date of April 7, 1971 has been extended to July 15, 1971, but that because the contractor has been required to schedule and reschedule work to accommodate changes in the plans and work of other contractors in the area, that the time be further extended to July 30, 1971 without liquidated damages and that the contract be accepted as completed. In this connection Resolution No. 20548 was passed extending time for performance of contract with J. H. Fitzmaurice, Inc. and Resolution No. 20549 was passed accepting work performed.

Contract Completion on July 29, 1971 by Kirkham, Chaon & Kirkham, Inc. for the construction of observation tower, Port of Oakland Seventh Street Marine Terminal was the subject of a memo to the Board from Supervising Engineer Roy Clark, recommending that the original completion date of the contract May 9, 1971 be extended for a total of nine days due to change orders which were issued and inclement weather and that liquidated damages be assessed against the contractor at the rate of \$75 per day or \$2,025 for the 27 days beyond this extended completion date to

June 14, 1971, the date when the facility was substantially completed. In this connection Resolution No. 20550 was passed extending time for performance of contract with Kirkham, Chaon & Kirkham, Inc. and Resolution No. 20551 was passed accepting work performed and assessing liquidated damages.

A motion was made by Commissioner Tripp, seconded and passed unanimously, "that this Commission goes on record in supporting in full, in letter and in principle, the objectives of our great Republican President, Richard M. Nixon, and will adhere as closely as we possibly can to the principles he has laid down in this freeze for the next ninety days", this referring to the announcement by President Nixon on Sunday, August 15, 1971 at which time his executive order was issued freezing prices, rents, wages and salaries for a period of ninety days through November 12, 1971. President Soda was directed to transmit a copy of this motion to President Nixon.

The following Personnel Matters as presented to the Board by memos from the Employee Relations Officer were acted on as follows:

Salary Increase for the Chief Building Maintenance Engineer to rate "d" of salary schedule 49, at \$1,410 per month, for his assignment to maintain effective project control for electrical-mechanical construction of the World Airways Hangar in addition to his present supervisory duties was deferred due to the wage-price freeze.

Assignment of Chief Airport Serviceman Elliott Bristow to an "f" pay rate of \$1,279 per month proposed to be created under salary schedule 40.5 for his administrative and supervisory capacity as assistant to the Airport Operations Supervisor was deferred because of the wage-price freeze.

Appointment of Odessa M. Pierce to the position of Duplicating Equipment Operator (Part Time) on a regular basis effective August 23, 1971 at a salary of \$3.9753 per hour under schedule 23.5 rate "a" was approved on passage of Resolution No. 20552.

Abolition of three Watchman Positions because the Port no longer has need for watchman service at the Middle Harbor Terminal and the layoff of incumbent Watchmen was approved on passage of an ordinance to print.

Leaves of Absence for personal reasons and military leaves were approved on passage of Resolution No. 20553.

Salary Ratification of four Maintenance Learners at the third salary step of \$462 per month approved by the Board on June 16, 1971, which amount was increased to \$486 per month effective July 1, 1971 a ratification being required due to the fact that the Maintenance Learners were not properly assigned by Board resolution to the rate to which they were entitled even though they have received the proper compensation. In this connection Resolution No. 20554 was passed ratifying compensation paid to certain Maintenance Learners.

Formal Recognition of Engineering Unit Representative as the Western Council of Engineers following its submittal of written proof that it represents more than 50% of the employees in this unit was recommended and approved on passage of Resolution No. 20555.

Implementation of Items in Memorandums of Understanding

was the subject of a letter to the Board from the Port Attorney recommending the adoption of an ordinance to provide for additional compensation while working temporarily in higher classification to be applicable when employees assigned to the duties and responsibilities of a higher classification than his own for more than 15 working days during a fiscal year would then be paid an additional 5% of the regular pay for his own classification for the total number of working days he works in such higher classification. An ordinance was passed to print accordingly. It was also recommended that in accordance with the memorandums of understanding that automobile mileage allowance be increased for Port employees who use their personal vehicles on Port business from 9¢ to 12¢ per mile. This item was deferred because of the wage-price freeze.

Changes in Harbor Tenancies as recommended to the Board by memo from the Assistant Manager, Properties Department,

recommending that Groeniger & Company be permitted to continue occupancy of 22,080 square feet in Building H-215 at \$.05 per square foot and 3,006 square feet of open unpaved area at \$.009 per square foot for a total monthly rental of \$1,131.05 in the Ninth Avenue Terminal area under a new license and concession agreement which would contain the usual 30-day cancellation clause effective September 1, 1971, was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

The continued item of Proposal to Rename San Leandro Bay, first submitted to the Board on June 16, 1971, as proposed by Mayor Maltester of the City of San Leandro in a letter to Mayor Reading was called for discussion. A motion to table the item by Commissioner Tripp, seconded by Commissioner Gainor, failed to receive the necessary votes. A motion was then made by Commissioner Mortensen, seconded and passed unanimously, that the name of San Leandro Bay not be changed. The Executive Director was instructed to advise Mayor Maltester accordingly.

Payment of Real Estate Brokerage Commission to Real Estate Broker Ted Greenfield in the amount of \$861.33 in connection with the sale of property in the Industrial Park to Builders Cabinets, Inc. was recommended to the Board by memo from the Manager, Properties Department and approved on passage of Resolution No. 20556.

Purchase of Southern Pacific Property - Middle Harbor Terminal was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending the purchase of approximately 6,585 square feet of property, with frontage on Middle Harbor Road and otherwise surrounded by Port property purchased from Oakland Dock & Warehouse Company, at a purchase

price of \$11,400 with the property to be accepted by the Port in its present condition with Southern Pacific Land Company to bear the cost of revenue stamps on transfer of title to the property and with the railroad to retain mineral rights on the property below the depth of 500 feet. The recommendation was approved on motion of Commissioner Gainor, seconded and passed unanimously.

Agreement with Downtown Merchants Parking Association, Inc. was the subject of a memo to the Board from the Deputy Executive Director recommending approval to amend the Jack London Square parking program and management agreement to reflect the changes in parking fees previously approved by the Board, changes in the charge for valet parking and additional parking areas as explained in the memo to the Board. Changes in the agreement would increase the management fee from \$500 to \$600 per month and the monthly accounting and billing fee from \$125 to \$150 per month and an increase from \$.75 to \$.85 for the amount paid to valet parking attendants. Following discussion on the matter, a motion was made by Commissioner Mortensen, seconded and passed unanimously, approving the recommendations with the exception that the increase in the management fee and the increase in the amount of payment to valet parking attendants would be deferred because of the wage-price freeze.

Contract Completion on August 2, 1971 by W. H. Hoyt for alterations to Terminal Building "F" (Building C-106), Outer Harbor Terminal was reported to the Board by Supervising Engineer Roy Clark, this completion date being that as required in the original contract. In this connection Resolution No. 20557 was passed accepting work performed by W. H. Hoyt.

Federal Project for a New Fruitvale Avenue Bridge was the subject of a memo to the Board from the Environmental Planner. Renderings of the proposed structure, which would be a four-lane span over the Oakland Estuary between Oakland and Alameda, were displayed to the Board and following discussion a motion made by Commissioner Tripp was seconded and passed unanimously, declaring that the project conforms with Port planning and is endorsed by the Board of Port Commissioners.

Commissioner Mortensen inquired as to responsibility of the Port relating to the dead trees in the center strip of Edgewater Drive in the Industrial Park and was informed that this strip is now the responsibility of the Oakland Park Department and it will be notified of the problem.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of August 11, 1971.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of July 1971.

Accounts Receivable - Referred to Legal August 11, 1971.

Accounts Receivable 40 Days in Arrears August 12, 1971.

Summary of Claims Paid from Various Funds for the period from July 26, 1971 through August 11, 1971.

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

Ayes:	Commissioners Connolly, Gainor, Mortensen, Tripp and President Soda - 5
Noes:	None
Absent:	Commissioners Berkley and Walters - 2

"RESOLUTION NO. 20544

RESOLUTION APPROVING EXTRAORDINARY COMPENSATION OF
SPECIAL COUNSEL."

"RESOLUTION NO. 20545

RESOLUTION CONSENTING TO ASSIGNMENT OF MONEYS NOW DUE
OR TO BECOME DUE UNDER CONTRACT WITH LUNGI CONSTRUCTION
COMPANY."

"RESOLUTION NO. 20546

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL
AGREEMENT WITH THE PORT OF NEW YORK AUTHORITY."

"RESOLUTION NO. 20547

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH
AMERICAN DISTRICT TELEGRAPH COMPANY OF SAN FRANCISCO
FOR REESTABLISHING AND MAINTAINING CENTRAL STATION
PROTECTIVE SIGNALING SYSTEM AT TERMINAL BUILDING "F",
FOOT OF SEVENTH STREET."

"RESOLUTION NO. 20548

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH J. H. FITZMAURICE, INC."

"RESOLUTION NO. 20549

RESOLUTION ACCEPTING WORK PERFORMED BY J. H. FITZMAURICE,
INC., AND AUTHORIZING RECORDATION OF NOTICE OF
COMPLETION."

"RESOLUTION NO. 20550

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH KIRKHAM, CHAON & KIRKHAM, INC."

"RESOLUTION NO. 20551

RESOLUTION ACCEPTING WORK PERFORMED BY KIRKHAM, CHAON
& KIRKHAM, INC., ASSESSING LIQUIDATED DAMAGES AND
AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20552

RESOLUTION APPOINTING ODESSA M. PIERCE TO THE POSITION
OF DUPLICATING EQUIPMENT OPERATOR (PART-TIME)."

"RESOLUTION NO. 20553

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 20554

RESOLUTION RATIFYING COMPENSATION PAID TO CERTAIN
MAINTENANCE LEARNERS."

"RESOLUTION NO. 20555

RESOLUTION GRANTING FORMAL RECOGNITION TO THE WESTERN COUNCIL OF ENGINEERS FOR THE PROFESSIONAL-ENGINEERING UNIT."

"RESOLUTION NO. 20556

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE BROKERAGE COMMISSION TO TED GREENFIELD."

"RESOLUTION NO. 20557

RESOLUTION ACCEPTING WORK PERFORMED BY W. H. HOYT AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20558

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20559

RESOLUTION GRANTING NATIONAL AIRMOTIVE, DIVISION OF THE REPUBLIC CORPORATION, PERMISSION TO PERFORM CERTAIN WORK."

Port Ordinance No. ____ being, "AN ORDINANCE REPEALING SECTIONS 12.18 AND 12.19 OF PORT ORDINANCE NO. 867 ABOLISHING POSITIONS OF WATCHMAN AND WATCHMAN (PART-TIME)", and Port Ordinance No. ____ being, "AN ORDINANCE ADDING SECTION 1.32 TO PORT ORDINANCE NO. 867 TO PROVIDE FOR ADDITIONAL COMPENSATION WHILE WORKING TEMPORARILY IN A HIGHER CLASSIFICATION", were read the first time and passed to print by the following vote:

- Ayes: Commissioners Connolly, Gainor, Mortensen, Tripp and President Soda - 5
- Noes: None
- Absent: Commissioners Berkley and Walters - 2

The meeting adjourned at 3:40 p.m. to the hour of 2:00 p.m. Wednesday, August 25, 1971, with the meeting to be held in the second floor conference room of the Terminal Building of the Oakland Airport.

* * * * *

The adjourned meeting of the Board scheduled to be held at the hour of 2:00 p.m. on Wednesday, August 25, 1971 in the second floor conference room of the Oakland International Airport Terminal Building was adjourned at that time and place by the Secretary of the Board to the hour of 2:15 p.m. on Wednesday, August 25, 1971 to the office of the Board, 66 Jack London Square.

The meeting reconvened at the hour of 2:15 p.m., Wednesday, August 25, 1971 in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

Commissioners present: Gainor, Mortensen, Tripp, Walters and President Soda - 5

Commissioners absent: Berkley and Connolly - 2

Also present were the Deputy Executive Director; Port Attorney; Director of Fiscal Affairs; Public Relations Director; Assistant Chief Engineer; Environmental Planner; and Secretary of the Board.

Visitors attending the meeting included Messrs. Gene Englund and Bruce Mowat, representing Touche, Ross, Bailey and Smart; and Mrs. R. D. Israel, representing the Oakland League of Women Voters.

Minutes of the regular meeting of the Board held on August 4, 1971 and the adjourned regular meetings held on August 11 and August 16, 1971 were approved as written and ordered filed.

Port of Oakland Tariff Changes - Temporary Postponement of Rate Increases was the subject of a memo to the Board from the Traffic Manager and Manager, Marine Terminal Department, recommending that an amendment be made to the Port tariff to postpone any rates, rules or regulations that would result in an increase in cost during the period of August 15 through November 12, 1971 in order to comply with President Nixon's

executive order. In this connection an ordinance was passed to print adding Item No. 113 to Port Ordinance No. 964 relating to general rules and regulations.

Summary Budget Fiscal Year 1971-72 was the subject of a memo to the Board from the Deputy Executive Director informing the Board that a letter had been received from the City Attorney, on behalf of the Oakland City Council, requesting a copy of the Port's operating budget for fiscal year 1971-72. A summary budget statement upon which an appropriation resolution had been based was transmitted to the Board and it was recommended that a resolution be passed approving portion of proposed budget of the Port of Oakland for the fiscal year 1971-72. A copy of the summary budget will be filed with the Mayor and City Council and other City officials for information. The detailed budget for the fiscal year will be deferred because of uncertainties concerning the duration of and full economic impact of the current ILWU work stoppage. In this connection Resolution No. 20561 was passed approving portion of proposed budget of the Port of Oakland for the fiscal year 1971-72 and Resolution No. 20560 was also passed amending Resolution No. 20457 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 1971-72.

The continued item of Sign Permit Application, Sailboats, Inc., 1951 Embarcadero was called for consideration, such sign permit being for a 25' high free-standing sign from which signs would be suspended listing tenants' names. The sign was approved on passage of Resolution No. 20562.

Schnitzer Steel Products, Inc. was the subject of a memo to the Board from the Deputy Executive Director advising that the company has received bids for the demolition of the Third and Fourth Street wharves as required by the Bay Conserva-

tion and Development Commission, a large portion of which wharves are on Port property, which would indicate the Port's share of the demolition cost would be \$30,000 and Schnitzer's share would be \$4,700. It was recommended that the water area which is presently occupied by Schnitzer under a license agreement at a rental rate of \$1,305.68 per month be changed to a lease for a period of three years at the same rental rate, with Schnitzer to proceed with the cost of the demolition of the piers and be reimbursed for its pro-rata share not to exceed \$30,000 by a \$1,000 monthly credit against rental with this cost applying against the actual cost of the work exclusive of interest expenses. The Port would reserve the right to cancel the lease on 90 days prior written notice paying any balance outstanding at the time of early termination. The Port would also reserve the right to fill and use its property including the area outside Schnitzer's lease premises, subject to securing the necessary permits. It was recommended that the Board approve these arrangements in principle so that the necessary documents can be prepared. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

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

Ayes: Commissioners Gainor, Mortensen, Tripp,
Walters and President Soda - 5

Noes: None

Absent: Commissioners Berkley and Connolly - 2

"RESOLUTION NO. 20560

RESOLUTION AMENDING RESOLUTION NO. 20457 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 1971-72."

"RESOLUTION NO. 20561

RESOLUTION APPROVING PORTION OF THE PROPOSED BUDGET OF THE PORT OF OAKLAND FOR THE FISCAL YEAR 1971-72."

"RESOLUTION NO. 20562

RESOLUTION GRANTING SAILBOATS, INC., PERMISSION TO PERFORM CERTAIN WORK."

Port Ordinance No. _____ being, "AN ORDINANCE ADDING ITEM NO. 113 TO PORT ORDINANCE NO. 964 RELATING TO GENERAL RULES AND REGULATIONS" was read the first time and passed to print by the following vote:

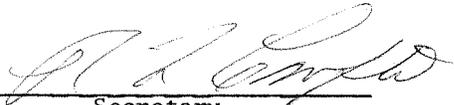
Ayes: Commissioners Gainor, Mortensen, Tripp,
Walters and President Soda - 5

Noes: None

Absent: Commissioners Berkley and Connolly - 2

At the hour of 2:30 p.m. Messrs. Englund and Mowat representing Touche, Ross, Bailey & Smart appeared before the Board to make an oral interim report to the Board on its audit of the financial records of the Port for the fiscal year 1970-71. Various aspects of the audit were discussed, all of which would be included in a written report to the Board which should be submitted in mid-September.

There being no further business and on motion duly made and seconded the meeting was adjourned at 3:30 p.m.


Secretary

Board of Port Commissioners Meeting
Secretary *[Signature]*
Action SEP 22 1971
[Signature]
and filed

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

The meeting was held on Wednesday, September 1, 1971, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor, Mortensen, Tripp, Walters and President Soda - 7

Commissioners absent: None

Also present were the Executive Director; Assistant Port Attorney; Chief Engineer; Assistant Chief Engineer; Airport Manager; Manager, Properties Department; Public Relations Director; and the Deputy Executive Director who also acted as Secretary of the Board.

Visitors attending the meeting included Messrs. Kenneth J. Sutherland and Bob Scanlan, of Grubb & Ellis.

The minutes of the regular meeting of the Board held on August 18, 1971, were approved as submitted. Commissioner Tripp asked that the minutes of the adjourned regular meeting held on August 25, 1971, be corrected on page 7 to reflect his complete statement..."great Republican President...". With this correction these minutes were approved.

Approval of Airline Capacity Limitation Agreement, Civil Aeronautics Board Docket No. 22908, was the subject of a letter to the Board from the Port Attorney in which he advised that recently American Airlines, Trans World Airlines and United Air Lines had filed an application with the Civil Aeronautics Board requesting approval of an agreement to reduce scheduled capacity in four markets:

New York/Newark-Los Angeles,
New York/Newark-San Francisco,
Chicago-San Francisco, and
Washington/Baltimore-Los Angeles.

By an order adopted August 19, 1971, the Civil Aeronautics Board approved the capacity limitation agreement as set forth above. The Port Attorney advised the Board that this action does not result in any reduction in capacity at Oakland.

Sign Permit Application, Building L-731, Southwest Airmotive, Oakland North Airport, was the subject of a memo from the Environmental Planner in which he advised the Board that a sign permit application has been received from Southwest Airmotive for the construction of a sign on Building L-731 at the North Airport. The sign would be 3' x 8' with 8" high letters in the company colors, blue and yellow. The proposed sign conforms in size and shape to requirements of the North Airport sign policy. By passage of Resolution No. 20564, the Board approved the sign permit application.

Changes in Airport Tenancies as recommended to the Board by memo from the Manager, Properties Department, were approved as follows on motion of Commissioner Connolly, seconded and passed unanimously:

Power Pac - a Category "B" tenant, occupies 10,000 sf in Building L-812 and 10,000 sf of ramp area, at a monthly rental of \$750. Tenant wishes to increase the assigned ramp to 15,000 sf, at the \$.015 psf rate, adding \$75 to the rental, for a new total monthly rental of \$825. A 30-day cancellation clause is included.

Servair of California and Oakland Flight Service. These are Category "A" tenants and offer nearly identical ground handling services to airlines at the airport passenger terminal under Board approved one-year license and concession agreements. Both of these concessionaires have asked for a longer term lease and the Properties Department recommends approval of a 3-year period at basically the same rates and conditions. The present agreement provides that 10% of the gross revenue be paid to the Port, with established monthly minimums as shown: Oakland Flight Service - \$734.54; and Servair - \$629.95 plus

\$295.94 for additional space rental (for a total rent of \$925.89). The proposed lease would contain a provision for space rental adjustment at any time during the three years if the Port establishes a higher rate for similar terminal tenants. The right for the Port to repossess the counter and operating areas under a 30 days' notice if needed for a scheduled airline would also be incorporated.

Airline Agreements--Hughes Air West, PSA, TWA, United and Western Airlines, was the subject of a memo to the Board from the Airport Manager, in which he was presenting for final adoption, rate adjustments which had been approved by the Board on February 3, 1971, in the long term agreements of the above airlines, with the new agreements to expire on October 31, 1975. These adjustments were approved on passage of Resolution No. 20563.

In response to a question from Commissioner Walters concerning the rates paid by American Airlines and Air California, the Airport Manager explained that while these airlines were paying comparable rates, they were on year to year agreements. Commissioner Walters moved, and it was seconded and passed unanimously, that the effective dates of agreements for these two airlines be adjusted to conform with rental review date of May 1, 1973, the date on which the rates for the other airlines would be reviewed, in order that they will be uniform.

Contract for Construction of Parking Lot for Public Park at Port of Oakland, Seventh Street Marine Terminal, was the subject of a memo to the Board from the Port Supervising Engineer, in which he advised that as a result of an audit of the above contract, an error in the amount of \$1,400 in the extension of one of the items was revealed, increasing the contract price by this amount. The prior Board resolution accepting the contract as complete had not specified a contract price, therefore no Board action is required.

Approval of Plans and Specifications for Strengthening of B-901 Apron 14th Street Wharf, Outer Harbor Terminal, Port of Oakland, was the subject of a memo to the Board from the Assistant

Chief Engineer. He recalled that at the meeting of June 30, 1971, the Board had determined that it was in the best interests of the Port to perform this work without competitive bidding in order to provide the facility in the least amount of time. However, due to the ILWU strike, the construction had been delayed. He was now requesting the Board to rescind Resolution No. 20454, which had authorized dispensing with competitive bidding, and authorize approval of plans and specifications with bids to be received on September 28, 1971. Resolution No. 20565 was passed approving the plans and specifications and repealing Resolution No. 20454.

Approval of Plans and Specifications for the Relocation of the West Wall, 14th Street Wharf Shed (Building B-101) Outer Harbor Terminal, Port of Oakland, was the subject of a memo to the Board from the Assistant Chief Engineer, in which he recommended that Resolution No. 20454, which had authorized proceeding with the above construction without competitive bidding, be repealed. He recalled that the Board had previously approved dispensing with formal bids in order to facilitate completion of the project. However, due to the ILWU strike which is still in process, no time can be gained by this procedure and it was now his recommendation that the contract go out to bid. Resolution No. 20566 was passed authorizing advertising for bids to be received September 28, 1971.

Personnel Matters as contained in a memo to the Board from the Employee Relations Officer were approved by passage of Resolution No. 20567:

Ratification of appointment of Helen Irene Macklin to the position of Intermediate Stenographer-Clerk on a limited duration basis, effective August 23, 1971, at a salary of \$668 per month, (schedule 21, rate c). Mrs. Macklin, a former employee, returns to provide vacation relief for Mrs. Ruth Engs.

Approval of appointment of Evelyn Loche to the position of Intermediate Stenographer-Clerk (schedule 21, rate c) on a permanent full time basis, effective September 7, 1971. Mrs. Loche has been employed in this position on a part-time basis since February 19, 1971.

Resolution No. 20573 was passed approving Travel Authorization for the Executive Director to travel to Washington, D.C. to attend a meeting of the Port and Cargo Systems Committee of the National Research Council on September 9, 1971.

The continued item of the Showboat Site was called for discussion. After considerable discussion, Commissioner Tripp moved, and it was seconded and passed unanimously, that the staff be instructed to consider maximum view of the water in any development for this area, whether it be for a restaurant or some better use.

The continued item of Sign Policy for the Embarcadero was called for discussion. The Chief Engineer reported that work was continuing on this matter, and he hoped to have some additional information in writing at the next meeting of the Board.

Permit Application for Flagpole, Building F-215, Metropolitan Yacht Club, Jack London Square, was the subject of a memo to the Board from the Environmental Planner advising that a building permit application had been received from the Metropolitan Yacht Club for the installation of a flagpole on the leased premises of Mardeco, Inc. The flagpole is 60 feet high with a 23-foot yardarm and is designed to carry a 6' x 10' American flag and a 4' x 6' California flag. The flagpole is erected and in place adjacent to the entrance to the club. Resolution No. 20568 was passed approving installation of the flagpole.

Acquisition of 66 London Square Corporation Leasehold, was the subject of a memo to the Board from the Deputy Executive Director. He recalled that the Board on August 4, 1971, had authorized acquisition of the leasehold interest, covering the second floor of the Port of Oakland Building, for a price not to exceed \$325,000. He advised that an acquisition agreement was now before the Board acquiring this leasehold for \$315,000 plus a payment of \$5,000 toward the possessory interest tax owed this year by 66 London Square Corporation. An ordinance was passed to print authorizing execution of this agreement.

Empire Foundry Company, Inc., was the subject of a memo to the Board from the Manager, Properties Department, in which he was requesting approval of a long-term lease with this company. The Board on May 5, 1971, had authorized conclusion of the lease which has now been prepared and contains the following main points: An area of 2 acres on the Embarcadero, across the street from Victoria Station; a term ending April 30, 1973; a rental of \$1,000 per month. The premises are to be used as a foundry and pattern shop and other uses incidental thereto. An ordinance was passed to print authorizing execution of this lease.

Application to fill water area or extract submerged material in the Port Area, Schnitzer Steel Products of California, Inc., Foot of Adeline Street, Oakland Estuary, was the subject of a memo to the Board from the Environmental Planner, in which he informed the Board that an application has been received from Schnitzer Steel Products of California, Inc., to perform certain work in the Oakland Estuary at the foot of Adeline Street, consisting of the removal of approximately 700 linear feet of the Third and Fourth Street piers. On motion of Commissioner Walters, seconded and passed unanimously, the Board set the date for the required public hearing in connection with the above application for 2:15 p.m., Wednesday, September 15, 1971. The Secretary of the Board was directed to notify the applicant accordingly.

The Flasher Co. - Lease Assignment, was the subject of a memo to the Board from the Manager, Properties Department, in which he advised the Board that the copartners of the Flasher Co. which occupies Building G-309 and adjacent open area on the Embarcadero under a lease expiring May 31, 1975, have formed a corporation under the laws of the State of California. They have written the Port requesting approval of assignment of their lease from the Flasher Co., a partnership, to The Flasher Co., a California Corporation, effective September 1, 1971. This assign-

ment will not release the copartners from liability under the lease. Resolution No. 20569 was passed approving the assignment of the lease.

Proposed Lease with Seal Bond, Inc., was the subject of a memo to the Board from the Manager, Properties Department. At the meeting of April 7, 1971, the Board had authorized the Properties Department to conclude a long term lease with this company for occupancy of area in Terminal Building AA. The lease draft has been prepared, reviewed and approved by Seal Bond and contains the following pertinent points: a five-year term ending May 31, 1976; leasehold premises consisting of 27,070 square feet in Terminal Building "AA"; a one-year option on the balance of the area in the building consisting of 24,930 square feet of warehouse space. The monthly rental will be \$1,986.10. If the option is exercised the monthly rental will increase to \$3,731.20. The lease contains a six-month mutual cancellation clause. The premises are to be used as a distribution center for import and export cargo. An ordinance was passed to print authorizing execution of this lease.

License Agreement for Chipman-Mayflower, Building C-221, was the subject of a memo to the Board from the Manager, Properties Department, in which he advised that Chipman-Mayflower, agents for Crest-Mayflower International, Inc., have submitted an offer through Grubb & Ellis Company to occupy on a one-year license agreement 80,000 square feet in Terminal Building "H" (cotton warehouse Building C-221) plus 33,000 square feet of outside area at Terminal and Petroleum Streets in the Outer Harbor, for a total monthly rental of \$5,295. On motion of Commissioner Gainor, seconded and passed (with Commissioner Connolly abstaining), the Board approved execution of the license agreement.

The Executive Director made an oral report to the Board on the trip to visit Mexican ports from which he and Commissioner Berkley had just returned. He asked for Board authority to extend an invitation to a small group from the Mexican National Commission for the Coordination of Ports to visit Oakland in October, provided the strike has been settled. He also asked for authorization to initiate procedures to establish a sister port relationship with the Port of Manzanillo, Mexico, and arrange for the formation of a trade mission from Oakland to Mexico. On motion of Commissioner Berkley, seconded and passed unanimously, the Executive Director was authorized to proceed.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of August 25, 1971.

Summary of Claims Paid from Various Funds for the period August 12, 1971 through August 25, 1971.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Walters, Tripp and President Soda - 6
Noes: None
Absent: Commissioner Mortensen - 1

"RESOLUTION NO. 20563

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENTS WITH HUGHES AIR CORP. D/B/A AIR WEST, TRANS WORLD AIRLINES, INC., WESTERN AIR LINES, INC., UNITED AIR LINES, INC., AND PACIFIC SOUTHWEST AIRLINES AND DIRECTING RECORDATION OF CERTAIN OF SAID AGREEMENTS."

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Tripp and President Soda - 6
Noes: None
Absent: Commissioner Walters - 1

"RESOLUTION NO. 20564

RESOLUTION GRANTING SOUTHWEST AIRMOTIVE COMPANY
PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20565

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
STRENGTHENING OF B-901 APRON, 14TH STREET WHARF, OUTER
HARBOR TERMINAL, PORT OF OAKLAND; CALLING FOR BIDS
THEREFOR; AND REPEALING RESOLUTION NO. 20454."

"RESOLUTION NO. 20566

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
RELOCATION OF WEST WALL, 14TH STREET WHARF SHED (BUILDING
B-101), OUTER HARBOR TERMINAL, PORT OF OAKLAND, AND
CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20567

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20568

RESOLUTION GRANTING MARDECO, INC., PERMISSION TO PERFORM
CERTAIN WORK."

"RESOLUTION NO. 20569

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE OF THE
FLASHER CO."

"RESOLUTION NO. 20570

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

"RESOLUTION NO. 20571

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL
AGREEMENT WITH HAROLD PARIS."

"RESOLUTION NO. 20572

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND
CONCESSION AGREEMENTS."

"RESOLUTION NO. 20573

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

Port Ordinance No. 1712 being, "AN ORDINANCE REPEALING
SECTIONS 12.18 AND 12.19 OF PORT ORDINANCE NO. 867 ABOLISHING
POSITIONS OF WATCHMAN AND WATCHMAN (PART-TIME)", and Port Ordinance
No. 1713 being, "AN ORDINANCE ADDING SECTION 1.32 TO PORT ORDINANCE
NO. 867 TO PROVIDE FOR ADDITIONAL COMPENSATION WHILE WORKING
TEMPORARILY IN A HIGHER CLASSIFICATION", and Port Ordinance No.

1714 being, "AN ORDINANCE ADDING ITEM NO. 113 TO PORT ORDINANCE NO. 964 RELATING TO GENERAL RULES AND REGULATIONS", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Tripp and President Soda - 6

Noes: None

Absent: Commissioner Walters - 1

Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH EMPIRE FOUNDRY COMPANY, INC.", and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH SEAL BOND, INC.", and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF AGREEMENT CANCELLING LEASE OF REAL PROPERTY WITH 66 LONDON SQUARE CORPORATION", were read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Tripp and President Soda - 6

Noes: None

Absent: Commissioner Walters - 1

The meeting adjourned at 3:40 p.m. to the hour of 2:00 p.m. Wednesday, September 8, 1971.

The meeting was reconvened at the hour of 2:15 p.m., Wednesday, September 8, 1971, in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding.

Commissioners present: Berkley, Gainor, Mortensen,
Tripp, Walters and President
Soda - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Port Attorney; and Deputy Executive Director, who also acted as Secretary of the Board.

An oral report was given by the Deputy Executive Director, advising the Board that the partial rental abatement previously granted Universal Airlines expired on September 1, 1971. A general discussion concerning the desirability of extending some form of rental abatement ensued. A motion was made by Commissioner Mortensen that the Port terminate Universal Airlines' 5-year lease and issue a new lease for 90 days with rental consisting of 30% of the airline's revenue from ground handling operations, and that Universal be advised that during the 90-day period the Port would be seeking other tenants for the air cargo building, and that the new lease with Universal contain a 30-day notice period for termination, rather than the 60-day termination period as contained in the present lease. On motion of Commissioner Walters, duly seconded and passed, this motion was tabled.

The Board then recessed to executive session to consider a personnel matter.

The Board then reconvened in open session and Resolution No. 20574 was passed terminating certain appointments to the position of Youth Aide.

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

Ayes:	Commissioners Berkley, Gainor, Mortensen, Tripp, Walters and President Soda - 6
Noes:	None
Absent:	Commissioner Connolly - 1

"RESOLUTION NO. 20574

RESOLUTION TERMINATING CERTAIN APPOINTMENTS TO THE POSITION OF YOUTH AIDE."

There being no further business and on motion duly made and seconded the meeting was adjourned at the hour of 3:30 p.m.


Assistant Secretary

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

The meeting was held on Wednesday, September 15, 1971, at the hour of 2:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Tripp, Walters and
President Soda - 7

Commissioners absent: None

Also present were the Executive Director; Port Attorney; Chief Engineer; Director of Aviation; Airport Manager; Environmental Planner; Manager, Properties Department; Public Relations Director; Deputy Port Attorney for a portion of the meeting; and Deputy Executive Director who also acted as Secretary of the Board.

Visitors attending the meeting included Mr. Gary Schnitzer, Vice President, Schnitzer Steel Products; Mr. J. L. Herring, Vice President, Ground Operations and Mr. David M. Clark, Vice President Cargo, Universal Airlines; and Mr. Stuart Rose, Consultant, Specialty Restaurants.

Building Permit Application World Air Center, Inc., Building L-610 Oakland North Airport, for the placement of a temporary office structure was presented to the Board by the Environmental Planner. The structure is composed of two trailer sections which combine to form a building 24' x 57' x 14' to be supported on concrete blocks. The structure will be in place during construction of the maintenance facility, and will serve as interim office space. He recommended that the application be approved, subject to the conditions that the trailer be removed

from the premises upon termination of their occupancy, and the premises be restored to the original condition after removal. Resolution No. 20576 was passed approving the building permit.

As requested by the Board, the Chief Engineer made a Status Report on the Construction of the Hangar for World Airways. He indicated that the field surveying work has been accomplished by Port forces. A further report will be given the Board in about four weeks.

The request of Beech Aircraft Corporation to extend policy approval period was the subject of a memo to the Board from the Airport Manager. Beech has advised that because a number of their executive committee members are unavailable for one reason or another due to vacations they are requesting an extension of 60 days to complete the negotiations which had previously been authorized by the Board. On motion of Commissioner Mortensen, duly passed (Commissioner Tripp voting no) the Board approved the extension of time, with the understanding that only the terms originally approved by the Board may be considered in holding open the policy an additional 60-days.

A public hearing on the application of Schnitzer Steel Products of California, Inc., for a permit to extract submerged material in the Port area was held at the hour of 2:15 p.m. The work consists of the removal of approximately 700 linear feet of existing Piers 3 and 4 at the foot of Adeline Street. These piers are in a delapidated and unsafe condition. Mr. Gary Schnitzer appeared in support of the application. There being no testimony in opposition to this application, Resolution No. 20575 was passed granting permission to perform the work.

The Deputy Executive Director presented for further consideration his recommendation for partial rental abatement for Universal Airlines in connection with its occupancy of the Air

Cargo Building. Commissioner Walters moved that the motion which had been made and tabled at the previous meeting, that the Port terminate Universal Airlines' five year lease and issue a new lease for 90 days with rental consisting of 30% of the airline's revenue from ground handling operations, and that Universal be advised that during the 90-day period the Port would be seeking other tenants for the air cargo building, and that the new lease with Universal contain a 30-day notice period for termination, rather than the 60-day termination as contained in the present lease, be removed from the table for purposes of discussion. A discussion ensued, during which Commissioner Mortensen withdrew his prior motion and Commissioner Berkley withdrew his second. The Deputy Executive Director then recommended that the rental be partially abated for an additional period from September 1, 1971, not to extend beyond November 30, 1971, while Universal continues its cargo solicitation efforts on the following conditions:

1. The Port may withdraw this abatement privilege upon 24 hours prior written notice.
2. Universal be advised that during this period the Port will also be actively seeking air cargo business from this leased area.
3. The lease be amended to reduce the notice period for cancellation from 60 to 30 days.
4. During the period of partial abatement, Universal pay the following:
 - (a) A minimum rental of \$200 per month.
 - (b) 35% of gross receipts from ground handling for other airlines of which 10% will be additional compensation with no offset against building rental and 25% will apply against the minimum rental for the building.
 - (c) Universal shall assess themselves a ground handling charge when handling their own aircraft on the same basis as other airlines are charged and the Port shall receive 35% of those gross charges, all of which shall apply toward building rental.

Resolution No. 20584 was passed approving the rental abatement as recommended by the Deputy Executive Director, except that the resolution was amended to reflect the intent of the Board

that the Port will be seeking other tenants for the building in addition to air cargo business for the leased area.

Approval by the Federal Aviation Agency of the Airport Master Planning Grant Application was reported to the Board by the Director of Airport Planning. In March the Board had authorized filing of the application with the U. S. Department of Transportation pertaining to the development of a comprehensive master plan for the Oakland Airport. A news release was issued on September 13, announcing approval of the application and the awarding of the federal grant in the amount of \$148,000, representing two-thirds participation in the \$222,000, 18-month airport master planning study for Oakland Airport.

Howard Terminal Tariff Change to Eliminate Receiving and Delivery Charge was the subject of a memo to the Board from the Manager, Marine Terminal Department. Howard Terminal has requested permission to remove these charges and references thereto from the storage section of their Terminal Tariff No. 4. The request has received approval of the California Association of Port Authorities. On motion of Commissioner Berkley, seconded and passed unanimously, the Board approved the tariff amendment.

The Port Attorney reported to the Board by letter on the Examiner's initial decision in the Intermodal Service to Portland, Oregon case Federal Maritime Commission Docket No. 70-19. He noted that Port management is currently studying the initial decision as to its possible effect upon containership operations at Oakland, and it is anticipated that a further report will be made to the Board when the study is completed.

New Roof for the Shed on the Market Street Pier was the subject of a memo to the Board from the Chief Engineer. He explained that the condition of the roof is such that it must be replaced if the facility is to be kept in service. It is estimated that the cost of the work will be \$20,000. Since the work can be

accomplished prior to the rainy season if done by Port maintenance crews, and since the Port is trying to maximize the amount of work done by maintenance crews which is capitalized to relieve the net revenue bond coverage problem, it is recommended that the work be accomplished by Port crews. Resolution No. 20577 was then passed authorizing the work.

As additional related information in connection with this facility, it was pointed out that certain other major maintenance in the form of pile replacement and substructure repair is necessary if this facility is to be continued in operation. It is estimated that the cost of this additional work would be about \$81,000. Approval of this additional work will be sought at a later meeting of the Board.

Personnel matters as presented in a memo from the Employee Relations Officer as follows, were approved upon passage of an ordinance to print:

Change in Salary Schedule of Intermediate Clerk (Class A)

At the present time, the Port has two classes of Intermediate Clerk. Class A, Salary Schedule 20.575 (rate a \$600 - rate c \$662), is the regular schedule as established by Port Ordinance, which includes the 5% increase, effective July 1, 1971. This increase was effected in the absence of Civil Service Board action reclassifying these positions; there are no incumbent employees in this classification at the present time. Intermediate Clerk Class B, Salary Schedule 19.25 (rate a \$580 - rate c \$639), was established in order to accommodate two incumbent Port employees (then and now earning \$639), whose positions have been "Y" rated. The City has now changed its salary schedule to include all Intermediate Clerks in a single schedule. In order for the Port to be consistent with City rates, it is requested that the Board establish Port Salary Schedule 18 (rate a \$562 - rate c \$621), as the new salary schedule for Intermediate Clerk, Class A.

Creation of Janitor Positions

At its meeting of August 31, 1971, the Civil Service Board approved the classification of two (2) additional positions of Janitor, Section 5.15, Port Ordinance No. 867, Salary Schedule 21. The additional janitors will be utilized in cleaning maintenance of the newly acquired offices on the second floor. The creation of these two positions will increase the number of positions under this section from 4 to 6. It is intended that only one of these positions will be filled in the near future, by the transfer of an airport janitor.

A progress report on the success of the Summer Youth Employment Program was presented to the Board by the Equal Opportunity Officer. He noted that the success of the program was due in large part to the fine handling and supervision by John Kelly, and it was his recommendation that the Board commend Mr. Kelly for his excellent work. Resolution No. 20586 was passed commending John Kelly, and the Board directed that the resolution be suitably framed and presented to him at an appropriate time.

The Executive Director presented for approval a resolution endorsing and supporting the Port of Oakland Annual Charitable Organization Drive. He pointed out that since this year the activities will not be limited to United Bay Area Crusade, a change in name was felt to be appropriate to reflect the broader scope of the program. Resolution No. 20578 was passed authorizing the Port's participation in this program. As in years past, Ross Linson, Port Purchasing Agent, will serve as the official representative during the drive.

Upon passage of Resolution No. 20579, the Executive Director and Traffic Manager and Manager, Marine Terminal Department were authorized to proceed to Seattle to attend a joint meeting of the Northwest Marine Terminal Association and the California Association of Port Authorities to be held on September 17, 1971. This same resolution authorized travel to Portland, Maine by the members of the Board, Executive Director, Port Attorney, and the Manager, Marine Terminal Department to attend the 60th annual convention of the American Association of Port Authorities.

The Port Attorney presented a letter to the Board concerning certain uncollectible accounts. He explained that the accounts representing claims for rent, utilities, plane

storage, and landing fees have been outstanding for a long period of time. It was his opinion that the accounts were uncollectible and should be written off the books of the Port of Oakland. Resolution No. 20580 was passed authorizing this action. The resolution provides that although these accounts are cancelled, the Port Attorney is to continue to attempt to collect the debts represented.

On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved renewal of the contract with the Oakland Chamber of Commerce for services for the fiscal year 1971-72, in the amount of \$13,000, which does not include payment for Washington representation. It is felt that the Port will need direct representation in Washington and various possibilities are being investigated.

A revised proposed Embarcadero sign policy, resulting from further study by the Port Engineering Department, was presented to the Board by the Environmental Planner. Resolution No. 20581 was passed accepting the revised sign policy.

Contract Completion Dike and Fill Construction at Middle Harbor Terminal was the subject of a memo to the Board from the Supervising Engineer. On passage of Resolution No. 20582, the contract time was extended for each phase of the contract without liquidated damages, and Resolution No. 20583 was passed accepting the contract as completed. In connection with this matter, the Port Attorney recalled that at the Board meeting of January 6, 1971, when the Board had under consideration recommendations of the Chief Engineer for additional soil tests in connection with a slip-out in the dike and fill under construction by Manson-General at the Middle Harbor Terminal Area, two requests were made of the Port Attorney: Commissioner Connolly inquired whether the Port

can assess the contractor the resultant additional inspection costs. Commissioner Walters asked to be advised with respect to the legal liability of the soils consultant.

The Port Attorney advised that he had deferred answering these questions until the time of acceptance of the contract, and his conclusions are as follows:

1. The contract with Manson-General provides that competent inspectors will be employed by the Port and that the cost of all inspection will be paid for by the Port. In the event retests are required, the cost is at the contractor's expense. Consequently, the additional cost involved in inspecting the replaced work is to be paid for by the Port, not the contractor.

He noted that the same problem arose in connection with inspection of construction work at the new Seventh Street Terminal and the Chief Engineer made a similar report to the Board in which he correctly stated that the Port Attorney concurred in his conclusion.

Since that time the general provisions of specifications for public work contracts have been amended to provide that the cost of initial inspection of work and testing of materials will be paid for by the Port except utility systems which will be paid for by the contractor. In the event that work or materials are rejected by the Chief Engineer, any additional inspection in connection with replacement will be at the contractor's expense.

2. The contract between the Port and the soils consultant (Woodward-Lundgren & Associates) has been reviewed and it does not disclose any basis for holding the consultant responsible to the Port for additional costs incident to the dike slip-out. The consultant has performed the contract in accordance with its terms and no evidence of negligence, malfeasance or nonfeasance in connection with such performance has been brought to the attention of the Port. Consequently, it is his opinion that the consultant is not liable to the Port for the additional cost resulting from the dike slip-out.

The Board thanked the Port Attorney for his report.

Application of Grubb and Ellis Development Company for Permit to Fill Water Area, Extract Submerged Material and Perform Other Works in the Port Area was presented to the Board by the Environmental Planner. The work to be done will be accomplished in the Port Area south of First Street between Alice and Fallon Streets. On motion of Commissioner Berkley, seconded and passed (Commissioner Connolly abstaining), the Board set the date for the

required public hearing for 2:15 p.m., Wednesday, October 6, 1971, and the Secretary of the Board was directed to notify the applicant accordingly.

The Executive Director announced that the Kingsford Smith Memorial Monument at the North Airport was being moved to a location where it could be viewed by the public more readily. Arrangements have been worked out with the Australian Consul General to have a simple ceremony commemorating the event. As an expression of gratitude, the Australian government wishes to present to the Board of Port Commissioners a painting. It is planned to do this at a luncheon to be held at the Airport on September 22, 1971.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of September 8, 1971.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of August 1971.

Accounts Receivable 40 Days or More in Arrears as of September 8, 1971.

Accounts Receivable 40 Days or More in Arrears Referred to Legal as of September 8, 1971.

Summary of Claims Paid from Various Funds for the period August 24, 1971 through September 8, 1971.

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

Ayes:	Commissioners Berkley, Connolly, Gainor, Mortensen, Tripp, Walters and President Soda - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 20575

RESOLUTION GRANTING PERMIT TO SCHNITZER STEEL PRODUCTS OF CALIFORNIA, INC. TO REMOVE CERTAIN SUBMERGED MATERIALS IN THE INNER HARBOR."

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Tripp and President Soda - 6

Noes: None

Absent: Commissioner Walters - 1

"RESOLUTION NO. 20576

RESOLUTION GRANTING WORLD AIR CENTER PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20577

RESOLUTION AUTHORIZING REPLACEMENT OF ROOF OF MARKET STREET PIER WITH PORT FORCES."

"RESOLUTION NO. 20578

RESOLUTION ENDORSING THE 1971 PORT OF OAKLAND CHARITABLE ORGANIZATIONS DRIVE."

"RESOLUTION NO. 20579

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20580

RESOLUTION FINDING CERTAIN ACCOUNTS RECEIVABLE TO BE UNCOLLECTIBLE AND AUTHORIZING AND DIRECTING THE DIRECTOR OF FISCAL AFFAIRS, PORT DEPARTMENT, AND THE CITY AUDITOR TO WRITE OFF THE SAME FROM THE BOOKS OF THE CITY."

"RESOLUTION NO. 20581

RESOLUTION ADOPTING SIGN POLICY FOR THAT PORTION OF PORT AREA BETWEEN LAKE MERRITT CHANNEL AND DENNISON STREET."

"RESOLUTION NO. 20582

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH MANSON-GENERAL."

"RESOLUTION NO. 20583

RESOLUTION ACCEPTING WORK PERFORMED BY MANSON-GENERAL AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20584

RESOLUTION ABATING RENTAL OF UNIVERSAL AIRCRAFT SERVICE, INC."

"RESOLUTION NO. 20585

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH BECHTEL CORPORATION."

"RESOLUTION NO. 20586

RESOLUTION COMMENDING JOHN KELLY FOR SERVICES AS YOUTH AIDE COORDINATOR."

Port Ordinance No. 1716 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH EMPIRE FOUNDRY COMPANY, INC.", and Port Ordinance No. 1717 being, "AN ORDINANCE AUTHORIZING EXECUTION OF AGREEMENT CANCELLING LEASE OF REAL PROPERTY WITH 66 LONDON SQUARE CORPORATION", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor, Mortensen, Tripp and President Soda - 6
Noes: None
Absent: Commissioner Walters - 1

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 CHANGING THE SALARY SCHEDULE OF INTERMEDIATE CLERK, CLASS "A", AND CREATING TWO ADDITIONAL POSITIONS OF JANITOR", and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH McLENDON PACIFIC CORPORATION", were read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Gainor, Mortensen, Tripp and President Soda - 6
Noes: None
Absent: Commissioner Walters - 1

The meeting was adjourned at the hour of 4:00 p.m. to 12:00 o'clock noon Wednesday, September 22, 1971 at the Airport Conference Room.

The meeting was reconvened at the hour of 2:00 p.m., Wednesday, September 22, 1971, in the conference room, Metropolitan Oakland International Airport, President Soda presiding.

Commissioners present: Berkley, Gainor, Mortensen,
Tripp, Walters and President
Soda - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Port Attorney; Chief Engineer; Environmental Planner; Public Relations Director; and Deputy Executive Director, who also acted as Secretary of the Board.

The minutes of the regular meeting of September 1, 1971, and the adjourned regular meeting of September 8, 1971, were approved as submitted.

The Executive Director transmitted to the Board a copy of a letter from World Airways, Inc., submitted on behalf of World Airways and Trans International Airlines, urging that the Port take a role in requesting the Oakland City Council to permit a restoration of Shell Pipeline service to the Oakland airport. It was his recommendation that the Board adopt a resolution urging the City Council to take action to assure that a second pipeline be restored to service at the earliest possible date. A discussion followed, and a motion was made that in order to dispel any fears that the public may have concerning the safety of such a pipeline, the resolution be amended to indicate that all new safety features available to pipeline construction will be used. Resolution No. 20587, as amended, was then passed (with Commissioner Tripp voting no).

Resolution No. 20588 was passed authorizing or ratifying travel as follows:

The Executive Director, Traffic Manager and Manager Marine Terminal Department, Director of Aviation, and Director of Airport Planning, to Seattle on or about September 24, 1971 to meet with Boeing officials.

Members of the Board, Executive Director and Director of Aviation, to Atlanta on or about October 6, 1971 to meet with Delta Airlines officials and proceed to Miami on or about October 8, 1971 to meet with National Airlines officials.

Members of the Board, Executive Director, Port Attorney, Director of Aviation, and Director of Airport Planning, to Miami on or about October 10-14, 1971 to attend conference of Airport Operators Council International, and proceed to Tampa and Cleveland on Port business.

Executive Director to St. Louis on or about October 17-18, 1971 on American Society of Civil Engineers business.

Environmental Planner to Portland, Oregon to attend meeting of Committee on Ecology and Environment, PCAPA on September 17, 1971.

President of the Board of Port Commissioners to attend 11th Biennial Japan-American Conference of Mayors and Chamber of Commerce Presidents in Kyoto, Japan on or about October 19-23, 1971.

Furnishing and Spreading Fill Material in the Industrial Park was the subject of a memo to the Board from the Chief Engineer. He explained that a proposal has been received from Gallagher & Burk to furnish and spread an additional 100,000 cubic yards of fill material at a cost of \$1.00 per cubic yard, which is an extremely favorable price. It is proposed that this material be used to prepare a 20-acre site for a prospective tenant. On motion of Commissioner Tripp, seconded and passed unanimously, the Board approved this recommendation.

As requested by the Board at the meeting of July 7, 1971, the Executive Director was instructed to prepare a feasibility study regarding the proposal for a maritime museum on the converted ferryboat Santa Rosa. A report concerning the location of the ferryboat Santa Rosa was presented to the Board by the

Environmental Planner. The President of the Board directed that a copy of the report be sent to the Mayor and to Mr. Claire for their information, and the matter be taken off the agenda and discussed at a later meeting of the Board.

Installation of Christmas Decorations was the subject of a memo to the Board from the Senior Mechanical and Electrical Engineer, in which he requested approval to purchase and install a 50 foot tree; purchase and install a new sign for the Port building; and install and remove Christmas tree lighting on approximately 80 trees for a total cost of \$25,000. A discussion ensued, and a motion was made by Commissioner Tripp, seconded and passed (with Commissioner Walters abstaining), that the Executive Director be directed to investigate the feasibility of having all the work done by Port forces, at an expenditure not to exceed \$21,000, and report on the matter at the next meeting. Also the Board stipulated that the sign on the Port building be repaired rather than renewed at this time. If it is found not to be feasible, plans and specifications will be brought to the Board for authorization to advertise for bids.

The Executive Director read a wire received by Commissioner Berkley from Herbert Klein, Director of Communications, Executive Branch, inviting him to attend a special background briefing covering a wide range of domestic issues, for major newspaper and broadcast executives, on Saturday, September 25, 1971, at the Benson Hotel in Portland. In addition to Mr. Klein, participants will include the President, Treasury Secretary Connally, Labor Secretary Hodgson, Budget Director Schultz and John Erlichman. Commissioner Tripp commented that the Board has been honored in having a member of the Commission included in the briefing.

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Walters and President Soda - 5

Noes: Commissioner Tripp - 1

Absent: Commissioner Connolly - 1

"RESOLUTION NO. 20587

RESOLUTION URGING THE OAKLAND CITY COUNCIL TO PROVIDE FOR REOPENING PETROLEUM PIPELINE SERVING METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Connolly - 1

"RESOLUTION NO. 20588

RESOLUTION CONCERNING CERTAIN TRAVEL."

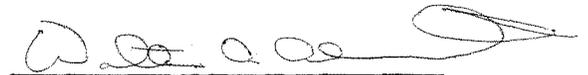
"RESOLUTION NO. 20589

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH AUTOMAT VENDING SERVICE."

"RESOLUTION NO. 20590

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH OAKLAND CHAMBER OF COMMERCE."

There being no further business and on motion duly made and seconded the meeting was adjourned at the hour of 3:00 p.m.


Assistant Secretary

Port Commissioners Meeting
Secretary *[Signature]*
Action OCT 20 1971
*Approved as written
and filed*

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

The meeting was held on Wednesday, October 6, 1971, at the hour of 2:00 p.m., in the second floor conference room of the Oakland Airport Terminal, President Soda presiding, due written notice having been given members of the Board.

Commissioners present: Connolly, Gainor, Mortensen,
Tripp, Walters and President
Soda - 6

Commissioners absent: Berkley - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Assistant Chief Engineer; Environmental Planner; Director of Aviation; Airport Manager; Supervising Airport Traffic Representative; Manager, Properties Department; and Secretary of the Board.

Visitors attending the meeting included Messrs. Kenneth J. Sutherland, Bob Scanlon and Robert F. Coates representing Grubb & Ellis Co.; Mr. Brian Cook, Vice President, World Airways; and Dr. Paul Rongved of Strobel & Rongved.

Minutes of the regular meeting of the Board held on September 15, 1971 and the adjourned regular meeting held on September 22, 1971, were approved as written and ordered filed.

At the hour of 2:15 p.m. President Soda called for the scheduled public hearing on application of Grubb and Ellis Development Company for permit to fill water area, extract submerged material and perform other works in the Port Area in connection with the Santa Fe Land Development Company project for the Estuary shoreline between Alice and Fallon Streets in Oakland. A report and recommendation on the application was made to the Board by the Executive Director recommending that if there is no testimony on this application which would require further

study, this application be approved subject to the requirement that the applicant obtain all other permits required for this work. No one appeared before the Board in opposition to the application and Resolution No. 20591 was passed granting permit to Grubb and Ellis Development Company to perform certain filling and extraction of submerged material in the inner harbor. On this matter Commissioner Connolly took no part in the discussions and abstained from voting on the above mentioned resolution.

Change Order to Contract, Modification of Runway & Taxiway Shoulders and Electrical Systems at Metropolitan Oakland International Airport (ADAP 8-06-0170-01), was the subject of a memo to the Board from the Electrical and Mechanical Engineer, informing the Board that the Federal Aviation Administration has modified its requirements for taxiway guidance signs increasing wattage requirements from 175 to 550 watts, which in turn requires larger transformer controllers and recircuiting at an estimated increased cost of \$10,000. The Federal Aviation Administration participation in this additional cost would be at 53 percent, leaving a net cost to the Port of \$4,700. It was recommended that the Board approve the change order to O. C. Jones & Sons, contractor for this work, in order to comply with the FAA requirements. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Change Order on the Contract with F. P. Lathrop Construction Company for Construction of World Air Center was the subject of a memo to the Board from Supervising Engineer Roy Clark explaining the need for correcting random unstable ground conditions below the two foot subgrade elevation which have become evident when the area was being developed and compacted by the contractor, which additional cost is estimated at \$60,000. It was recommended that the Board approve the issuance of a change order for soil stabilization as the need arises not to exceed \$60,000.

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

Relocation of Work Positions for World Aircraft Maintenance Hangar was the subject of a memo to the Board from the Assistant Chief Engineer informing the Board of poor soil conditions which have become apparent in a portion of the project location. Four alternate proposals which had been prepared by Strobel and Rongved, architects for the project, were transmitted to the Board, which alternates had previously been discussed with President Soda and Vice President Gainor. The Assistant Chief Engineer recommended the adoption of Proposal No. 4 which he explained was also the recommendation of World Air Center. President Soda made an oral report to the Board on this subject concurring in the recommendation. A motion was then made by Commissioner Tripp, seconded and passed unanimously, authorizing the Engineering Department to proceed with alternate No. 4.

A written Progress Report was made to the Board by Supervising Engineer Roy Clark on the Aircraft Maintenance Hangar.

Unauthorized Construction Building L-610 World Air Center, Inc. Oakland North Airport was the subject of a memo to the Board from the Environmental Planner informing the Board that World Air Center has constructed a 16' by 40' corrugated metal roof as a sunshade to reduce evaporation of liquids from existing cleaning tanks at the North Airport without having first obtained a building permit from the Port, which structure is open on all four sides and is clearly visible from Earhart Road. The Board was informed that discussions are now being held with the tenant to require the construction of acceptable screening and that a further report will be made to the Board.

Termination of tenancy of Rep-Air, Inc. effective September 30, 1971, which firm has been occupying all of Hangar 4 at the Airport paying \$3,202.76 per month, was reported to the Board by memo from the Manager, Properties Department.

Termination of Spur Track Agreement with Southern Pacific Transportation Company was the subject of a memo to the Board from the Manager, Properties Department, recommending approval of the termination as the track is no longer required for Airport operations and its removal is required for the new Airport access road. In this connection Resolution No. 20593 was passed authorizing execution of termination agreement with Southern Pacific Transportation Company.

Approval of Specifications and Authority to Advertise for Bids for Printing the Port of Oakland Flight Selector for the period commencing December 1, 1971 and ending September 30, 1972 was recommended to the Board by memo from the Port Purchasing Agent and was approved on passage of Resolution No. 20594.

AirporTransit's Application for Fare Increases before the State Public Utilities Commission was the subject of a memo to the Board from the Director of Aviation informing the Board of the proposed rate increases as well as comparative rates for San Francisco and San Jose Airports. It was recommended that the Board authorize support of AirporTransit's application before the State Public Utilities Commission except for the proposed rate of \$2.50 between Oakland and downtown San Francisco for which a \$2.00 fare was recommended. An oral explanation was made on this matter by the Supervising Airport Traffic Representative, after which a motion was made by Commissioner Mortensen, seconded and passed by the following vote that the Board support the application as recommended: Ayes - Commissioners Connolly,

Gainor, Mortensen, Walters and President Soda - 5; Noes -
Commissioner Tripp - 1; Absent - Commissioner Berkley - 1.

North Airport Directory was the subject of a memo to the Board from the Environmental Planner recommending approval of the proposed location and preliminary design for the subject directory which would be constructed of metal frame, sheet metal, magnetized vinyl and plastic, approximately 16' high and 16' wide which would carry the names of all Port tenants at the North Airport and a location map with the sign being placed in a new landscaped divider between Earhart Road and Trans International Airlines parking lot. A model of the proposed sign was displayed to the Board. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Purchase of Seatrain Cranes was the subject of a memo to the Board from the Deputy Executive Director. It was explained to the Board that written confirmation from the Port's structural engineers is expected in the near future, confirming that the cranes have been repaired and rehabilitated to the required specifications and that painting is now underway and expected to be completed by the end of October if allowed to proceed uninterrupted. However, the painting could be delayed substantially if the maritime strike is settled since the cranes can only be painted between ship schedules. It was recommended that the Board approve an amendment to the crane acquisition agreement which allows the Port to purchase the cranes prior to final painting but does not relieve Seatrain from the obligation to complete the work, which agreement would require the approval of the Federal Maritime Commission. The recommendation was approved on passage of Resolution No. 20611.

Connections to Sanitary Sewer Outer Harbor was the subject of a memo to the Board from the Assistant Chief Engineer

explaining that the connection work still to be done is primarily interior plumbing work in five Port buildings, the work being in isolated locations required to separate the sanitary plumbing from the storm sewer system. It was estimated that the total work would cost approximately \$23,000. Because of the Port's forces being familiar with the work location and in order to avoid disruption of the activities of the tenants it was recommended that the work be done by Port forces rather than formal bidding procedure. In this connection Resolution No. 20595 was passed authorizing construction of sanitary sewer system connections in the Outer Harbor Terminal area with Port forces.

Purchasing Roofing Material for Market Street Shed was the subject of a memo to the Board from the Assistant Chief Engineer informing the Board that it is anticipated that the material cost of roofing will be \$6,300 for the roofing project previously approved by the Board at its meeting of September 15, 1971 and recommending that it is in the best interests of the Port to dispense with formal bidding procedure and authorize purchase of the roofing material for Building E-404 on informal bids, which recommendation was approved on passage of Resolution No. 20596.

Extension of Contract Time with James Marsh Company for demolition of a portion of Market Street Pier and demolition of a portion of and construction of improvements to fireboat berth at Foot of Broadway was recommended to the Board by memo from Supervising Engineer Roy Clark. It was explained that the work was to have been completed on September 18, 1971 and would be subject to liquidated damages at the rate of \$25 per calendar day but that though the contractor has made his best effort to work on the project major delays have been caused by lack of

access to the area due to the maritime strike and a major breakdown in the contractor's derrick barge. It was recommended that the contract be extended to October 11, 1971 without liquidated damages being assessed. The recommendation was approved on passage of Resolution No. 20597.

Personnel Matters as reported to the Board by the Employee Relations Officer regarding certain appointments were approved on passage of Resolution No. 20598.

Sale of Chandeliers and Wall Brackets removed from Goodmans No. 10 Jack London Square to Price Electrical Co. for the sum of \$500 plus sales tax was reported to the Board by memo from the Port Purchasing Agent.

Extension of Contract Time with Remington Rand for Microfilming was the subject of a memo to the Board from the Secretary of the Board explaining that the contract which was to have been completed September 11, 1971 has been delayed due to the resignation of the contractor's camera operator and inefficiency on the part of the two Port Youth Aides who were assigned to the work. It was recommended that the time for performance of the contract be extended to October 29, 1971, which recommendation was approved on passage of Resolution No. 20599.

Payment to Corbett, Welden & Kane, labor relations attorneys, retained by the Port during the strike of the United Public Employees Local 390 against the Port of Oakland, in the amount of \$7,060.50, was recommended to the Board by memo from the Deputy Executive Director, which recommendation was approved on passage of Resolution No. 20600.

Travel Authorization for the Director of Airport Planning to include a stop in New York City on his return from

the Airport Operators Council Meeting in Miami, Florida, to observe the New York Airport Plane-Mate operation was recommended to the Board by memo from the Executive Director. The matter was tabled on motion of Commissioner Walters, seconded and passed by the following vote: Ayes - Commissioners Connolly, Gainor, Mortensen, Walters - 4; Noes - Commissioner Tripp and President Soda - 2; Absent - Commissioner Berkley - 1.

Building Permit Application Building K-424, Mechanical-Electrical Contractors' Association, 8301 Edgewater Drive, Industrial Park was the subject of a memo to the Board from the Environmental Planner recommending approval of the application for the construction of three screen fences around mechanical equipment recently installed on the roof of the building, which recommendation was approved on passage of Resolution No. 20601.

Sign Permit Application Building K-114 (Oakland Hilton Inn) No. 1 Hegenberger Road, Industrial Park was recommended for approval by memo from the Environmental Planner, the sign permit being for a "V" shaped sign approximately 18 inches high and 6 feet in depth with the inscription "24 hr. Restaurant" visible from two sides of the sign, the sign to be installed below the overhang of the existing covered entry facing Hegenberger Road. Following discussion on the matter Resolution No. 20592 was passed approving the application subject to final approval of the Executive Director as to size, shape and location. Commissioner Mortensen abstained from voting on the resolution.

Sign Permit Application Building K-433 (the Kealy building) 8000 Capwell Drive Industrial Park was recommended for approval by memo from the Environmental Planner, the permit being for the construction of two free-standing signs 4' high and 8'

wide located on each side of the building inside the driveways of the parking area. It was explained that the free-standing signs required a variance which has already been granted by the Executive Director. The sign permit was approved on passage of Resolution No. 20602.

Building Permit Application Building K-402 (Engs Motor Truck) 295 Hegenberger Road Industrial Park was recommended for approval by memo from the Environmental Planner, the permit being for the construction of a 16'6" by 18'8" office building which would abut the existing building. It was the consensus of the Board that this permit application be withheld until the tenant does certain cleanup work in the area.

Building Permit Application Building B-317 (Foster & Kleiser) 1601 Maritime Street Oakland Outer Harbor was recommended for approval by memo from the Environmental Planner, which permit covers the repair of damage caused by a bomb explosion in the front entrance of the building. The application was approved on passage of Resolution No. 20603.

Proposed Termination Agreement - S. E. Edgar, Inc. was the subject of a memo to the Board from the Manager, Properties Department, informing the Board that S. E. Edgar has now completed its move to its new location on Fifth Avenue across from the Nimitz Freeway and desires its occupancy of the Ninth Avenue Terminal property to be terminated as of September 1, 1971 and that it is planned that the vacated property of approximately 1.5 acres will be utilized by Marine Terminals Corporation. The proposed termination was approved on motion of Commissioner Walters, seconded and passed unanimously.

Superior Strut and Hanger Company was the subject of a memo to the Board from the Manager, Properties Department, informing the Board that Superior Strut & Hanger Company has failed to post the two months rental deposit as required by the Board prior to September 15, 1971, due to a pending stock merger with Unistrut Corporation of Wayne, Michigan, and it was recommended that the Board authorize the termination of the negotiations for a long-term lease with Superior Strut and Hanger Company so that the Properties Department can pursue potential tenants for the property since the site is now prepared for construction. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Hunt Foods - New License Agreement was the subject of a memo to the Board from the Manager, Properties Department, recommending that occupancy of the 3.846 acres of property and various buildings on the Embarcadero directly across from Oakland Yacht Club be continued with Hunt Foods Corporation following termination of its long-term lease which expired September 30, 1971, for which the company paid \$708.95 per month with the rental being increased under a license and concession agreement to \$2,512.98 per month or \$2.25 per square foot, with no charge being made for the improvements on the property and all maintenance including structural to be the responsibility of Hunt Foods. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Mardeco, Inc. was the subject of a memo to the Board from the Deputy Executive Director advising that Mardeco has requested approval of the Board for the North Oakland Kiwanis Club to hold weekly meetings in the Yacht Club facilities. It was recommended that the Board authorize the North Oakland Kiwanis

to meet on a weekly basis at the Yacht Club provided that the luncheons are catered by a restaurant in Jack London Square, with the Board reserving the right to withdraw this authorization at any time upon 30 days advance notice to Mardeco and also reserving the right to charge a percentage if any rentals are assessed by the Yacht Club. The recommendation was approved on passage of Resolution No. 20604.

Christmas Decorations Jack London Square was the subject of a memo to the Board from the Electrical and Mechanical Engineer in response to the Board's request as to the feasibility of doing the decorating with Port maintenance forces. The Board was informed that this work could be done by Port crews at a cost not to exceed \$21,000. The Board was informed at the meeting that this work could still be done by Port crews even if the maritime strike was settled. In this connection Resolution No. 20605 was passed authorizing installation and removal of a Christmas tree and decorative lighting in Jack London Square with Port forces.

President Soda made an oral report to the Board regarding a recent meeting he held General Howell Estes of World Air Center regarding World's proposed future use of Hangar No. 6 at the North Airport. He stated that he had explained to General Estes regarding the depressed rates that World Airways had been paying in the Hangar No. 6 area and that World must recognize the financial position of the Port and the advantages of a new tenant at the Airport. He had suggested that World Air Center consider using Hangar No. 4 for its proposed corporate aircraft maintenance base and General Estes had stated that World was not interested in Hangar 4 under any circumstances. President Soda said that he

had promised General Estes that either the full Board or a committee would meet to hear World's presentation on its proposed activities in the future. It was the consensus of the Board that the full Board should attend such a meeting and it was suggested that the presentation by World be made to the Board at 11:00 a.m. on Wednesday, October 20, 1971, prior to the next regular meeting of the Board.

The Deputy Executive Director questioned if it was the Board's desire to make a lease proposal to Air California for Hangar 6 and surrounding areas. It was the consensus of the Board that the Deputy Executive Director should continue negotiations and present a specific proposal to Air California along the lines of the draft proposal previously transmitted to Board members.

President Soda stated that it is imperative that the Port immediately make plans as to budgetary and personnel requirements in preparation for the eventuality that there might be a continuation of the waterfront strike by the International Longshoremen and Warehousemen Union following an 80 day cooling off period if the ILWU is required to go back to work under a Taft-Hartly injunction.

During discussion of the Status Report items Commissioner Walters asked that a report be made to the Board regarding the practicality of construction of an automobile parking area over the Southern Pacific tracks along First Street and stated that it is most important that the Board make a final determination as to priorities for the remaining ground level areas of Jack London Square for commercial purposes as compared to ground level automobile parking.

The following written reportes were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction
Accounts as of September 29, 1971.

Summary of Claims Paid from Various Funds for the
period September 10, 1971 through September 29, 1971.

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

Ayes: Commissioners Gainor, Mortensen, Tripp,
Walters and President Soda - 5

Noes: None

Abstained: Commissioner Connolly - 1

Absent: Commissioner Berkley - 1

"RESOLUTION NO. 20591

RESOLUTION GRANTING PERMIT TO GRUBB & ELLIS DEVELOPMENT
COMPANY TO PERFORM CERTAIN FILLING AND EXTRACTION OF
SUBMERGED MATERIALS IN THE INNER HARBOR."

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

Ayes: Commissioners Connolly, Gainor, Tripp,
Walters and President Soda - 5

Noes: None

Abstained: Commissioner Mortensen - 1

Absent: Commissioner Berkley - 1

"RESOLUTION NO. 20592

RESOLUTION GRANTING HILTON HOTELS CORPORATION PERMISSION
TO PERFORM CERTAIN WORK."

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

Ayes: Commissioners Connolly, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Berkley - 1

"RESOLUTION NO. 20593

RESOLUTION AUTHORIZING EXECUTION OF TERMINATION AGREEMENT WITH SOUTHERN PACIFIC TRANSPORTATION COMPANY."

"RESOLUTION NO. 20594

RESOLUTION APPROVING SPECIFICATIONS FOR PRINTING, FOLDING AND DELIVERING THE PORT OF OAKLAND FLIGHT SELECTOR FOR THE PERIOD COMMENCING DECEMBER 1, 1971 AND ENDING SEPTEMBER 30, 1972, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20595

RESOLUTION AUTHORIZING CONSTRUCTION OF SANITARY SEWER SYSTEM CONNECTIONS IN THE OUTER HARBOR TERMINAL AREA WITH PORT FORCES."

"RESOLUTION NO. 20596

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PURCHASE ROOFING MATERIALS FOR THE REPLACEMENT OF THE ROOF OF MARKET STREET PIER WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE THEREOF."

"RESOLUTION NO. 20597

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH JAMES MARSH COMPANY."

"RESOLUTION NO. 20598

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20599

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH REMINGTON RAND OFFICE SYSTEMS DIVISION OF SPERRY RAND CORPORATION."

"RESOLUTION NO. 20600

RESOLUTION APPROVING STATEMENT OF CORBETT, WELDEN & KANE FOR PROFESSIONAL SERVICES."

"RESOLUTION NO. 20601

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

"RESOLUTION NO. 20602

RESOLUTION GRANTING JOHN K. KEALY, JOSEPH O. COSGROVE AND NICHOLAS BADAMI PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20603

RESOLUTION GRANTING FOSTER AND KLEISER, A DIVISION OF METROMEDIA, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20604

RESOLUTION CONSENTING TO USE OF THE MARDECO, INC.,
YACHT CLUB FACILITIES BY THE NORTH OAKLAND KIWANIS
CLUB."

"RESOLUTION NO. 20605

RESOLUTION AUTHORIZING INSTALLATION AND REMOVAL OF A
CHRISTMAS TREE AND DECORATIVE LIGHTING, JACK LONDON
SQUARE, WITH PORT FORCES."

"RESOLUTION NO. 20606

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND
CONCESSION AGREEMENT WITH BILLIE'S MOBILE CATERING."

"RESOLUTION NO. 20607

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL
AGREEMENT WITH POWER PAC."

"RESOLUTION NO. 20608

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AGREEMENT
WITH COCA COLA BOTTLING COMPANY OF CALIFORNIA."

"RESOLUTION NO. 20609

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLE-
MENTAL AGREEMENT WITH NATIONAL AIRMOTIVE, DIVISION
OF REPUBLIC CORPORATION."

"RESOLUTION NO. 20610

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLE-
MENTAL AGREEMENT WITH GREAT ATLANTIC LOBSTER COMPANY."

"RESOLUTION NO. 20611

RESOLUTION AUTHORIZING EXECUTION OF FIRST AMENDMENT
TO EXHIBIT 13A TO AGREEMENT WITH SEATRAN TERMINALS
OF CALIFORNIA, INC."

"RESOLUTION NO. 20612

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE
AND CONCESSION AGREEMENTS."

Port Ordinance No. 1715 being, "AN ORDINANCE AUTHORIZ-
ING THE EXECUTION OF A LEASE WITH SEAL BOND, INC.", and Port
Ordinance No. 1718 being, "AN ORDINANCE AMENDING CERTAIN
SECTIONS OF PORT ORDINANCE NO. 867 CHANGING THE SALARY SCHEDULE

OF INTERMEDIATE CLERK, CLASS "A", AND CREATING TWO ADDITIONAL POSITIONS OF JANITOR", and Port Ordinance No. 1719 being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH McLENDON PACIFIC CORPORATION", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Connolly, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Berkley - 1

There being no further business and on motion duly made and seconded the meeting adjourned at the hour of 3:45 p.m.


Secretary

Board of Port Commissioners
Secretary *J. W. Taylor*
Action NOV 10 1971
*Approved as written
and filed*

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

The meeting was held on Wednesday, October 20, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, First Vice President Gainor presiding.

Commissioners present: Berkley, Connolly, Mortensen, Tripp, Walters and First Vice President Gainor - 6

Commissioners absent: President Soda - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Environmental Planner; Traffic Manager and Manager, Marine Terminals Department; Airport Manager; Manager, Properties Department; Supervising Engineer Roy Clark; and Secretary of the Board.

Visitors attending the meeting included Mr. Stephen Marsh, Executive Director, Ryan Marocco & Co.; Mr. Peter N. Teige, Vice President, World Airways; Messrs. F. Weston Starratt, Jeffrey R. Ford, E. F. Nielsen, and H. Frederick Wohlsen, all representing Kaiser Engineers; Mr. Charles K. Hum, President Aerospace Services, Inc.; Mr. James A. Thomas, President, Western Airmotive; Mrs. Barbara Stone, representing Save San Francisco Bay Association; and Mrs. R. D. Israel representing the Oakland League of Women Voters.

Minutes of the regular meeting of the Board held on Wednesday, October 6, 1971, were approved as written and ordered filed.

The following Port personnel were individually introduced to the Board and presented with pins denoting 20 years of service to the Port: Everett B. Abernathy, Janitor; Clyde Patten, Semi-Skilled Laborer; Kenneth O. Noe, Truck Driver and

Laborer; J. Kerwin Rooney, Port Attorney; and Patricia M. Wilson, Intermediate Stenographer-Clerk. The Port Attorney responded briefly with words of appreciation for the opportunity to be of service and for the understanding and cooperation extended to him by the Board and the staff.

Vice President Gainor called for the requested appearance by Ryan, Marocco & Co. in connection with its appeal before the Board regarding denial of variances for the erection of signs on its property at 7700 Edgewater Drive in the Port of Oakland Industrial Park. A memo addressed to the Board from the Environmental Planner explained that sign permit applications had been made to the Port for three temporary signs, each being 3' wide and 8' high to be located at intervals approximately 300' perpendicular to the face of the building along the front setback area of the building on Edgewater Drive. Each sign was to be erected with 2 x 4 steel tubing painted black and would be constructed of plywood painted flat white with black lettering. The signs would be of a temporary nature describing the types of office facilities and amenities provided in the building for purposes of advertising "Space Available". It was explained that the existing over-sized billboard type sign which describes the project and identifies the rental agent would be removed from the premises upon acceptance of the proposed signs. The original application calls for the proposed signs to be free-standing and located in front of the front setback line of the building and that a variance which permits the signs to be free-standing and the variance which permits the signs to be located within the setback area had both been denied by the Executive Director. Mr. Stephen Marsh, Executive Director of Operations for Ryan, Marocco & Co., appeared before the Board to plead the need for the signs as part of the company's marketing program

for space in the building. Considerable discussion ensued as to the need for the signs and it was the consensus of the Board that the sign permit should be approved for a limited duration, probably six months or until the building is fully occupied, whichever date first arrives, but that the signs should be placed behind the setback lines if an appropriate location can be determined. The hearing on the denial of variance was continued to the Board meeting of November 3, 1971, in order that all parties could study the matter further.

The Board asked that a recommendation as to Board policy be prepared to cover temporary signs, such as Ryan Marocco's, in the Industrial Park.

Changes in Airport Tenancies listed below as recommended to the Board by memo from the Manager, Properties Department, were approved on motion of Commissioner Tripp, seconded and passed unanimously.

Gibbs Lease Air, Inc., formerly known as Gibbs Flying Service, Inc., to assume occupancy of all of Hangar No. L-908 consisting of 9,790 sf of hangar space at \$.06 psf and 27,040 sf of land area at \$.01 psf for raw land and \$.015 psf for paved ramp area for a total rental of \$957.90 per month. Occupancy to be under a one-year license and concession agreement effective November 1, 1971. The Board did not approve the request of the Properties Department to negotiate a five-year lease on this property.

Bay Aviation Services, Inc., to relocate from Hangar 7 to Hangar 4 and the adjoining building L-414, paying \$.06 psf for open hangar space and \$.07 psf for shop area for a total of \$3,013.50 per month, with the understanding that the agreement will also include certain ramp areas for aircraft parking at \$.015 psf per month. Occupancy to be under a one-year license agreement commencing December 1, 1971, which agreement will include provisions for cancellation on 90-days notice in the event a major fixed-base operator project would need this particular area.

J. F. McRae Aero-Craft, Inc., to relinquish area presently occupied in Buildings L-706 and L-708 and to assume occupancy of 4,000 sf in Building L-741 in addition to space already occupied in Building L-739, resulting in a monthly increased rental of \$179.04 for a total of \$540.00 per month effective November 1, 1971.

Federal Aviation Administration, to assume occupancy of space now being used by the National Transportation Board Safety Bureau on the second floor of the Airport Terminal Building consisting of 1,405 sf at \$.4587 psf per month for a total of \$644.47.

Marriott Corporation, to continue under a license agreement effective November 1, 1971 to furnish in-flight food catering service to airlines serving Oakland paying 5-1/2% of its gross receipts to the Port.

Rental Increases for World Airways and World Air Center

was the subject of a memo to the Board from the Deputy Executive Director advising the Board that General Estes of World Airways has proposed that World and the Port jointly engage an independent consultant to develop a master plan for the use of the Hangar 6 area as a corporate jet maintenance base and to recommend rental rates for the property, but that General Estes had been advised that the proposed rental increase being presented to the Board at this time is considerably less than a rental based on the fair market value of the property and that there does not appear to be any reason for the Port to participate in an independent appraisal of the property value as a reference check of the rental rates proposed. It was recommended that the Board approve the second incremental level rental increase as first proposed to the Board in October 1970, increasing rentals effective December 1, 1971 for World Airways from \$2,475.98 to \$2,653.59 and for World Air Center from \$16,264.00 to \$20,300.07 per month subject to such increases being permitted under the President's Economic Stabilization Program. The recommendations were approved on passage of Resolution No. 20613 fixing rental for World Air Center and Resolution No. 20614 fixing rental for World Airways, Inc.

Contract Completion on September 1, 1971 by Rothschild & Raffin of its Contract for the general construction of the Seventh Street Marine Terminal, First Stage South and West Sides, under Economic Development Administration Project No. 07-1-00046 was reported to the Board by memo from Supervising Engineer Roy

Clark. It was explained that the final contract price is \$5,526,446.30 based on original contract price of \$4,776,600.00 plus change orders totaling \$749,846.30, a summary of which was attached for the Board's information. Causes for the delay between the original contract completion date of March 5, 1971 and the actual completion of September 1, 1971, were explained to the Board and it was recommended that the contract time be extended to September 1, 1971 without liquidated damages and that the contract be accepted as completed and the contractor paid the above amount of the full contract. The recommendation was approved on passage of Resolution No. 20615 extending time for performance of contract with Rothschild & Raffin, Inc. and Resolution No. 20616 accepting work performed.

Contract Completion on October 12, 1971 by Galbraith Construction under its contract for construction of sanitary sewer system at the Oakland Outer Harbor was reported to the Board by memo from Supervising Engineer Roy Clark, advising that the total contract price is \$432,333.28, including two change orders to the contract in the amount of \$5,607.77. Reason for the delay in completion of the contract from its original completion date of August 17, 1971, was explained to the Board and it was recommended that the contract time be extended to October 12, 1971 without liquidated damages and the contract be accepted as completed on that date and the contractor paid the full amount of the contract price. The recommendation was approved on passage of Resolution No. 20618 extending time for performance of contract with Galbraith Construction Company, Inc. and Resolution No. 20619 accepting work performed.

Award of Contract for Relocation of West Wall 14th Street Wharf Shed (Building B-101) Outer Harbor Terminal was the subject of a memo to the Board from the Assistant Chief Engineer

to which was attached a canvass of bids received on September 28, 1971 for this contract. It was explained that the low bid submitted by Robert L. Wilson, Inc. contained an error in the amount given in writing and by letter dated September 29 this bidder asked permission to withdraw his bid, which has been approved by the Port Attorney. It was recommended that the contract be awarded to Lohsen Company, the next low bidder, in the amount of \$163,894 which recommendation was approved on passage of Resolution No. 20617.

Award of Contract for Strengthening of B-901 Apron 14th Street Wharf Outer Harbor Terminal to the Duncanson-Harrelson Co. in the amount of \$187,848, which firm submitted the low bid among bids received September 28, 1971, was recommended to the Board by memo from the Assistant Chief Engineer. A canvass of the bids received was attached to the memo. The recommendation was approved on passage of Resolution No. 20620.

Sign Permit Application Bldg. C-211 Chipman Moving and Storage, Inc. Petroleum and Terminal Streets Oakland Outer Harbor was recommended for approval by memo from the Environmental Planner, the application being for a plywood sign 7' by 28' with the inscription "Chipman Mayflower" which would replace the "Transoceanic Warehouse" sign presently on the building. The sign permit was approved on passage of Resolution No. 20621.

The continued item of Travel Authorization for the Director of Airport Planning to include New York in the travel upon his return from attending the Airport Operators Council International conference in Miami, Florida, October 14, 1971 to meet with Boothe Airside Systems, Inc. to observe the New York Airport Plane-Mate operation was lifted from the table by motion of Commissioner Mortensen, seconded and passed unanimously, then was approved on passage of Resolution No. 20622, which resolution also authorized the Trade Development Manager and Traffic

Representative to travel to Chicago for purposes of trade promotion on October 18, 1971 returning about October 22, 1971 as recommended to the Board by memo from the Executive Director.

Certificates of Completion, Annual Contracts for the period commencing October 1, 1970 and ending September 30, 1971 as recommended to the Board by memo from the Port Purchasing Agent were approved as follows:

McCormick and Baxter Creosoting Company for furnishing and delivering Douglas Fir creosoted piles was approved on passage of Resolution No. 20623; and

O. C. Jones and Sons for furnishing and installing asphalt concrete was approved on passage of Resolution No. 20624.

Renewal of Contract - Chicago Office was the subject of a memo to the Board from the Traffic Manager and Manager, Marine Terminals Department, recommending that the contract with George D. Butler as Midwest Manager for the Port of Oakland with offices in Chicago, which expires November 30, 1971, be renewed for a one-year period under the same terms and conditions with the exception that the allowance for telephone and telex services be increased from \$1,900 to \$2,200 for the year when permitted by the wage and price freeze order. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Personnel Matters consisting of the creation of one position of Airport Acoustical Engineer, senior level, at salary schedule 58, ranging from \$1,509 rate "a" to \$1,665 rate "c"; and one position of Acoustical Measurements Technician at salary schedule 35, beginning at \$856 rate "a", to \$945 rate "c", as recommended to the Board by the Employee Relations Officer with the understanding that the Civil Service Board will be requested to exempt the positions, was approved on passage of an ordinance to print.

Appointment of Board Committees was announced in the form of a letter to the Board from President Soda as follows: Airport Committee with William Walters as Chairman and Robert E. Mortensen as Member; Real Estate Development Committee with Ted Connolly as Chairman and H. Boyd Gainor as Member; and Port Terminal and Port Facilities Committee with Thomas L. Berkley as Chairman and Peter M. Tripp as Member.

The continued item of Building Permit Application Building K-403 (Engs Motor Truck) 295 Hegenberger Road Industrial Park was the subject of a memo to the Board from the Environmental Planner advising that the sandwich-type signboard which had been displayed at the driveway entrance of the building has been removed and Mr. Engs has promised that the yard will be maintained in an orderly condition but that it must be remembered that the operation is a truck service center and that there will undoubtedly always be trucks in the yard in various stages of repair. The Board asked that the lease agreement be reviewed regarding control by the Board over Engs' activities and fencing requirements and the matter was again put over to the next meeting of the Board.

Building Permit Application Building E-502 (Clay Street Pier) Great Atlantic Lobster Company for replacement of windows and construction of interior stud partitions and electrical outlets was recommended for approval by memo from the Environmental Planner, which recommendation was approved on passage of Resolution No. 20625.

Building Permit Application KDIA Radio Station Office Oakland Outer Harbor Area was the subject of a memo to the Board from the Environmental Planner recommending approval of the application for a 24' by 50' extension to the existing building which would require the further approval of the Bay Conservation

and Development Commission. A rendering of the proposed improvement was displayed for the Board's information and it was the consensus of the Board that the design of the building was not acceptable. The matter was referred back to the Planning Section for further discussion with the applicant.

Sign Permit Application Building K-435 (Gerow Building) 8393 Capwell Drive Industrial Park, which application covers two signs listing tenants within the building, which signs would be free-standing in accordance with a variance already granted by the Executive Director. The memo from the Environmental Planner recommended approval of the application, which recommendation was approved on passage of Resolution No. 20626.

Application to Fill Water Area and Extract Submerged Material in Port Area Seabreeze Yacht Center, Inc., 625 Embarcadero (Clinton Basin) Oakland Inner Harbor was the subject of a memo to the Board from the Environmental Planner recommending that the required public hearing under Port Ordinance No. 1332 be set for the hour of 2:15 p.m. Wednesday, November 3, 1971. The public hearing was set as recommended on motion of Commissioner Walters, seconded and passed unanimously.

Contract Completion on October 1, 1971 by Bay Cities Demolition, Inc. for the Demolition of Buildings F-525 and F-526 First and Washington Streets was reported to the Board by memo from Supervising Engineer Roy Clark. Reasons for the delay beyond the original completion date of August 1, 1971 were explained to the Board and it was recommended that time be extended to October 1, 1971 without liquidated damages and the work be accepted as completed on that date making payment to the contractor in the total sum of \$7,050. In this connection Resolution No. 20627 was

passed extending time for performance of contract as recommended and Resolution No. 20628 was passed accepting work as completed.

Commissioner Tripp excused himself from the meeting at the hour of 3:30 p.m.

Contract Completion on October 15, 1971 by Abdo S. Allen Co. for Demolition of Building H-212 and of Portions of the Foundation of Building H-211 at Eighth Avenue and Embarcadero was reported to the Board by memo from Supervising Engineer Roy Clark. It was explained that a change order had been issued to the original contract in the amount of \$5,300 to cover the removal of additional fill material. It was recommended that the contract be extended to October 15, 1971 from its original completion date of August 1, 1971 without liquidated damages and that the contractor be paid the total sum of \$22,150 and that the contract be accepted as completed. In this connection Resolution NO. 20629 was passed extending time for performance of contract as recommended and Resolution No. 20630 was passed accepting work as completed.

Changes in Harbor Tenancies as recommended to the Board by memo from the Manager, Properties Department, as shown below, were approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Thompson Bros., Inc. to occupy an additional area in Terminal Building "AA" consisting of 24,930 sf at \$.07 psf for an additional monthly rental of \$1,745.10 over and above the space already occupied in Terminal Building "C", the license agreement to carry a 30-day cancellation clause to provide access to the area for Seal Bond, which has the right to expand into this area on 60 days notice in accordance with its lease.

Radio Station KSAY to continue occupancy of 13.98 acres adjacent to and northerly of the Bay Bridge Toll Plaza at a monthly rental of \$385.

Claim of Dennis A. Harnack was the subject of a letter to the Board from the Port Attorney recommending that the claim in the amount of \$2,860 as the result of an alleged accident which

occurred on July 14, 1971, near the Bow and Bell Restaurant, be rejected, which recommendation was approved on passage of Resolution No. 20631.

The following written reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Accounts as of October 13, 1971.

Summary of Cash and Accounts Receivable Port Revenue Fund #801 for the month of September 1971.

Accounts Receivable 40 Days or More in Arrears as of October 13, 1971.

Accounts Receivable 40 Days or More in Arrears Referred to Legal as of October 13, 1971.

Summary of Claims Paid from Various Funds for the period October 4, 1971 through October 13, 1971.

At the hour of 3:50 p.m. the Board adjourned to an executive session to consider personnel matters and reconvened at the hour of 4:15 p.m., at which time Resolution No. 20635 was passed terminating appointment of John W. Martin, a Maintenance Learner.

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Tripp, Walters and First Vice President
Gainor - 6
Noes: None
Absent: President Soda - 1

"RESOLUTION NO. 20613

RESOLUTION FIXING RENTAL FOR WORLD AIR CENTER."

"RESOLUTION NO. 20614

RESOLUTION FIXING RENTAL FOR WORLD AIRWAYS, INC."

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

Ayes: Commissioners Berkley, Mortensen, Tripp,
Walters and First Vice President Gainor - 5
Noes: Commissioner Connolly - 1
Absent: President Soda - 1

"RESOLUTION NO. 20615

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH ROTHSCHILD & RAFFIN, INC."

"RESOLUTION NO. 20616

RESOLUTION ACCEPTING WORK PERFORMED BY ROTHSCHILD & RAFFIN, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
and First Vice President Gainor - 4
Noes: None
Abstained: Commissioner Walters - 1
Absent: Commissioner Tripp and President Soda - 2

"RESOLUTION NO. 20617

RESOLUTION AWARDING CONTRACT TO LOHSEN COMPANY FOR RELOCATION OF WEST WALL, 14TH STREET WHARF SHED (BUILDING B-101), OUTER HARBOR TERMINAL, PORT OF OAKLAND; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Walters and First Vice President Gainor - 5
Noes: None
Absent: Commissioner Tripp and President Soda - 2

"RESOLUTION NO. 20618

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH GALBRAITH CONSTRUCTION CO., INC."

"RESOLUTION NO. 20619

RESOLUTION ACCEPTING WORK PERFORMED BY GALBRAITH CONSTRUCTION CO., INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20620

RESOLUTION AWARDDING CONTRACT TO THE DUNCANSON-HARRÉLSON CO. FOR STRENGTHENING OF B-901 APRON, 14TH STREET WHARF, OUTER HARBOR TERMINAL, PORT OF OAKLAND; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 20621

RESOLUTION GRANTING CHIPMAN MOVING AND STORAGE COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20622

RESOLUTION RATIFYING CERTAIN TRAVEL."

"RESOLUTION NO. 20623

RESOLUTION ACCEPTING DOUGLAS FIR CREOSOTED PILES SUPPLIED UNDER CONTRACT WITH McCORMICK & BAXTER CREOSOTING CO."

"RESOLUTION NO. 20624

RESOLUTION ACCEPTING WORK PERFORMED BY O. C. JONES AND SONS, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20625

RESOLUTION GRANTING GREAT ATLANTIC LOBSTER COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20626

RESOLUTION GRANTING ELWYN C. GEROW AND DORIS B. GEROW PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20627

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH BAY CITIES DEMOLITION, INC."

"RESOLUTION NO. 20628

RESOLUTION ACCEPTING WORK PERFORMED BY BAY CITIES DEMOLITION, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20629

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH ABDO S. ALLEN CO."

"RESOLUTION NO. 20630

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

"RESOLUTION NO. 20631

RESOLUTION REJECTING CLAIM OF DENNIS A. HARNACK."

"RESOLUTION NO. 20632

RESOLUTION AUTHORIZING EXECUTION OF MANAGEMENT AGREEMENT
WITH DOWNTOWN MERCHANTS PARKING ASSOCIATION, INC."

"RESOLUTION NO. 20633

RESOLUTION DESIGNATING MAYOR AND MRS. JOHN H. READING
AND PRESIDENT AND MRS. Y. CHARLES SODA AS REPRESENTATIVES
OF THE PORT OF OAKLAND IN MEETINGS WITH PORT OFFICIALS."

"RESOLUTION NO. 20634

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND
CONCESSION AGREEMENTS."

"RESOLUTION NO. 20635

RESOLUTION TERMINATING APPOINTMENT OF JOHN W. MARTIN."

Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZ-
ING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH ATWOOD, LTD.",
was read for the first time and passed to print by the following
vote:

Ayes: Commissioners Berkley, Connolly, Mortensen,
Walters and First Vice President Gainor - 5

Noes: None

Absent: Commissioner Tripp and President Soda - 2

Port Ordinance No. ____ being, "AN ORDINANCE ADDING
SECTIONS 8.16 AND 8.161 TO PORT ORDINANCE NO. 867, CREATING CERTAIN
POSITIONS IN THE PORT DEPARTMENT", was read for the first time
and passed to print by the following vote:

Ayes: Commissioners Berkley, Mortensen,
Walters and First Vice President Gainor - 4

Noes: Commissioner Connolly - 1

Absent: Commissioner Tripp and President Soda - 2

There being no further business and on motion duly made
and seconded the meeting adjourned at the hour of 4:20 p.m.

Action NOV 17 1971

*Approved as written
and filed*

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

The meeting was held on Wednesday, November 3, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, First Vice President Gainor presiding.

Commissioners present: Connolly, Mortensen, Tripp,
Walters and First Vice President
Gainor - 5

Commissioners absent: Berkley and President Soda - 2

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Assistant Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Assistant Airport Manager; Director of Airport Planning; Environmental Planner; Manager, Properties Department; Assistant Manager, Properties Department; Employee Relations Officer; and Secretary of the Board.

Visitors attending the meeting included Mr. Burns Cadwalader, Architect, Elsie B. Roemer, Golden Gate Audubon Society, Mrs. Barbara Stone, Save San Francisco Bay Association, Helen R. MacGregor, Attorney, retired, Mr. Clarence E. Wilson, Representative Associate Sportsmen of California, all representing the San Leandro Bay Citizens Committee; Mr. Dan Purnell, Assistant Sales Manager, Morgan Equipment Company, Mr. Raymond Syufy, President of Syufy Enterprises, Inc., Mr. James Stockman, representing U. S. Hotels Co., Mr. Vincent G. Raney, Architect, all representing interests of Century 21 Theatre in the Industrial Park; Mr. R. G. Armatez, Chairman, Oakland Aviation Council.

Minutes of the regular meeting of the Board held on October 20, 1971, were put over to the next meeting of the Board.

The scheduled public hearing on the application of Seabreeze Yacht Center, Inc. for permit to fill water area and extract submerged material in the Port Area was continued to the hour of 2:15 p.m. on Wednesday, November 17, 1971, on motion of Commissioner Walters, seconded and passed unanimously.

The continued item of appearance before the Board in connection with the denial of variances on behalf of Ryan Marocco & Co. was further considered by the Board and was the subject of a memo to the Board from the Environmental Planner. In this connection Resolution No. 20654 was passed denying the application for variance for Ryan Marocco & Co. for placement of signs in front of the setback lines on the property at 7700 Edgewater Drive, Resolution No. 20655 was passed granting application for variance by Ryan Marocco & Co. subject to conditions to permit the erection of free-standing signs and Resolution No. 20656 was passed granting Ryan Marocco permission to perform certain work consisting of the erection of three advertising signs which would be free-standing and placed behind the setback lines of the property on the condition that the signs be removed within six months after the date of this approval.

Aviation Fuel Dealer Agreements -- Shell and Standard was the subject of a memo to the Board from the Airport Manager explaining in detail proposed new agreements which would run for five years, effective November 15, 1971, to provide for the handling of both retail aviation fuel sales and the fueling of contracted airline accounts of both Shell and Standard Oil companies. On motion of Commissioner Walters, seconded and passed unanimously, with the exception of Commissioner Connolly who had temporarily stepped out of the meeting, the Board authorized the Airport Manager to conclude negotiations with Shell and Standard based on the terms contained in the memorandum to the Board.

Execution of Airport Master Planning Grant Application

was the subject of a memo to the Board from the Director of Airport Planning explaining that Grant Agreement Offer has been received from the District Office of the Federal Aviation Administration to provide federal assistance up to the amount of \$148,000 for comprehensive master planning development for the Oakland Airport. The project is anticipated to cost approximately \$222,000. It was recommended that the Agreement, identified as Project No. A-06-0170-01, Contract No. DOT-FA-72-WE-1540 be accepted and executed. Resolution No. 20636 was passed accordingly.

Claim of Healy Tibbitts Construction Co. was the subject of a letter to the Board from the Port Attorney explaining that on October 27, 1971, a claim against the Port in the amount of \$41,160 was filed by Healy Tibbitts Construction Co. in connection with its contract with the Port for a dike for the extension of Runway 11-29, the claim being for payment for 8,232 tons of roadway rock at a unit price of \$5.00 per ton. It was explained that this matter was considered by the Board on August 4, 1971, at which time it accepted the contract as being complete and the demand for extra compensation was denied at that time as recommended by the Port's Engineering Department. The Board was advised that the Chief Engineer and the Port Attorney jointly recommend denial of the claim, which action was taken on passage of Resolution No. 20637.

Building Permit Application Building L-510 (World Air Center, Inc.) Oakland North Airport was the subject of a memo to the Board from the Environmental Planner recommending approval of the application which would ratify the construction of a 16' x 40' x 17' high wood stud construction to support a corrugated metal

roof and for the construction of a screening fence around the structure, which recommendation was approved on passage of Resolution No. 20638.

A written Progress Report on World Air Center and Auxiliary Control Tower was made to the Board by Supervising Engineer Roy Clark supplemented by information from the Executive Director that the Port may be facing a problem in that the auxiliary control tower must be operational before the full height of the new hangar can be constructed or else the thresholds on the runways in the North Airport will need to be relocated temporarily.

Proposed Contract Change Order for Installation of Foam Water System World Maintenance Hangar was the subject of a memo to the Board from Supervising Engineer Roy Clark recommending with the concurrence of the architect, Strobel and Rongved, and World Air Center, that the fire protection system be changed from a high-expansion foam system to a foam-water system with savings to the Port of approximately \$49,000. It was recommended that the Board authorize the change order to the contract to provide for under-the-wing fire detection system and for changing from a high-expansion foam fire protection system to a foam-water system and that such approval be contingent on the conditions that the credit to the Port for the changes is at least \$49,000 and that the actual amount of the credit is determined to be fair and reasonable by Port engineers. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Recommendation of Award of Contract for Printing, Folding and Delivering the Port of Oakland Flight Selector for the period commencing December 1, 1971 and ending September 30, 1972, to Abbey Press, Inc. on a bid price of \$825 for the first

18,000 copies of each printing and \$40 for each additional 1,000 copies of each printing, Abbey Press being the low bidder among six bids received for the contract. In this connection Resolution No. 20639 was passed awarding the contract to Abbey Press, Inc.

Changes in Airport Tenancies concerning Sierra Academy of Aeronautics as recommended to the Board by memo from the Manager, Properties Department, was approved on motion of Commissioner Mortensen, seconded and passed unanimously, to provide for the continued occupancy in Building L-130 at the Airport but with a change of location within the building, resulting in a new monthly rental of \$959.67.

Contract Completion P & H 250-Ton Truck Crane Contract No. 20370 was the subject of a memo to the Board from the Electrical and Mechanical Engineer recommending that the contract with Morgan Equipment Company be accepted as completed on September 20, 1971, and that the Board grant a 55-day extension to contract time without liquidated damages primarily due to delays caused by the ILWU strike and ratifying the issuance of three change orders, the first being issued to correct an error in the specifications as to maximum load ratings, the second being the deletion of operator training, which would allow a credit to the Port in the amount of \$300, with the understanding that such training would be done at the same cost under a purchase order to be issued at a future date, the third change order being to correct the omission of the sales tax which should have been added to the lump sum price of the contract, which amounts to \$530,015, plus sales tax of \$29,134.33. Considerable discussion ensued as to the circumstances surrounding the error in the original specification as to maximum

load ratings originally based on information passed to the Port Engineering Department by Morgan Equipment Company representatives. The cost and scheduling of operator training was also discussed. Mr. Dan Purnell, Assistant Sales Manager for Morgan Equipment Company appeared before the Board. Mr. Purnell agreed that Morgan Equipment Company would furnish operator training under a two-week program rather than a two-day program with no additional cost to the Port. A motion was then made by Commissioner Walters, seconded and passed by the following vote, authorizing the issuance of the three change orders: Ayes - Commissioners Connolly, Tripp, Walters and First Vice President Gainor - 4; Noes - Commissioner Mortensen - 1; Absent - Commissioner Berkley and President Soda - 2. Resolution No. 20657 was then passed extending time for performance of contract with Morgan Equipment Company and Resolution NO. 20658 was passed accepting work performed. These resolutions passed on the same vote as the motion.

Extensions of Contract Time for Contracts Underway was the subject of a memo to the Board from Supervising Engineer Roy Clark recommending that the contract with Duncanson-Harrelson Co. for 150 foot extension of 14th Street wharf, Outer Harbor Terminal, be extended from February 22, 1972 to July 2, 1972, a period of 130 calendar days without liquidated damages and with no increase in the allowable completion time under the bonus provisions of the contract, the recommended extension of time being caused by the longshoremen's union strike. This recommendation was approved on passage of Resolution No. 20640. It was also recommended that the contract with Red Feather Construction, Inc. for construction of terminal office building at Berths H, I and J, Seventh Street Marine Terminal, be extended from January 12, 1972 to February 27, 1972 (a period of 46 calendar days) without liquidated damages

and with no increase in the allowable completion time under the bonus provisions of the contract, this extension also recommended due to the longshoremen's union strike, which recommendation was approved on passage of Resolution No. 20641.

Building Permit Application Building B-302 (Thompson Bros., Inc.) 1608 Terminal Street, Oakland Outer Harbor was recommended for approval by memo from the Environmental Planner, the building permit covering the improvements to the second floor of the building to provide additional office space. The recommendation was approved on passage of Resolution No. 20642.

Changes in Port of Oakland Tariff which was the subject of two memorandums to the Board from the Traffic Manager and Manager, Marine Terminal Department, were approved on passage of an ordinance to print.

Acquisition of Seatrain Cranes was the subject of a memo to the Board from the Deputy Executive Director informing the Board that notification has been received from Michael Jordan & Associates, independent consulting engineers, that the two Seatrain container cranes have been repaired in accordance with specifications jointly established by Mr. Jordan and an independent engineer appointed by Seatrain, also that an opinion has been received from Eisner & Lubin, certified public accounts for this transaction, that the amount presently owed Seatrain by the Port in accordance with the agreement purchase formula is \$2,059,898. This amount covers expenses accrued by Seatrain to September 30, 1971. The Board was also informed that certain other expenses subsequently posted by Seatrain are being currently investigated and that there will be expenses associated with the acquisition itself by both the Port and Seatrain for which both parties will be reimbursed. The Board was further advised that upon verification of the purchase

price the City Treasurer will be authorized to disburse the necessary funds which have been set aside for this purpose.

Kaiser Steel Corporation Sub-Lease was the subject of a memo to the Board from the Traffic Manager and Manager, Marine Terminal Department, recommending that Kaiser Steel be authorized to name Miles Motor Transport as a sub-tenant for the storage of containers for a flat fee of \$0.50 per container per day with the arrangement being subject to cancellation by Kaiser or the Port upon ten days' written notice. This recommendation was approved on passage of Resolution No. 20652.

Personnel Matters as recommended to the Board by memo from the Employee Relations Officer were approved on passage of Resolution No. 20643 as to appointments, Resolution No. 20644 requesting the Oakland City Council to recommend to the Oakland Civil Service Board exemption of positions of Airport Acoustical Engineer and Acoustical Measurements Technician, an ordinance was passed to print creating the position of Aircraft Fuelers under salary schedule 16, and on motion of Commissioner Walters, seconded and passed unanimously, the Board authorized the employment of an Account Clerk on limited duration basis in the Finance Department.

Charitable Organization Drive, Inclusion of Additional Agencies, namely Apostleship of the Sea, Good Samaritans Home, Guide Dogs for the Blind, March of Dimes, Sickle Cell Anemia Fund Foundation, and Young Life, as recommended to the Board by memo from the Port Purchasing Agent, was approved on passage of Resolution No. 20645. In this connection the Board directed that a letter of explanation accompany the first checks issued to these agencies explaining the fund raising procedure at the Port of Oakland.

Travel Authorization as recommended to the Board by memo from the Executive Director authorizing the Manager of Trade Development to travel to New York, St. Louis, Houston and Dallas on or about November 8, 1971 for the purpose of trade development and attendance at the National Industrial Traffic League Annual Meeting in Dallas; and for Senior Engineer Keith Quan to attend comprehensive short course on structural design of airport pavements at the University of Illinois to be held November 9-11, 1971, was approved on passage of Resolution No. 20646.

Johnson v. City of Oakland, Alameda County Superior Court Action No. 417550 was the subject of a letter to the Board from the Port Attorney informing the Board that on October 22, 1971, a Summons and Complaint in the subject action were served upon the Port arising out of the fatal accident which occurred on November 2, 1970, when Harold A. Johnson, an employee of Pacific Gas & Electric, was killed in the Outer Harbor Terminal Area when a semi-truck and trailer turned off of Fourteenth Street onto Ferry Street and struck him while he was marking the location of gas mains. The identity of the owner or the driver of the truck was never established. The complaint seeking general damages for wrongful death in the amount of \$500,000 and burial expenses in the amount of \$1,000 is being referred to the Port's insurance carrier.

San Leandro Bay Planning Committee was the subject of a memo to the Board from the Deputy Executive Director to which was attached a letter dated October 8, 1971, from the Co-chairmen of an informal committee of citizens who have been advising the Port's Environmental Planner in connection with San Leandro Bay planning together with a proposed Board of Port Commissioners resolution. The citizens committee is seeking formal recognition from the Board.

In this connections Messrs. Burns Cadwalader and Clarence Wilson appeared before the Board in support of adoption of a resolution. The matter was discussed at length and on motion of Commissioner Connolly, seconded and passed unanimously, the Port Attorney was directed to prepare an appropriate resolution in cooperation with the Deputy Executive Director for presentation to the Board at its next meeting.

Renewal of Insurance - California Association of Port Authorities was the subject of a memo to the Board from the Executive Director informing the Board that the second layer of excess liability insurance in the amount of \$5,000,000 is due for renewal February 15, 1972, and that the third layer of excess liability insurance in the amount of \$5,000,000 is due for renewal March 1, 1972, and that quotations for renewals are now being solicited by the CAPA's broker of record and that the policies will be renewed if the quotations are deemed appropriate. There was also attached to the memo a summary of the Port of Oakland insurance program.

The continued item of Building Permit Application Building K-403 (Engs Motor Truck) at 295 Hegenberger Road was called for discussion. Board members were presented with a letter from Edward W. Engs, Jr., President, dated October 29, 1971, confirming Mr. Engs oral agreement with the Properties Department to comply, in the future, with standards and restrictions controlling the development of the Port of Oakland Industrial Park and that no further signs will be placed on the premises without prior Port approval. The Assistant Port Attorney informed the Board that under the standards and restrictions for the Industrial Park additional screening can be required to conform

to the lease and that stored truck bodies in the back end of the property are in violation of the lease and can be required to be moved. The Manager, Properties Department, informed the Board orally that Mr. Engs now advises that he does not plan to go forward with the construction of the additional building and the Board asked that the matter be dropped from the calendar.

Purchase of 17-Acre Site in Industrial Park by Ryan/Marocco & Co. was the subject of a memo to the Board from the Manager, Properties Department, outlining for the Board the history of negotiations on this proposed purchase and informing the Board that Mr. Ryan was advised that the matter had to be finalized by November 1, 1971, and that the executed document, along with the initial \$50,000 deposit, must be in by that time. The Board was informed orally at the meeting that the agreement and the \$50,000 deposit had not been received and it was recommended that the Board authorize the termination of negotiations with Ryan/Marocco in order that the Properties Department can more vigorously pursue the marketing of the property, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Extension of Edgewater Drive Joint Port/City Project was the subject of a memo to the Board from the Chief Engineer informing the Board that the City of Oakland now desires to proceed with the extension of Edgewater Drive to within 100 feet of Damon Channel with the City and the Port participating on a 50/50 basis for that portion of Edgewater Drive which is constructed with other than EDA funds and that it is planned that the City will prepare the plans and specifications, let and administer the contract. Other provisions were explained in the memo, however it was pointed

out that further discussion is needed with the City on possible City participation in the extension of the sanitary sewer, the water line, and the fire alarm system. It was recommended that the Board approve in principle the Port's participation in the joint project with the City, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Standard Oil/Julian W. Weston Lease was the subject of a memo to the Board from the Deputy Executive Director informing the Board that an executed lease amendment has now been received from Edgewater Investment Company deleting the service station site from the description of its leased premises and it was recommended that a resolution be adopted executing the eighth supplemental agreement with Edgewater Investment Company and that an ordinance be passed to print authorizing execution of a lease with Julian W. Weston. In this connection Resolution No. 20647 was passed authorizing agreement with Edgewater Investment Company and an ordinance was passed to print executing a lease with Julian W. Weston.

Furnishing and Spreading Fill Material Industrial Park was the subject of a memo to the Board from the Chief Engineer recommending approval to purchase 200,000 cubic yards of fill including spreading at a unit price of \$1.00 per cubic yard from Gallagher & Burk, Inc. and 200,000 cubic yards of fill material including spreading at a unit price of \$1.10 per cubic yard from G. P. Banke, Inc., all fill material to be used in the air cargo distribution terminal site. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Termination of Lease with 66 London Square Corporation was the subject of a letter to the Board from the Port Attorney

informing the Board that the Port has completed its acquisition of the leasehold interests of 66 London Square Corporation for the second floor of the Port of Oakland building and recommending that a certificate evidencing the lessee's required performance of the conditions be issued by the Port and recorded, which recommendation was approved on passage of Resolution No. 20648.

Proposed Policy on "For-Lease" Type Signs for the Industrial Park was the subject of a memo to the Board from the Environmental Planner recommending adoption of a policy which would permit temporary free-standing "For-Lease" signs to be located in back of the front setback line for new buildings or major building additions to be erected in the Industrial Park only during the six months period following the issuance of a certificate of occupancy or for the period required for leasing all space within the new building or major addition whichever date comes first, and authorizing the Executive Director to approve the installation of signs which conform to the policy. The policy was adopted on motion of Commissioner Connolly, seconded and passed unanimously, directing the Port Attorney to prepare an appropriate resolution accordingly.

Expansion of Century 21 Theater in Industrial Park was the subject of a memo to the Board from the Manager, Properties Department, to which was attached a letter dated October 4, 1971, under the letterhead of the Hyatt Corporation signed by Mr. H. M. Friend, Jr., Vice President and Secretary. The Board was informed that Syufy Enterprises, through its operating company, Oakland Properties, Inc., a subtenant of Hyatt Corporation, desires to expand the Century 21 Theater facility in the Industrial Park by adding two additional domed theaters, each with 575 seat capacity,

which would be attached to the existing building with one central entrance and lobby area for the three separate film screening rooms. In this connection Messrs. Jim Stockman, Raymond Syufy and Vincent Raney, all appeared before the Board in support of the project. The matter was discussed at length and then put over to an adjourned meeting of the Board to be held at the hour of 2:00 p.m. on Wednesday, November 10, 1971.

The following written reports were noted and ordered filed:

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of October 27, 1971.

Summary of Claims Paid from Various Funds for the period October 14, 1971 through October 27, 1971.

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

Ayes: Commissioners Connolly, Mortensen, Tripp,
Walters and First Vice President Gainor - 5

Noes: None

Absent: Commissioner Berkley and President Soda - 2

"RESOLUTION NO. 20636

RESOLUTION ACCEPTING PLANNING GRANT OFFER OF THE UNITED STATES OF AMERICA AND AUTHORIZING EXECUTION OF PLANNING GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION UNDER PROJECT NO. A-06-0170-01, CONTRACT NO. DOT FA72WE-1540."

"RESOLUTION NO: 20637

RESOLUTION REJECTING CLAIM OF HEALY TIBBITTS CONSTRUCTION CO."

"RESOLUTION NO. 20638

RESOLUTION GRANTING WORLD AIR CENTER PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20639

RESOLUTION AWARING CONTRACT TO ABBEY PRESS, INC., FOR PRINTING, FOLDING AND DELIVERING THE PORT OF OAKLAND FLIGHT SELECTOR FOR THER PERIOD COMMENCING DECEMBER 1, 1971 AND ENDING SEPTEMBER 30, 1972; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BOND AND CHECKS TO BIDDERS."

"RESOLUTION NO. 20640

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH THE DUNCANSON-HARRELSON CO."

"RESOLUTION NO. 20641

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH RED FEATHER CONSTRUCTION, INC."

"RESOLUTION NO. 20642

RESOLUTION GRANTING THOMPSON BROS., INC., PERMISSION
TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20643

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20644

RESOLUTION REQUESTING THE CITY COUNCIL TO RECOMMEND TO
THE CIVIL SERVICE BOARD THE EXEMPTION FROM THE OPERATION
OF CIVIL SERVICE RULES OF THE POSITIONS OF AIRPORT
ACOUSTICAL ENGINEER AND ACOUSTICAL MEASUREMENTS TECHNICIAN,
UNDER THE JURISDICTION OF THE BOARD OF PORT COMMISSIONERS
AND REQUESTING THE CIVIL SERVICE BOARD TO EXEMPT THE SAID
POSITIONS FROM THE OPERATION OF CIVIL SERVICE RULES UPON
THE RECOMMENDATION OF THE CITY COUNCIL."

"RESOLUTION NO. 20645

RESOLUTION AMENDING RESOLUTION NO. 20578 RELATING TO
PORT OF OAKLAND CHARITABLE ORGANIZATIONS DRIVE."

"RESOLUTION NO. 20646

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20647

RESOLUTION AUTHORIZING EXECUTION OF EIGHTH SUPPLEMENTAL
AGREEMENT WITH EDGEWATER INVESTMENT COMPANY AND DIRECT-
ING RECORDATION THEREOF."

"RESOLUTION NO. 20648

RESOLUTION AUTHORIZING EXECUTION OF CERTIFICATE OF
COMPLIANCE FOR 66 LONDON SQUARE CORPORATION AND DIRECT-
ING RECORDATION THEREOF."

"RESOLUTION NO. 20649

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

"RESOLUTION NO. 20650

RESOLUTION APPROVING BONDS OF LOHSEN COMPANY."

"RESOLUTION NO. 20651

RESOLUTION APPROVING BONDS OF THE DUNCANSON-HARRELSON
CO."

"RESOLUTION NO. 20652

RESOLUTION GRANTING PERMISSION TO KAISER STEEL CORPORA-
TION TO SUBLET PREMISES."

"RESOLUTION NO 20653

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE
AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20654

RESOLUTION DENYING APPLICATION FOR VARIANCE BY RYAN,
MAROCCO & COMPANY."

"RESOLUTION NO. 20655

RESOLUTION GRANTING APPLICATION FOR VARIANCE BY RYAN,
MAROCCO & COMPANY SUBJECT TO CONDITIONS."

"RESOLUTION NO. 20656

RESOLUTION GRANTING RYAN, MAROCCO & COMPANY PERMISSION
TO PERFORM CERTAIN WORK."

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

Ayes: Commissioners Connolly, Tripp, Walters
and First Vice President Gainor - 4
Noes: Commissioner Mortensen - 1
Absent: Commissioner Berkley and President Soda - 2

"RESOLUTION NO. 20657

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT
WITH MORGAN EQUIPMENT COMPANY."

"RESOLUTION NO. 20658

RESOLUTION ACCEPTING WORK PERFORMED BY MORGAN EQUIP-
MENT COMPANY AND AUTHORIZING RECORDATION OF NOTICE
OF COMPLETION."

Port Ordinance No. 1720 being, "AN ORDINANCE AUTHORIZ-
ING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH ATWOOD, LTD.",
and Port Ordinance No. 1721 being, "AN ORDINANCE ADDING SECTIONS
8.16 AND 8.161 TO PORT ORDINANCE NO. 867, CREATING CERTAIN POSITIONS
IN THE PORT DEPARTMENT", were read a second time and finally
adopted by the following vote:

Ayes: Commissioners Connolly, Mortensen, Tripp,
Walters and First Vice President Gainor - 5

Noes: None

Absent: Commissioner Berkley and President Soda - 2

Port Ordinance No. ____ being, "AN ORDINANCE REPEALING
AND AMENDING CERTAIN ITEMS OF PORT ORDINANCE NO. 964 RELATING TO
DEFINITIONS, WHARF DEMURRAGE AND STORAGE, MISCELLANEOUS CHARGES,
WHARF ASSIGNMENTS AND SPACE ASSIGNMENTS", and Port Ordinance
No. ____ being, "AN ORDINANCE ADDING SECTION 10.101 TO PORT
ORDINANCE NO. 867 CREATING EIGHT POSITIONS OF AIRPORT FUELER", and
Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE
EXECUTION OF A LEASE WITH JULIAN W. WESTON", were read for the
first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Mortensen, Tripp,
Walters and First Vice President Gainor - 5

Noes: None

Absent: Commissioner Berkley and President Soda - 2

The meeting adjourned at 4:25 p.m. to 2:00 p.m.

Wednesday, November 10, 1971.

The meeting was reconvened Wednesday, November 10, 1971,
at the hour of 2:00 p.m. in the office of the Board, Room 376,
66 Jack London Square, First Vice President Gainor presiding.

Commissioners present: Berkley, Connolly, Mortensen,
Tripp, Walters and First Vice
President Gainor - 6

Commissioners absent: President Soda - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Environmental Planner; Director of Airport Planning; Manager, Properties Department; Public Relations Director; and Secretary of the Board.

Visitors attending the meeting included Mr. Raymond J. Syufy, President, Syufy Enterprises, Mr. David A Norwitt, Attorney for Syufy Enterprises, Mr. Vincent C. Raney, Architect for Syufy Enterprises; Mr. James Stockman, representing U. S. Hotel Corporation; Messrs. Charles M. Phinny, Regional Sales Manager, and Earl E. Bomberger, Manager-Marketing, representing Boothe Airside Systems.

Minutes of the regular meeting of the Board held on October 20, 1971 were approved as written and ordered filed.

Travel Authorization as recommended to the Board by memo from the Executive Director for the Supervisory Airport Traffic Representative to travel to Dallas and Phoenix during the period of November 15 to 18 calling on American Airlines and Air West and for the Port Attorney to travel to Washington, D. C. on or about November 16, 1971 for hearings before the Federal Maritime Commission, were approved on passage of Resolution No. 20660.

The continued item of Century 21 Theater Expansion Proposal was called for discussion, the matter being the subject of a memo to the Board from the Deputy Executive Director. In this connection Messrs. David A. Norwitt, Raymond J. Syufy, Vincent C. Raney and James Stockman appeared before the Board in support of the request to expand the Century 21 Theater located on property sub-leased from the Edgewater Hyatt House in the Industrial Park by the addition of two dome-type theater auditoriums which would permit the showing of three separate films within one

theater complex using one central lobby area and one projectionist. Additional parking for the theater operation which would also be used by the hotel was planned to be located on hotel property, not on the theater sub-lease area. The memo to the Board from the Deputy Executive Director reviewed the economics and the provisions of the master lease with Edgewater Hyatt House as well as the provisions of the sub-lease providing for the Century 21 operations. The Assistant Port Attorney informed the Board that the master lease with Edgewater Hyatt House would have to be amended in several areas if the proposed expansion and additional parking were permitted. It was the Deputy Executive Director's recommendation, concurred in by the Executive Director, that the long-range benefits from the originally intended use of the property for hotel operations outweigh any immediate benefit from permitting the theater expansion and that the Edgewater proposal not be accepted. A motion was made by Commissioner Walters, seconded and passed by the following vote, supporting the recommendation of the Deputy Executive Director: Ayes - Commissioners Berkley, Connolly, Walters and First Vice President Gainor - 4; Noes - Commissioners Mortensen and Tripp - 2; Absent - President Soda - 1.

Rental Increase - Calo Pet Food was the subject of a memo to the Board from the Assistant Manager, Properties Department, informing the Board that the 25-year lease with the subject company which commenced June 1, 1956, provides that the rental will be reviewed at the end of the fifteenth year, and recommending that the present rental of \$2,280.42 be increased to \$4,400.00 retro-active to June 1, 1971 (the President's wage-price freeze permitting) which rental would continue for the final ten years of the lease.

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

Resolution No. 20660 was passed relating to the advisory group on San Leandro Bay planning, which subject had been discussed with the San Leandro committee at its meeting of November 3, 1971.

Messrs. Earl E. Bomberger and Charles M. Phinny appeared before the Board and showed a movie film about the plane-mate vehicle being marketed by Boothe Airside Systems, Inc. Following the film a brief discussion was held as to the possible application of this vehicle for use at the Oakland Airport.

Recommendations were made to the Board by the Executive Director concerning salary increases for certain officers and employees of the Port Department who were not granted an increase with other employees on July 1, 1971. The recommendation was for a 5-1/2% increase. A motion was made by Commissioner Mortensen, seconded, that the 5-1/2% increase be granted. During the discussion on the motion, it was pointed out that establishing a percentage increase to be uniformly applied to staff members deviated from past procedures of considering, among other items, performance of individuals. Commissioner Walters stated his opposition to the motion since it did not allow the Board to consider the performance and particular competency of individual staff members. The Executive Director explained that the President's economic stabilization would limit the Board's flexibility in considering individual performance if there was a requirement for an increase greater than 5-1/2%. Following the discussion, the motion passed on the following vote: Ayes - Commissioners Berkley, Connolly, Mortensen and First Vice President Gainor - 4; Noes - Commissioners Tripp and Walters - 2; Absent - President Soda - 1. An ordinance was then passed to print adding Section 1.33 to Port Ordinance No. 867 fixing the compensation of certain officers and employees of the Port Department. This ordinance passed by the same vote as the motion.

A motion was then made by Commissioner Tripp that salaries for all Port employees who had received a 5% increase effective July 1, 1971 be increased to 5-1/2%. This motion failed due to lack of a second.

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Tripp, Walters and First Vice President
Gainor - 6
Noes: None
Absent: President Soda - 1

"RESOLUTION NO. 20659

RESOLUTION RELATING TO THE ADVISORY GROUP ON SAN
LEANDRO BAY PLANNING."

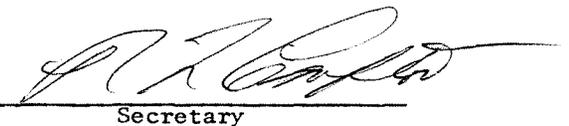
"RESOLUTION NO. 20660

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

Port Ordinance No. ____ being, "AN ORDINANCE ADDING
SECTION 1.33 TO PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF
CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT", was read
the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Connolly, Mortensen
and First Vice President Gainor - 4
Noes: Commissioners Tripp and Walters - 2
Absent: President Soda - 1

At the hour of 4:15 p.m. the Board adjourned to an executive session to consider certain personnel matters and reconvened at the hour of 4:48 p.m., at which time there being no further business and on motion duly made and seconded the meeting was adjourned.



Secretary

Secretary *W. H. Campbell*
Action DEC 1 1971

Approved as written and filed

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

The meeting was held on Wednesday, November 17, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, Second Vice President Berkley presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Mortensen, Tripp and Walters,
First Vice President Gainor
arriving at 3:11 p.m. - 6

Commissioners absent: President Soda - 1

Also present were the Executive Director; Deputy Executive Director; Assistant Port Attorney; Chief Engineer; Assistant Chief Engineer; Environmental Planner; Director of Airport Planning; Director of Aviation; Assistant Airport Manager; Manager, Properties Department; Airport Traffic Representative; Public Relations Director; Employee Relations Officer; and Secretary of the Board.

Visitors attending the meeting included John Doubleday, Vice President and General Manager, KDIA; Mr. Jack Thompson, representing CSB Construction, Inc. in connection with KDIA Building; Don Durant, President, Sailboats, Inc.; Richard J. Bradley, President, Victoria Station, Inc.; Mr. Donald E. Wudtke, Architect for Lighthouse Restaurant; Mr. Robert R. Burns, Personnel Manager, National Airmotive; and Mrs. R. D. Israel, representing the Oakland League of Women Voters.

Minutes of the regular meeting of the Board, held on November 3, 1971 and the adjourned regular meeting of the Board, held November 10, 1971 were approved as written and ordered filed.

The Board was informed that the public hearing scheduled for the hour of 2:15 p.m. on the application of Seabreeze Yacht Center,

Inc. for permit to fill water area and extract submerged material in Port area should be closed as the applicant advised the Port by letter, dated November 10, 1971, that it is withdrawing its application for this work as the design for the project is being revised and will be resubmitted under a new application.

Beech Aircraft Corporation - Withdrawal of Proposal for Land Lease, was the subject of a memo to the Board from the Deputy Executive Director, informing the Board that Beech Aircraft has advised the Port that it is unable to complete the transaction based on its original proposal and suggested that the project be relocated to the area now occupied by Hangars 3, 4, and 5 at the Airport. Mr. Austin Rising of Beech Aircraft was informed by the Executive Director that any new proposal they wished to submit in writing would be received and analyzed and submitted to the Board for consideration; however, no further revised proposal has been received from Beech Aircraft, and that based on the Board's established policy it is considered that the approval of the Board has lapsed and that any new proposal will be considered on its merits and based on the economic conditions at the time of receipt. This information was noted by the Board.

New FAA TRACON Facility, was the subject of a memo to the Board from the Executive Director, informing the Board that the Federal Aviation Administration is seeking to lease a site at the Oakland Airport on which it will construct a new and expanded facility for the Bay Area Terminal Radar Approach (TRACON). The Board was informed that the FAA has requested that the Port grant a 25-year lease at one dollar annually on a 2.5 acre site for this purpose in the vicinity of the old blimp landing area on the North Field. The facility would be constructed at FAA expense at a cost of \$1 million and would employ, when completed, 158 persons with an annual payroll of nearly \$3.5 million. It was recommended that

the Board approve the project in principle as well as the rental arrangement. This recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

ADAP Aid Request Application, was the subject of a memo to the Board from the Chief Engineer, recommending that the Port apply under the Airport and Airway Development Act of 1970 for project approval for seven separate Airport projects, totaling \$1,867,000; anticipating that the Port's share would be approximately \$862,000. Submittal of the application was approved on motion of Commissioner Walters, seconded and passed unanimously.

Building Permit Application, Building L-815 (National Airmotive, 7200 Lockheed Street, Oakland North Airport), was the subject of a memo from the Environmental Planner, recommending approval of the application which would include construction of two concrete tilt-up buildings, each 20' by 49'-4", as well as a 16' high by 50' long windscreen, to be constructed adjacent to existing facilities at a cost of approximately \$10,800. It was understood that approval of the application would be subject to conditions as stated in the Board memo. Robert R. Burns, Personnel Manager for National Airmotive, appeared before the Board in support of the application which was approved on passage of Resolution No. 20611.

Building Permit Application, Construction of Safety Railing, Building M-102 (Terminal Building), Oakland International Airport, was the subject of a memo to the Board from the Environmental Planner, recommending approval of the Board for the construction of a steel gate and safety railing at the second-floor balcony on the the northwest side of the building as required by the Fire Marshal for the City of Oakland for protection of the balcony. The Board was informed that informal bids have been received for the work, the low bid being that of Eandi Metal Works,

Inc. for a price of \$1,460.50. The building permit as required by the city was approved on passage of Resolution No. 20664.

Change Order on Contract for MODIFICATIONS OF RUNWAY AND TAXIWAY SHOULDERS AND ELECTRICAL SYSTEMS, SOUTH FIELD, OAKLAND INTERNATIONAL AIRPORT, was the subject of a memo to the Board from Senior Engineer Jack Lambert, explaining that a procedure other than that contemplated in the original contract for stabilizing the shoulders of the runway is required in that existing material will have to be disposed of and replaced by borrowed sand. It was recommended that the Board approve the issuance of the Change Order to pay a lump sum price of \$2,000 for sand, with removal of existing material to be done on a time and material basis, with the understanding that the total Change Order will not exceed \$7,000. The recommendation was approved on motion of Commissioner Walters, seconded and passed unanimously.

Changes in the Terminal Tariff of Howard Terminals, as explained to the Board by memo from the Traffic Manager and Manager of Marine Terminals Department, reducing the surcharge on loading and unloading of rail cars and canceling the 17% surcharge on overtime and penalty rates. The change was approved on motion of Commissioner Connolly, seconded and passed unanimously.

Outer Harbor Channel Improvement, was the subject of a memo to the Board from the Deputy Executive Director, explaining the need for straightening and deepening the Outer Harbor Channel which serves Sea-Land facility, 14th Street unit, and the Oakland Army Base, from its present 35 foot depth to 40 feet. It was recommended that the project be requested in two increments through the Army Corps of Engineers, the first being to straighten the channel with its present depth limitation of 35 feet, which would come under the small project definition with limitation of funds of \$1,000,000. The second for the longer term project of deepening

the entire channel to a 40-foot depth. Approval of the Board to take the necessary steps to cause the channel to be improved was recommended with the understanding that necessary resolutions would be prepared and presented to the Board at a subsequent meeting.

Personnel Matters, as recommended to the Board by memos from the Employee Relations Officer, were acted on as follows: Under the Federal Emergency Employment Act of 1971, under which the Port is to employ one Airport Acoustical Engineer, one Acoustical Measurements Technician, and eight Airport Fuelers, the Board had originally been informed that the Federal funds would be available for the reimbursement of salaries for the next 22 months. The Port has recently been advised by the U. S. Department of Labor that this is still the intent; however, the Federal Government has committed funds for only the balance of this year, or approximately 10 months. Some discussion ensued as to whether or not the positions of Airport Fuelers would be permanent positions after the termination of the Federal participation, and the Board was reminded orally by the Employee Relations Officer that the understanding with the program agent was that at least half of the positions be retained as permanent positions at the end of the program as explained in the original Board memo of November 3, 1971. However, no binding agreement has been so far required to this effect by the Federal Government. The Board requested that at the end of the period of financing by the Federal Government, whether it be 10 months or 22 months, that a recommendation be made to the Board as to the permanency of the positions, with full justification of any such recommendations. Resolution No. 20655 was passed, requesting the City Council to recommend to the Civil Service Board the exemption from the operation of Civil Service rules for the position of Airport Fueler. Appointments as recommended were approved on passage of Resolution No. 20666.

Renewal of contract with John R. Wendt, the Port's legislative representative in Sacramento for the calendar year 1972, on the same terms and conditions as the present agreement, was recommended to the Board by memo from the Deputy Executive Director and approved on motion of Commissioner Mortensen, seconded and passed unanimously.

A written report was made to the Board by the Port's Campaign Chairman, Ross Linson, on the Port of Oakland Charitable Organization Drive for 1971, indicating that the total result was approximately the same as in 1970.

Updated Capital Improvement Program for Fiscal Year 1971-72, was presented to the Board together with a memo from the Chief Engineer. The report was accepted for study by the Board and will be the subject of work session discussion.

A motion was made on behalf of the Board's Airport Committee by Commissioner Walter that the position of Airport Manager be filled by appointment of Mr. Francis H. Whitcomb. The motion was seconded and passed unanimously and Resolution No. 20674 was later passed making the appointment.

Building Permit Application, KDIA Radio Station Office, Oakland Outer Harbor Terminal, which subject was continued from a previous meeting of the Board, was the subject of a memo from the Environmental Planner, recommending approval of the application for a 24' x 50' addition to the existing facility at an estimated cost of \$31,806 provided the applicant obtains all other permits required for the work and that the entire building be repainted within two years with a color to be determined by the Port. Mr. John Doubleday, Vice President and General Manager of KDIA, appeared before the Board and assured the Board that adequate landscape screening would be provided for the project and advised the Board that the existing building had just been repainted and

that the new facility would be painted to a matching color, but if repainting is required by the Port at the end of a two-year period, KDIA was willing to do so. The application was approved on passage of Resolution No. 20662.

First Vice President Gainor arrived at the meeting at 3:11 p.m.

C. D. Ericson Company, Inc. - Supplemental Agreement, was the subject of a memo to the Board from the Manager of Properties Department, explaining minor changes in the area to be covered by the agreement from that originally reported to the Board at its meeting of July 7, 1971, and setting the monthly rent for the balance of the term of the agreement to December 31, 1974 at \$1,165.32, with an additional amount of \$219.71 monthly to be billed upon the removal of certain petroleum tanks which are located on Parcel 2 of the area. The supplemental agreement was approved on passage of Resolution No. 20667.

Alterations to Second Floor, Port of Oakland Building, (F-107), for Expansion of Port Offices, was the subject of a memo to the Board from Senior Engineer Jack Lambert, which memo explained the requirements for partitions in certain offices, alterations in the electrical, heating, and ventilating systems, and installation of carpeting. The Board was informed by the Deputy Executive Director that such improvements would make available areas of the second floor for outside rental. It was recommended that the general program be approved and that the Board determine that it is in the best interests of the Port to perform the work outlined in the memo, with the exception of the installation of carpeting, without formal competitive bidding procedure and that plans and specifications be approved to furnish and install carpeting, portion of second floor, Port

of Oakland Building, Jack London Square and authority be given to advertise for bids for this work. A motion was made by Commissioner Connolly, seconded and passed unanimously, approving the project and authorizing the various segments of the work other than carpeting be done without competitive bidding, and Resolution No. 20668 was passed approving the plans and specifications for furnishing the carpeting and authorizing advertising for bids.

Furnishing and Spreading Fill Material, Industrial Park, was the subject of a memo to the Board from the Chief Engineer, recommending that an additional 200,000 cubic yards of fill be purchased from Robert Mulloy at a unit price of \$0.95 per cubic yard, including spreading, with the fill to be placed in the Air Cargo Distribution Terminal site area. The recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Building Permit Application, Sailboats, Inc., 1951 Embarcadero, was the subject of a memo to the Board from the Environmental Planner, recommending approval of the application for improvements to the lighthouse structure to be converted into a restaurant and cocktail lounge, subject to the condition that the triangular parcel at the corner of Livingston and Embarcadero, under a license agreement to Sailboats, Inc. be paved and improved for parking for the restaurant customers, including the parcel contiguous to this triangular parcel if later acquired by the Port and that the applicant obtain all other required permits for the work, including a permit from the Bay Conservation and Development Commission. Considerable discussion ensued as to the availability of parking for restaurant use in the area and the available parking was explained to the Board by the Environmental Planner together with Mr. Don Durant, President of Sailboats, Inc. and

Mr. Richard Bradley, President Victoria Station, which will be the operator of the new restaurant. The application was then approved upon passage of Resolution No. 20663.

During discussion of the following written reports, Commissioner Connolly requested that the collection procedure on unpaid accounts be reviewed in order to shorten the time for legal action and the Executive Director requested that the Port Attorney's office prepare such a report and recommendation as to procedures. A motion was made by Commissioner Connolly, seconded and passed unanimously, that a three-day notice be served on Ancorp National Services, the operator of the restaurant, bar, and gift facilities in the Airport Terminal Building.

At the suggestion of Commissioner Mortensen, Resolution No. 20675 was passed commending Mr. Lou Wilson of the Edgewater Hyatt House on his recent promotion.

Prior to the reading of the ordinances, Commissioner Walters made a statement explaining his position regarding the action taken by the Board at its meeting of November 10 relating to compensation of certain officers and employees of the Port and extended his apologies to any of those who had been made uncomfortable or embarrassed by the statement as reported in the newspaper.

The following written reports were noted and ordered filed.

Summary of Cash - Port Revenue and Construction
Accounts as of November 10, 1971.

Summary of Cash and Accounts Receivable Port
Revenue Fund #801 for the Month of October 1971.

Accounts Receivable 40 Days or More in Arrears
as of November 10, 1971.

Accounts Receivable 40 Days or More in
Arrears Referred to Legal as of November 10,
1971.

Summary of Claims Paid from Various Funds for
the Period October 28, 1971 Through November 10,
1971.

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

Ayes: Commissioners Connolly, Mortensen, Tripp,
Walters and Second Vice President Berkley - 5
Noes: None
Absent: Commissioner Gainor and President Soda - 2

"RESOLUTION NO. 20661

RESOLUTION GRANTING NATIONAL AIRMOTIVE, DIVISION
OF REPUBLIC CORPORATION, PERMISSION TO PERFORM
CERTAIN WORK."

"RESOLUTION NO. 20662

RESOLUTION GRANTING KDIA, INC., PERMISSION TO
PERFORM CERTAIN WORK."

"RESOLUTION NO. 20663

RESOLUTION GRANTING SAILBOATS, INC., PERMISSION
TO PERFORM CERTAIN WORK."

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Tripp, Walters and First
Vice President Gainor - 6
Noes: None
Absent: President Soda - 1

"RESOLUTION NO. 20664

RESOLUTION GRANTING EANDI METAL WORKS PERMISSION
TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20665

RESOLUTION REQUESTING THE CITY COUNCIL TO RECOMMEND TO THE CIVIL SERVICE BOARD THE EXEMPTION FROM THE OPERATION OF CIVIL SERVICE RULES OF THE POSITION OF AIRPORT FUELER, UNDER THE JURISDICTION OF THE BOARD OF PORT COMMISSIONERS AND REQUESTING THE CIVIL SERVICE BOARD TO EXEMPT THE SAID POSITION FROM THE OPERATION OF CIVIL SERVICE RULES UPON THE RECOMMENDATION OF THE CITY COUNCIL."

"RESOLUTION NO. 20666

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20667

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH C. D. ERICSON COMPANY, INC."

"RESOLUTION NO. 20668

RESOLUTION APPROVING PLANS AND SPECIFICATIONS TO FURNISH AND INSTALL CARPET, PORTION OF SECOND FLOOR, PORT OF OAKLAND BUILDING, JACK LONDON SQUARE, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20669

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH GEORGE D. BUTLER."

"RESOLUTION NO. 20670

RESOLUTION ADOPTING POLICY ON "FOR-LEASE" TYPE SIGNS IN THE PORT OF OAKLAND INDUSTRIAL PARK."

"RESOLUTION NO. 20671

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH J. F. McRAE AEROCRAFT, INC."

"RESOLUTION NO. 20672

RESOLUTION AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL AGREEMENT WITH NATIONAL AIRMOTIVE, DIVISION OF REPUBLIC CORPORATION."

"RESOLUTION NO. 20673

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20674

RESOLUTION APPOINTING FRANCIS H. WHITCOMB TO THE POSITION OF AIRPORT MANAGER AND GRANTING LEAVE OF ABSENCE FROM THE POSITION OF ASSISTANT AIRPORT MANAGER."

"RESOLUTION NO. 20675

RESOLUTION COMMENDING LOUIS G. WILSON FOR HIS SERVICE AS GENERAL MANAGER OF THE EDGEWATER HYATT HOUSE."

Port Ordinance No. 1722 being, "AN ORDINANCE ADDING SECTION 10.101 TO PORT ORDINANCE NO. 867 CREATING EIGHT POSITIONS OF AIRPORT FUELER", and Port Ordinance No. 1724 being, "PORT ORDINANCE REPEALING AND AMENDING CERTAIN ITEMS OF PORT ORDINANCE NO. 964 RELATING TO DEFINITIONS, WHARF DEMURRAGE AND STORAGE, MISCELLANEOUS CHARGES, WHARF ASSIGNMENTS AND SPACE ASSIGNMENTS", and Port Ordinance No. 1725 being, "AN ORDINANCE ADDING SECTION 1.33 TO PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Connolly, Mortensen, Tripp, Walters and First Vice President Gainor - 6
Noes: None
Absent: President Soda - 1

The meeting adjourned at the hour of 4:05 p.m. to 2:00 p.m. Wednesday, November 24, 1971.

* * * * *

The adjourned meeting of the Board scheduled to be held at the hour of 2:00 p.m., Wednesday, November 24, 1971 was adjourned by the Secretary of the Board due to lack of a quorum.


Secretary

Secretary *A. L. Smith*
Action DEC 15 1971
*Approved as written
and filed*

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

The meeting was held on Wednesday, December 1, 1971,
at the hour of 2:00 p.m. in the office of the Board, Room 376,
66 Jack London Square, President Soda presiding, due written
notice having been given members of the Board.

Commissioners present: Berkley, Gainor, Mortensen,
Tripp, President Soda; with
Walters arriving at 2:10 p.m. - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Deputy
Executive Director; Port Attorney, Assistant Port Attorney and
Deputy Port Attorney for a portion of the meeting; Airport Manager;
Manager, Properties Department; Airport Traffic Representative;
Public Relations Director; Chief Engineer; Environmental Planner;
and Secretary of the Board.

Visitors attending the meeting included Mr. John Papadakis,
City Architect, City of Oakland; Miss Dean Luckhart, Planner, City
of Oakland; Mr. John H. Allen, Security Officer, Oakland Unified
School District; Mr. Mark Allen, student; and Mrs. R. D. Israel,
representing the Oakland League of Women Voters.

Minutes of the regular meeting of the Board, held on
Wednesday, November 17, 1971, were approved as written and ordered
filed.

Mr. Francis H. Whitcomb, the newly-appointed Airport
Manager, was introduced to the Board and those present, this
being the first Board meeting attended after his appointment.

Changes in Airport Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, were approved as follows on motion of Commissioner Mortensen, seconded and passed unanimously:

Renewals as of January 1, 1972, except as noted

A.I.R. CORPORATION, a Category "B" tenant to continue occupancy of 12,128 sf of former barracks Building L-729 for the service, repair and sale of aircraft instruments, at \$.06 psf, or \$727.68 monthly.

GENERAL AVIATION SUPPLY, a Category "C" tenant to continue occupancy of 5,890 sf of warehouse space in Building L-725 at \$.06 psf and 2,376 sf of adjacent land at \$.01 psf to operate an aviation parts supply service for a monthly rental of \$377.16.

R. L. GROVE & COMPANY, a Category "C" tenant to continue occupancy of 8,873 sf of warehouse space in Building L-723 to accommodate an aircraft component sales service at \$.06 psf, or \$532.38 monthly.

POWER PAC, a Category "B" tenant, to continue occupancy of 10,000 sf in Building L-812 at \$.06 psf and 15,000 sf of adjacent ramp at \$.015 psf or \$825.00 monthly for engine overhaul.

MIKE QUINN ELECTRONICS, a Category "D" tenant to continue occupancy of 5,002 sf of warehouse space in Building L-727 at \$.06 psf and 6,080 sf of adjacent land at \$.01 psf for \$360.92 monthly to conduct a surplus parts sales business.

KAISER INDUSTRIES CORPORATION: a Category "A" tenant, currently occupies Bay B of Kodiak Hangar L-710, consisting of 14,048 sf at \$.055 psf or \$772.64 monthly, as an operating base for its fleet of corporate aircraft, and will expand into the contiguous Bay D of the same hangar when it is relinquished by Bay Aviation upon Bay's move to Hanger 4. Kaiser's tenancy of the present space runs until May 31, 1972, the approved lease supplement will conform to that expiration date. The addition of Bay D consisting of 13,922 sf at \$.06 psf will result in an increase of \$835.32, making a new total monthly rental of \$1,607.96.

AIR CALIFORNIA

M-101 Ticketing Building			
Counter Space	170 sf @ \$.7337	\$	124.73
Office Space	400 sf @ .4587		183.48
Baggage-handling room	400 sf @ .3663		146.52
M-103 Finger Building	1,200 sf @ .50	6	<u>600.00</u>
			\$ 1,054.73

AMERICAN AIRLINES

M-101 Ticketing Building			
Counter Space	170 sf @ \$.7337	\$	124.73
Office Space	400 sf @ .4587		183.48
Baggage-handling room	400 sf @ .3663		<u>146.52</u>
			\$ 454.73

HOLIDAY AIRLINES

M-101 Ticketing Building			
Counter Space	170 sf @ \$.7337	\$	124.73
Office Space	400 sf @ .4587		183.48
Baggage-handling room	400 sf @ .3663		<u>146.52</u>
			\$ 454.73

PACIFIC SOUTHWEST AIRLINES

M-101 Ticketing Building			
Counter Space	290 sf @ .7337	\$	212.80
Office Space	676 sf @ .4587		310.08
Baggage Area	683 sf @ .3663		250.18
M-103 Finger Building	4,400 sf @ .50		<u>2,200.00</u>
			\$2,973.06

Relocation of Aerospace Services, Inc., as recommended to the Board by memo from the Assistant Manager, Properties Department, as listed below, was approved on motion of Commisisoner Berkley, seconded and passed unanimously.

Aerospace Services, Inc.

As a result of the recent destruction of Building L-818 by fire on Wednesday, November 17, 1971, the tenant, Aerospace Services, Inc., will occupy the adjacent Building L-819 containing 8,000 sf @ \$.05 psf for this Navy wooden frame structure for a total monthly rental of \$400.00.

Commissioner Walters arrived at the meeting at 2:10 p.m.

Universal Aircraft Services, Inc., was the subject of a memo to the Board from the Deputy Executive Director, informing the Board that the second 90-day rental abatement period granted Universal Aircraft Services, Inc. for occupancy of Building M-106 at the Airport expires November 30, 1971, and also reported the revenue received from Universal Airlines during this abatement period, and also explained the terms of the rental abatement and recommended that the abatement privilege be extended for an additional six months' period, commencing December 1, 1971, under the same terms and conditions. The recommendation was approved on passage of Resolution No. 20676.

Construction of Free-Standing Sign, Building L-130 (Guest Aircraft Terminal) Earhart Road, Oakland North Airport, was the subject of a memo to the Board from the Environmental Planner, recommending that the Port construct a double-faced, free-standing sign in front of the building on which would be lettered "Guest Aircraft Terminal", with sufficient additional space on the sign to list the tenants of that building. It was estimated that the sign would cost \$1,265, and recommended that the Board approve the installation, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Progress Report on World Air Center and Auxiliary Control Tower, was the subject of a memo to the Board from Supervising Engineer Roy Clark, which report was noted and filed.

Port of Oakland 1966 Airport Development Bonds, Series B (EDA), was the subject of a memo to the Board from the Deputy Executive Director, informing the Board that the Economic Development Administration has expressed a willingness to bid at this time upon \$89,000 in definitive bonds in connection with the Auxiliary Control Tower Project (No. 07-1-00294), the bid

to be at 4-1/8% per annum for the bonds maturing in the year 2006. The Board was informed that the Port had previously issued \$10,000 in temporary bonds to EDA for this project. It was recommended that the Board adopt a resolution authorizing the issuance of these bonds, with bids to be received and awarded to the lowest bidder at the Board meeting of December 15, 1971. The recommendation was approved on passage of Resolution No. 20677.

Port of Oakland Tariff Change Covering Space Assignments, as recommended to the Board by memo from the Traffic Manager and Manager, Marine Terminals Department, was approved on passage of an ordinance to print, following an oral report by the Port Attorney that this matter had been reviewed with the staff of the Federal Maritime Commission which has confirmed in writing that it does not involve any problems under the Shipping Act and does not require approval of the F.M.C.

Approval of Plans and Specifications for Dredging of Berths Adjacent to Seatrain Wharf, Middle Harbor Terminal, was the subject of a memo to the Board from Supervising Engineer John Lambert, which memo explained the basis for the alternate bids to be received and which would give Seatrain the opportunity to determine the depth of its berths at either 36 feet MLLW or 39 feet, depending on the cost. Resolution No. 20695 was passed approving the plans and specifications and authorizing the advertising for bids to be received December 21, 1971.

Outer Harbor Channel Improvement, was the subject of a memo to the Board from the Deputy Executive Director. This subject was first discussed with the Board at its regular meeting of November 17, at which time the project was approved in principle. The Deputy Executive Director's memo of December 1, 1971 recommended approval of a formal request to the Corps of

Engineers to conduct an immediate investigation for enlarging and straightening the Outer Harbor Channel as a "small project" under Section 107 of the River and Harbor Act, as amended, which project would have a fund limitation of \$1 million. The memo also explained the commitments required to be made by the Port to accompany such a request. In this connection Resolution No. 20678 was passed, requesting the Corps of Engineers of the United States Army to conduct an investigation with respect to enlarging the Oakland Outer Harbor and providing for local cooperation in connection therewith.

Completion of Contract on October 11, 1971, by James Marsh Company for DEMOLITION OF A PORTION OF MARKET STREET PIER AND DEMOLITION OF A PORTION OF AND CONSTRUCTION OF IMPROVEMENTS TO FIREBOAT BERTH AT FOOT OF BROADWAY, was reported to the Board by memo from Supervising Engineer Roy Clark. This time of completion includes an extension of time previously granted by the Board, and it was recommended that the contract be accepted as completed without liquidated damages. The Board was advised that a barge containing some of the debris from the contract was towed to the delta region and subsequently sunk and apparently abandoned. The Deputy Port Attorney made an oral report to the Board, stating that in his opinion the Port has no liability for the removal of the barge. The contract was then accepted as completed on passage of Resolution No. 20679.

Sign Application Permit, Matson Terminals, Inc, Seventh Street Marine Terminal, was recommended for approval by memo from the Environmental Planner, which sign would be placed on Entrance Gate No. 1, reading "Matson Receiving/Delivery". An artist's rendering of the sign was displayed to the Board. The sign was approved on passage of Resolution No. 20680.

Mobile Catering Service - Middle Harbor Terminal Area, was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending approval of the application of Mrs. Laverne J. Jefferson to operate a catering service commencing December 1, 1971, under which payment would be made to the Port on the basis of 8% of the gross sales, subject to a \$300.00 per month minimum, each party having the right to cancel on 90 days' written notice. The proposal was approved on motion of Commissioner Berkley, seconded and passed unanimously.

Personnel Matters, providing for the military leave of absence for the Environmental Planner, as recommended to the Board by memo from the Employee Relations Officer, was approved on passage of Resolution No. 20681.

Travel Authorization, for the Executive Director and Deputy Executive Director to travel to Washington, D. C. on or about December 5, 1971, and for the Trade Development Manager and Traffic Representative and Traffic Analyst, to Denver, Colorado on or about December 6, 1971, as recommended to the Board by memo from the Executive Director, was approved on passage of Resolution No. 20682.

Authorization to File Certain Actions, was the subject of a letter to the Board from the Port Attorney, recommending filing against Terry's Operating Co., Inc., the operators of the Showboat Restaurant, previously located at Jack London Square, to recover indebtedness to the Port in the amount of \$2,733.47, and against Enterprise Airlines, Inc., the tenants in Building No. L-821 at the Airport, to recover indebtedness to the Port in the amount of \$1,298.66. The recommendation was approved on passage of Resolution No. 20683.

An oral report was made to the Board by the Deputy Executive Director concerning the Status of the Accounts of the Car Rental companies with the Port.

Changes in Harbor Tenancies, as recommended to the Board by memo from the Assistant Manager, Properties Department, as to level of rental rates and recommendation of the Executive Director as to basis for establishing rates, as listed below, were approved on motion of Commissioner Tripp, seconded and passed by the following vote: Ayes: Commissioners Berkley, Gainor, Mortensen, Tripp and President Soda - 5; abstained, Commissioner Walters - 1; Absent: Commissioner Connolly - 1.

FORD MOTOR COMPANY - to continue occupancy of 1.15 acres at First and Fallon Streets. The area is subject to an option right held by Nathan Narin, Standard Wholesale Grocery, with the Port exercising the right to lease to others in the interim. The monthly rental to be increased to a new total of \$572.00 per month.

MOBIL OIL CORPORATION - to continue occupancy of portions of Terminal Building "E" at the corner of Ferry and Pier Streets, consisting of full height area of the first floor, 12,900 sf at \$.06 psf, 5,010 sf of first floor area under the mezzanine at \$.04 psf and 5,010 sf of mezzanine area at \$.02 psf, making a total monthly rental of \$1,080.00. The agreement contains a mutual 60-day cancellation clause. This occupancy is in addition to long-term lease area.

Regal Apparel, Ltd. - License Agreement Renewal, was the subject of a memo to the Board from the Assistant Manager, Properties Department, recommending continued occupancy of 144,600 sf in Terminal Building "B" at the Outer Harbor area, with rental to be set at \$.04 per sf per month or \$5,784.00 for the months of January, February, March, 1972, the rate being increased to \$.05 psf or \$7,230.00 per month for the balance of the year. Such occupancy and rates were approved on motion of Commissioner Walters, seconded and passed unanimously.

Lease Assignment - Dick Peterson Company, was the subject of a memo to the Board from the Assistant Manager, Properties Department, advising that Mr. Peterson has requested approval to assign the long-term lease terminating July 31, 1976, covering property at 1363 Embarcadero, to Mr. Steve B. Marciel, who is the president of Steve's Marine, Inc. and also owner of Steve's Hobby Shop in San Leandro. The request was approved on passage of Resolution No. 20684.

Amendment to the Lease with Sailboats, Inc., which was approved in principle by the Board at its meeting of August 18, 1971, was recommended for final approval by the Board in a memo from the Deputy Executive Director, and an ordinance was passed to print authorizing execution of first supplemental agreement with Sailboats, Inc.

Payment of Real Estate Commission to Grubb & Ellis, for services rendered in procuring the occupancy by Chipman Mayflower in Building C-221, was the subject of a memo to the Board from the Assistant Manager, Properties Department, explaining that the sum of \$3,298.75 is due and payable at this time, with the balance of \$1,111.95 to become due and payable on June 1, 1972, unless Chipman has given notice on or before that date to terminate the occupancy prior to August 31, 1972. Payment of the commission was approved on passage of Resolution No. 20685.

Real Estate Commission Payment Due Robbins & Company, in connection with the lease occupancy of Seal Bond, Inc., in Building B-104, at the Outer Harbor Terminal, was the subject of a memo to the Board from the Assistant Manager, Properties Department, informing the Board that the total commission in connection with this lease may range from \$8,832.23 to \$10,000.00.

However, due to the 6-month cancellation provision in the lease, the commission is due only for the 6-months' period December 1, 1971 through May 31, 1972, amounting to \$834.16. It was recommended that this payment be made. The payment of the commission was approved on passage of Resolution No. 20686.

Request for Rental Abatement - Terminal Lunch, was the subject of a memo to the Board from the Assistant Manager, Properties Department, advising that Mrs. Mable Lambert, the restaurant operator, was effectively put out of business as of July 1, 1971, when the I.L.W.U. strike commenced, and that she reopened for business October 12, 1971, when the longshoremen returned to their jobs. It was recommended that the \$50 per month minimum rental be abated for the period of July 1, 1971 through October 12, 1971. The Port Attorney raised the question of allowing rental abatement on a retroactive basis and also informed the Board that the account with the Port is \$518 in arrears. Various suggestions were offered as to procedure, and it appeared to be the concensus of the Board that a rental abatement should be allowed, provided the account with the Port is made current. The matter was referred back to the Properties Department for further recommendation.

Alameda County Flood Control and Water Conservation District Request for Extension of Right of Entry Permit, was the subject of a memo to the Board from the Manager, Properties Department, advising that Flood Control has been advised by the United States Army Corps of Engineers that the project would be delayed until the first part of 1972, with bid openings tentatively scheduled for March 1972, and that the Flood Control District has requested its entry permit be extended from January 1, 1972 through December 31, 1972. Approval was recommended and the recommendation approved on motion of Commissioner Tripp, seconded and passed unanimously.

Program of Improvements and Sign Permit Application, Building C-224, Miles Motor Transport, Inc., Outer Harbor Area, was the subject of a memo to the Board from the Environmental Planner, recommending approval of landscape plans submitted by the company, which would be installed at no cost to the Port of Oakland. The rendering of the plans were displayed for the Board's information. It was also recommended that the Port, at its expense, paint the exterior of building C-224. In this connection, Resolution No. 20687 was passed, granting Miles Motor Transport System permission to perform certain work, consisting of the landscaping, and on motion of Commissioner Mortensen, seconded and passed unanimously, the Board approved the painting of the building by Port forces at a cost of approximately \$5,000.00.

Building and Sign Permit Applications, Oakland City Service Center, 7101 Edgewater Drive, Industrial Park, was the subject of a memo to the Board from the Environmental Planner, plans for which were displayed to the Board. Mr. John Papadakis, the City Architect, and Miss Dean Luckhart, Planner for the City of Oakland, both appeared before the Board and explained the plans for developing a "Bay Park Refuge" adjacent to the City Service Center. The plans included the location of a flagpole on the site as well as a 4' by 12' single-faced safety sign to be located in the yard area. The Board was informed that present plans do not call for the construction of rest room facilities in the park, and the plans indicated a short walkway which would permit access to the park area directly from Edgewater Drive. When questioned, Miss Luckhart agreed that this short walkway could be eliminated, as suggested by the Executive Director, which would deter the illegal parking of automobiles on Edgewater Drive and force entry to the park from the approved parking area. A motion was then

made by Commissioner Gainor, seconded and passed unanimously, recommending to the City that it consider rest room facilities at this time in the park area. Resolutions No. 20688 and No. 20689 were then passed, granting the City of Oakland permission to perform certain work.

Application of City of Oakland for Permit to Fill Water Area and Place New Pilings in the Port Area, in connection with the foregoing Bay Park Refuge, was the subject of a memo to the Board from the Executive Director, recommending that the required public hearing for the project be set for the hour of 2:15 p.m., on Wednesday, December 15, 1971, which recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Certificate of Compliance for Peter B. Bedford, was recommended for approval by memo from the Manager, Properties Department, and Resolution No. 20694 was passed, authorizing execution and delivery of Certificate of Compliance to Peter B. Bedford and Christine N. Bedford.

Sale of Portable Building - Middle Harbor Terminal, which is surplus to the Port's needs, to Western Pacific Railroad, on an as-is where-is price of \$200.00 was recommended to the Board by memo from the Assistant Manager, Properties Department and approved on passage of Resolution No. 20691.

The following written reports were noted and ordered filed.

Status Report.

Summary of Cash - Port Revenue and Construction Accounts as of November 23, 1971.

Summary of Claims Paid from Various Funds for the period November 11, 1971 through November 23, 1971.

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

Ayes: Commissioners Berkley, Gainor, Mortensen,
Tripp, Walters and President Soda - 6
No
Noes: None
Absent: Commissioner Connolly - 1

"RESOLUTION NO. 20676

RESOLUTION ABATING RENTAL OF UNIVERSAL AIRCRAFT SERVICE, INC."

"RESOLUTION NO. 20677

RESOLUTION AUTHORIZING AND DIRECTING THE SALE OF \$79,000 PRINCIPAL AMOUNT OF PORT OF OAKLAND 1966 AIRPORT DEVELOPMENT REVENUE BONDS, SERIES B."

"RESOLUTION NO. 20678

RESOLUTION REQUESTING THE CORPS OF ENGINEERS, UNITED STATES ARMY, TO CONDUCT AN INVESTIGATION WITH RESPECT TO ENLARGING THE OAKLAND OUTER HARBOR AND PROVIDING FOR LOCAL COOPERATION IN CONNECTION THEREWITH."

"RESOLUTION NO. 20679

RESOLUTION ACCEPTING WORK PERFORMED BY JAMES MARSH COMPANY AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20680

RESOLUTION GRANTING MATSON TERMINALS, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20681

RESOLUTION GRANTING MILITARY LEAVE OF ABSENCE TO CHARLES A. BOYD, ENVIRONMENTAL PLANNER."

"RESOLUTION NO. 20682

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20683

RESOLUTION AUTHORIZING THE FILING OF ACTIONS BY THE PORT ATTORNEY."

"RESOLUTION NO. 20684

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE FROM DICK PETERSON COMPANY TO STEVE'S MARINE, INC."

"RESOLUTION NO. 20685

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE BROKERAGE COMMISSION TO GRUBB & ELLIS."

"RESOLUTION NO. 20686

RESOLUTION APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE BROKERAGE COMMISSION TO ROBBINS & CO."

"RESOLUTION NO. 20687

RESOLUTION GRANTING MILES MOTOR TRANSPORT SYSTEM PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20688

RESOLUTION GRANTING CITY OF OAKLAND PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20689

RESOLUTION GRANTING CITY OF OAKLAND PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20690

RESOLUTION AUTHORIZING SALE OF SURPLUS BUILDING TO WESTERN PACIFIC RAILROAD COMPANY."

"RESOLUTION NO. 20691

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH PUGET CATERERS, INC."

"RESOLUTION NO. 20692

RESOLUTION COMMENDING FRANK H. OGAWA FOR HIS SERVICE AS OAKLAND CITY COUNCILMAN."

"RESOLUTION NO. 20693

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 20694

RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF CERTIFICATE OF COMPLIANCE TO PETER B. BEDFORD AND KIRSTEN N. BEDFORD."

"RESOLUTION NO. 20695

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR DREDGING OF BERTHS ADJACENT TO SEATRAN WHARF, OAKLAND MIDDLE HARBOR TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 20696

RESOLUTION EXPRESSING CONFIDENCE IN THE CITY MANAGER AND CHIEF OF POLICE."

Port Ordinance No. 1723 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH JULIAN W. WESTON", was read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Connolly - 1

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING ITEMS NOS. 2650 AND 2655 OF PORT ORDINANCE NO. 964 RELATING TO SPACE ASSIGNMENTS", and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH SAILBOATS, INC.", and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING CANCELLATION OF LEASE WITH S. E. EDGAR, INC.", were read the first time and passed to print by the following vote:

Ayes: Commissioners Berkley, Gainor, Mortensen,
Tripp, Walters and President Soda - 6

Noes: None

Absent: Commissioner Connolly - 1

The Board adjourned to an executive session at the hour of 4:20 p.m. to consider personnel matters and reconvened in open session at the hour of 4:50 p.m., at which time there being no further business and on motion duly made and seconded, it adjourned.


Secretary

Action JAN 5 1972
[Signature]
and filed

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

The meeting was held on Wednesday, December 15, 1971, at the hour of 2:00 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Soda presiding, due written notice having been given members of the Board.

Commissioners present: Berkley, Connolly, Gainor,
Mortensen, Tripp, Walters
and President Soda - 7

Commissioners absent: None

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

Visitors attending the meeting included Mr. John Papodakis, City of Oakland Architect; Mr. Ed Wilkinson, Park Planner, City of Oakland; Mr. Howard Low, Partner-Manager with Regal Seafood Co.; Mr. John Biggane, President, Superior Strut; Mr. Russ Kingman, Executive Director, Jack London Square Association; and Mrs. R. D. Israel, representing the Oakland League of Women Voters.

Minutes of the regular meeting of the Board held on December 1, 1971, were approved as written and ordered filed.

Bids were received for the sale of \$79,000 Port of Oakland 1966 Airport Development Revenue Bonds, Series B, the only bid being that of the United States Department of Commerce,

Economic Development Administration, which bid an interest rate of 4-1/8 percent per annum. Upon approval of the bid by the Assistant Port Attorney, Resolution No. 20698 was passed selling \$79,000 Port of Oakland 1966 Airport Development Revenue Bonds, Series B.

At the hour of 2:15 p.m. President Soda called for the public hearing on the application of the City of Oakland for permit to fill water area and place new pilings in the Port Area. A report on the application was made to the Board by memo from the Executive Director. No one appeared at the meeting in opposition to the application. A brief explanation was made to the Board using an architect's rendering of the proposed project, and as recommended to the Board by the Executive Director, Resolution No. 20697 was passed granting permit to the City of Oakland to perform certain filling in the Port of Oakland Industrial Park.

A written report was made to the Board by the Port Attorney regarding the plan of reorganization filed by the Trustees on October 29, 1971 in Corporate Reorganization of San Francisco & Oakland Helicopter Airlines, Inc. The Board was also informed that a hearing will be held on the plan on December 16, 1971. The report was noted and filed.

Proposed Customs/Immigration Expansion, Metropolitan Oakland International Airport was the subject of a memo to the Board from the Airport Planner, which explained the needs for the additional area including the notification to the Port by Mr. George Brokaw, District Director of Customs, that the existing facilities are sub-standard. Using plot plans displayed to the Board, the Director of Airport Planning explained a series of alternate proposals for the expansion of the area. Following discussion on the matter, a motion was made by Commissioner Mortensen, seconded and passed unanimously, approving Plan D and authorizing the Director of Airport Planning and the

Engineering Department to proceed with obtaining Customs, Agriculture, Public Health Service and Immigration final layout approval as well as a commitment for equipment and staffing of the facility and to develop a definitive design plan and cost estimate for final approval of the Board. In this connection, it was the consensus of the Board that the Plan D, which calls for the use of four modular units, might well be expanded to five units with the construction of a canopy over the stairway to further protect travelers from inclement weather. It was the consensus of the Board that rules be established by ordinance or by written agreement to insure that users will bear the responsibility and expense of having sufficient U. S. Customs personnel and redcap service available at all times and particularly during other than regular working hours, as needed to adequately serve arriving passengers.

Sign Permit Applications World Air Center, Inc. Building L-610 Oakland North Airport was the subject of a memo to the Board from the Environmental Planner recommending approval of the two signs requested, one to replace the painted sign which had been removed by direction of the Board, and the second sign to be installed on the temporary trailers placed near Building L-610, both signs reading "World Air Center". It was also recommended that these two signs be required to be removed at such time as the new World Air Center on Airport Drive is completed and that the existing nonconforming signs be permitted to remain until the new World Air hangar on the South Airport is completed. The recommendation was approved on passage of Resolution No. 20700.

The matter of a building permit requested by Pacific Southwest Airlines originally calendared for this meeting was withdrawn due to submittal of revised plans.

Public Utilities Commission Application for Railroad Crossings at Grade was the subject of a memo to the Board from the Assistant Chief Engineer explaining the four railroad grade crossings which have been created with the development of the

Seventh Street Terminal and recommending that the Board authorize the Port Attorney to file applications seeking permission to construct the above mentioned crossings at grade, which recommendation was approved on passage of Resolution No. 20701.

Personnel Matters as recommended to the Board by the Employee Relations Officer as to appointments were approved on passage of Resolution No. 20702, and by passage of an ordinance to print setting the salary for the position of Assistant to the Executive Director at salary schedule No. 55.

Appointment of Assistant to the Executive Director was the subject of a memo to the Board from the Executive Director recommending that Mr. Gerald L. Pope, recently Administrative Assistant to the Director of the Port of Stockton, be appointed to the vacant position of Assistant to the Executive Director with the appointment to become effective following the second reading of the ordinance mentioned above setting the salary for the position. The recommendation was approved on motion of Commissioner Tripp, seconded and passed unanimously.

Implementation of Mileage Allowance Increase in Memorandum of Understanding was recommended to the Board by letter from the Port Attorney increasing the mileage allowance for both Board members and Port employees to 12¢ per mile, which recommendation was approved on passage of Resolution No. 20704.

Kaiser Health Plan Coverage was the subject of a memo to the Board from the Director of Fiscal Affairs explaining the increase in rates of 12.1 percent effective January 1, 1972. It was recommended that the Board approve an amendment to the contract between Kaiser Foundation Health Plan, Inc. and the Port which provides for increased monthly premiums effective January 1, 1972, which recommendation was approved on passage of Resolution No. 20705.

Blue Cross Plan was the subject of a memo to the Board from the Director of Fiscal Affairs explaining the increased

premium to be charged by Hospital Service of California amounting to 39.8 percent effective January 1, 1972, and explaining that because the Port is a participant in this health plan in the contract between the City of Oakland and Hospital Service of California, no action was required by the Board.

Purchase of Furniture for Expansion of Port Offices

Second Floor, Port of Oakland Building was the subject of a memo to the Board from Supervising Engineer John Lambert recommending the purchase of approximately \$7,000 in furniture through the County of Alameda or State of California contracts, which recommendation was approved on motion of Commissioner Mortensen, seconded and passed unanimously.

Contract to Furnish and Install Carpet Portion of Second Floor, Port of Oakland Building, Jack London Square was the subject of a memo to the Board from the Assistant Chief Engineer reporting to the Board the five bids which were received for this work on December 7, 1971, ranging from the low bid of of Acme Linoleum Company at \$2,892 to John Breuner Company at \$4,000. The Board was informed that the bid of Acme Linoleum Company was determined void by the Port Attorney as the company failed to return the declaration of non-collusion. The Board was also informed that the second low bidder, Design Five Associates, Inc., which bid \$3,500, did not list a subcontractor for either furnishing or installing the carpet, but has informed the Port verbally that he intended to subcontract the carpet installation. The Board was further informed that this contractor does not have the proper State contractor's license to perform the laying of the carpeting and, therefore, must hire a subcontractor, and that under such circumstances the Port would be obligated to either cancel the contract or assess the contractor a penalty in the amount of not more than ten percent of the subcontract. The matter of award

was discussed at length and a motion was then made by Commissioner Berkley, seconded by Commissioner Walters, that the contract be awarded to Conklin Bros., the third lowest bidder, for the sum of \$3,589. The motion was passed by the following vote: Ayes - Commissioners Berkley, Gainor, Mortensen, Walters and President Soda - 5; Noes - Commissioners Tripp and Connolly - 2; Absent - None. Resolution No. 20706 was later passed awarding contract to Conklin Bros.

Travel Authorization for the Director of Airport Planning to proceed to Washington, D.C., on or about December 16, 1971, to meet with the Federal Aviation Administration concerning the proposed passenger transporter demonstration program, was recommended to the Board by memo from the Executive Director, which was approved on passage of Resolution No. 20707.

Rental Abatement - Terminal Lunch was the subject of a memo to the Board from the Assistant Manager, Properties Department, which item had been continued from the previous meeting of the Board. It was recommended that the rental for the Terminal Lunch be abated during the period of July 1, 1971 through October 12, 1971, in the amount of \$172, this being the period of the ILWU waterfront strike, during which time the restaurant was closed. The Board was further informed that this abatement will leave a total balance due the Port of \$346 as of December 31, 1971, \$229 of which was paid to the Port on December 15, 1971, and that Mrs. Lambert has promised to pay the balance at an early date. In this connection, Resolution No. 20713 was passed abating rental of Terminal Lunch.

Request for Assignment of Lease - Evans Radio Dock was the subject of a memo to the Board from the Assistant Manager, Properties Department, informing the Board that George S. and Helen E. Evans have negotiated a sale of their leasehold interest

to Regal Seafood Company of Monterey and have requested Port approval of such assignment. Mr. Howard Low, Partner-Manager of Regal Seafood Company, appeared before the Board in support of the request. Various aspects of the assignment were discussed and the Port Attorney was asked for a written opinion whether the Board may, as a condition of granting its consent to the assignment, require that the rental be renegotiated, and the matter was referred to the Board's Real Estate Committee.

Superior Strut & Hanger Co. was the subject of a memo to the Board from the Manager, Properties Department, informing the Board that further negotiations with Mr. John D. Biggane, president of Superior Strut, now indicate that the corporation is ready to proceed under the terms of the original proposed lease to occupy 62,916 square feet of Port property at Eighth Avenue and the Embarcadero at a total monthly rental of \$838.88 under a 25-year lease with two 5-year mutual options, rental review at the end of the first 10 years, and every 5 years thereafter for the remainder of the term, with estimated improvements amounting to \$250,000 to be made at the expense of the corporation. The Board was informed orally that further negotiations after a meeting with the Board's Real Estate Committee have resulted in the elimination of the requested two 5-year mutual options after the 25-year lease period and with rental reviews to commence at the end of the first five years and every five years thereafter for the remainder of the term. It was recommended that the Board authorize the Properties Department to conclude negotiations with Superior Strut & Hanger Co. for a long-term lease as outlined above and further that the ground rental under the new lease be one-half of the negotiated monthly rental until completion of construction of the new plant or for a period not to exceed six months, which ever is sooner. Mr. John Biggane appeared before

the Board to confirm the information presented to the Board by the Manager, Properties Department, and urge the Board to approve the recommendation. A motion was then made by Commissioner Gainor, seconded and passed unanimously, approving the recommendation as outlined above.

Building Permit Application Building F-107 Specialty Restaurants Corporation Jack London Square was the subject of a memo to the Board from the Environmental Planner recommending approval of the application which includes the installation of new kitchen equipment, interior wall panelling, floor covering, and the installation of a number of trees in planter boxes around the perimeter of the roof area at a total cost of \$15,000. In this connection Resolution No. 20699 was passed granting Pacific Inter-Island Company, Ltd. permission to perform certain work, in which connection, Commissioner Mortensen abstained from voting and took no part in the discussions on this matter.

Building Permit Application Carnation Company - Pet Foods Division 2700 Seventh Street was recommended for approval by memo from the Environmental Planner, which application covers the installation of concrete foundation pads and storage tanks in connection with the delivery and storage of chemicals used in food processing at an estimated cost of \$13,000. The application was approved on passage of Resolution No. 20708.

Contract Completion on November 22, 1971 by Ransome Company for Alterations to Terminal Building "F" (Building C-106) Outer Harbor Terminal (Schedule B) was reported to the Board by memo from Supervising Engineer Roy Clark, explaining that the delay in the completion beyond the original date of July 6, 1971, was primarily caused by the Southern Pacific Company's delay in performing its portion of the work required in the relocation of

certain railroad tracks. It was recommended that the contract time be extended to November 22, 1971, without liquidated damages and that the contract be accepted as completed on that date. In this connection Resolution No. 20709 was passed extending time for performance of contract with Ransome Company and Resolution No. 20710 was passed accepting work performed.

The Board was informed of a letter received from Mr. Paul G. Manolis, Executive Editor of the Oakland Tribune, dated December 14, 1971, asking that Jack London Square be designated as "Constitution Square" during Greek Week, which is planned for April 30 through May 7, 1972. On motion of Commissioner Tripp, seconded and passed unanimously, the request was approved.

The Airport Manager informed the Board of a request from Metro-Goldwyn Mayer Studios to use the Oakland Airport for the filming of the movie "Airborne" during the week of January 17 through 22, 1972. It was explained that all costs of the Port personnel involved for security purposes and moving of equipment, etc., would be borne by MGM and that fees and charges for the use of the facility had not yet been determined. The matter was discussed at length, after which a motion was made by Commissioner Mortensen, seconded by Commissioner Berkley, approving the project in principle. The motion was passed on the following vote: Ayes - Commissioners Berkley, Connolly, Gainor, Mortensen, Walters and President Soda - 6; Noes - Commissioner Tripp - 1; Absent - None.

Members of the Board were informed orally that Hughes Air West has been shut down due to a mechanics strike.

The following written reports were noted and ordered
filed:

Summary of Cash - Port Revenue and Construction Accounts
as of December 8, 1971.

Summary of Cash and Accounts Receivable Port Revenue
Fund #801 for the month of November 1971.

Accounts Receivable 40 Days or More in Arrears as of
December 6, 1971.

Accounts Receivable - Referred to Legal as of December 6,
1971.

Summary of Claims Paid from Various Funds for the period
November 24, 1971 through December 8, 1971.

President Soda excused himself from the meeting at
3:50 p.m., First Vice President Gainor assumed the gavel.

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

Ayes: Commissioners Berkley, Connolly, Gainor,
Mortensen, Tripp, Walters and President
Soda - 7

Noes: None

Absent: None

"RESOLUTION NO. 20697

RESOLUTION GRANTING PERMIT TO THE CITY OF OAKLAND TO
PERFORM CERTAIN FILLING IN THE PORT OF OAKLAND
INDUSTRIAL PARK."

"RESOLUTION NO. 20698

RESOLUTION SELLING \$79,000 PORT OF OAKLAND 1966 AIRPORT
DEVELOPMENT REVENUE BONDS, SERIES B."

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

Ayes: Commissioners Berkley, Connolly, Tripp,
Walters and First Vice President Gainor - 5

Noes: None

Abstain: Commissioner Mortensen - 1

Absent: President Soda - 1

"RESOLUTION NO. 20699

RESOLUTION GRANTING PACIFIC INTER-ISLAND CO., LTD.,
PERMISSION TO PERFORM CERTAIN WORK."

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Tripp, Walters and First Vice President
Gainor - 6

Noes: None

Absent: President Soda - 1

"RESOLUTION NO. 20700

RESOLUTION GRANTING WORLD AIR CENTER PERMISSION TO
PERFORM CERTAIN WORK."

"RESOLUTION NO. 20701

RESOLUTION AUTHORIZING PORT ATTORNEY TO FILE APPLICATION
WITH PUBLIC UTILITIES COMMISSION FOR RAILROAD GRADE
CROSSINGS."

"RESOLUTION NO. 20702

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 20703

RESOLUTION PROVIDING FOR MILEAGE ALLOWANCE FOR USE OF
PRIVATE AUTOMOBILES ON OFFICIAL BUSINESS."

"RESOLUTION NO. 20704

RESOLUTION EXECUTION OF GROUP MEDICAL AND HOSPITAL
SERVICE AGREEMENT AMENDMENT WITH KAISER FOUNDATION
HEALTH PLAN, INC."

"RESOLUTION NO. 20705

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE
BEST INTERESTS OF THE PORT TO PERFORM CERTAIN PUBLIC
WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE
PERFORMANCE THEREOF."

"RESOLUTION NO. 20706

RESOLUTION AWARDING CONTRACT FOR FURNISHING AND INSTALL-
ING CARPET, PORTION OF SECOND FLOOR, PORT OF OAKLAND
BUILDING, JACK LONDON SQUARE; FIXING THE AMOUNT OF BONDS
TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING OTHER
BIDS AND DIRECTING RETURN OF BID BONDS AND CHECKS TO
BIDDERS."

"RESOLUTION NO. 20707

RESOLUTION AUTHORIZING CERTAIN TRAVEL."

"RESOLUTION NO. 20708

RESOLUTION GRANTING THE CARNATION COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 20709

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH RANSOME COMPANY."

"RESOLUTION NO. 20710

RESOLUTION ACCEPTING WORK PERFORMED BY RANSOME COMPANY, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 20711

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH CALO PET FOODS, A DIVISION OF BORDEN FOODS, BORDEN, INC."

"RESOLUTION NO. 20712

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH JOHN R. WENDT."

"RESOLUTION NO. 20713

RESOLUTION ABATING RENTAL OF TERMINAL LUNCH."

"RESOLUTION NO. 20714

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT TO CONDITIONAL RIGHT OF ENTRY PERMIT GRANTED TO ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT."

"RESOLUTION NO. 20715

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

Port Ordinance No. 1726 being, "AN ORDINANCE AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH SAILBOATS, INC.", and Port Ordinance No. 1727 being, "AN ORDINANCE AMENDING ITEMS NOS. 2650 AND 2655 OF PORT ORDINANCE NO. 964 RELATING TO SPACE ASSIGNMENTS", and Port Ordinance No. 1728 being, "AN ORDINANCE AUTHORIZING CANCELLATION OF LEASE WITH S. E. EDGAR, INC.", were read a second time and finally adopted by the following vote:

Ayes: Commissioners Berkley, Connolly, Mortensen,
Tripp, Walters and First Vice President
Gainor - 6

Noes: None

Absent: President Soda - 1

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

Ayes: Commissioners Berkley, Connolly, Mortensen,
Tripp, Walters and First Vice President
Gainor - 6

Noes: None

Absent: President Soda - 1

The meeting adjourned at the hour of 4:00 p.m. to
2:00 p.m., Wednesday, December 22, 1971.

The meeting of the Board which was scheduled to be
held on Wednesday, December 22, 1971 was adjourned by the
Secretary of the Board to 2:00 p.m., Wednesday, December 29,
1971 due to lack of a quorum.

The meeting was reconvened Wednesday, December 29, 1971,
at the hour of 2:00 p.m., in the office of the Board, Room 376,
66 Jack London Square, First Vice President Gainor presiding.

Commissioners present: Mortensen, Tripp, Walters and
First Vice President Gainor - 4

Commissioners absent: Berkley, Connolly and
President Soda - 3

Also present were the Executive Director; Port Attorney; Airport Manager; Director of Airport Planning; Public Relations Director; and the Deputy Executive Director who acted as Secretary.

American-Western Merger Case; Civil Aeronautics Board Docket No. 22916, was the subject of a letter to the Board from the Port Attorney. He recalled that in his letter to the Board dated December 24, 1971 he and the Executive Director had recommended that the Port of Oakland and Oakland Chamber of Commerce take no further action at this time. However, further consideration of this recommendation indicates that if parties involved do not file exceptions to the Hearing Examiner's decision, they are precluded from further participation in the case, including filing of briefs as well as oral argument. In view of this, the Port Attorney and the Executive Director were now recommending that the Board approve the filing of an exception upon the grounds that the Examiner failed to find that the merger would be consistent with the public interest and failed to recommend its approval. Following considerable discussion, a motion was made by Commissioner Walters, seconded and duly passed, that the Port of Oakland except to the recommendation in the American-Western merger case, and that before a brief is prepared, the matter of the position of the Board on brief be discussed as a policy matter by the full Board.

Purchase of Two Plane-Mate Passenger Transporters, was the subject of a letter presented to the Board by the Director of Airport Planning. After a very lengthy discussion, and because it was felt that more detailed information was required which should be considered by the full Board, the matter was put over to the next regular meeting of the Board. The Director of Airport Planning was instructed to bring back additional information at that time.

Resolution No. 20717 was passed appointing Gerald L. Pope to the position of Assistant to the Executive Director, effective January 3, 1972.

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

Ayes: Commissioners Mortensen, Tripp, Walters
and First Vice President Gainor - 4

Noes: None

Absent: Commissioners Berkley, Connolly and
President Soda - 3

"RESOLUTION NO. 20716

RESOLUTION COMMENDING ALAMEDA COUNTY ADMINISTRATOR
EARL R. STRATHMAN UPON HIS RETIREMENT."

"RESOLUTION NO. 20717

RESOLUTION APPOINTING GERALD L. POPE TO THE POSITION
OF ASSISTANT TO THE EXECUTIVE DIRECTOR."

"RESOLUTION NO. 20718

RESOLUTION APPROVING BONDS OF CONKLIN BROS. OF OAKLAND,
INC."

Port Ordinance No. 1729 being, "AN ORDINANCE AMENDING
SECTION 5.01 OF PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF
ASSISTANT TO THE EXECUTIVE DIRECTOR", was read a second time and
finally adopted by the following vote:

Ayes: Commissioners Mortensen, Tripp, Walters
and First Vice President Gainor - 4

Noes: None

Absent: Commissioners Berkley, Connolly and
President Soda - 3

There being no further business and on motion duly made
and seconded the meeting was adjourned at 4:00 p.m.



Assistant Secretary

