



---

Thursday, March 28, 2024

Board Room – 2nd Floor

---

***The Public Portion Of The Meeting Will Begin At 2:30 p.m.***

## **PUBLIC PARTICIPATION**

*To Speak on an Agenda Item via Teleconference*

*To participate via teleconference please click the link below.*

*To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. During your turn, you will be unmuted to make public comment, and re-muted after the allotted time. All speakers will be allotted a minimum of one minute.*

*To comment by phone, please call on one of the phone numbers listed below. You will be prompted to "Raise Your Hand" by pressing "\*9" to request to speak when Public Comment is being taken on the eligible Agenda Item. During your turn, you will be unmuted to make public comment, and re-muted after the allotted time. Please unmute yourself by pressing \*6.*

*<https://portoakland.zoomgov.com/j/1601545288>*

*To join by Telephone:*

*US: US: +1 669 254 5252 or +1 669 216 1590 or +1 415 449 4000*

*Webinar ID: 160 154 5288*

*To Speak on an Agenda Item In-person*

*You may speak on any item appearing on the Agenda. Please fill out a Speaker's Card and give it to the Board Secretary before the start of the meeting or immediately after the conclusion of Closed Session. You may submit a Speaker Card for Open Forum any time prior to Open Forum. All speakers will be allotted a minimum of one minute.*

**ROLL CALL**

*Commissioner Colbruno, Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Cluver, First Vice-President Lee and President Leslie*

**1. CLOSED SESSION (1:00 p.m.)**

*Closed Session discussions and materials may not be disclosed to a person not entitled to receive it, unless the Board authorizes disclosure of that confidential information.*

**1.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION -** (Pursuant to Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matters: 1.**

(1) City of Oakland, a municipal corporation, acting by and through its Board of Port Commissioners v. Jack London Square (Oakland) Operator, LLC, et al., American Arbitration Association Case No. 01-22-0003-2422

**File ID:** [\[079-24\]](#)

**1.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR -** (Pursuant to California Government Code Section 54956.8)

**Property:** Common Area in Jack London Square

**Negotiating Parties:** CIM Group, LP and the Port of Oakland

**Agency Negotiator:** Jonathan Veach, Chief Real Estate Officer

**Under Negotiation:** Price and Terms of Payment; Operating Agreement

**File ID:** [\[080-24\]](#)

**1.3 THREAT TO PUBLIC SERVICES OR FACILITIES -** (Pursuant to California Government Code Section 54957 (a))

Consultation with Doug Mansel, Aviation Security Manager and Craig Simon, Interim Director of Aviation

**File ID:** [\[081-24\]](#)

**OPEN SESSION/ROLL CALL**

*Commissioner Colbruno, Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Cluver, First Vice-President Lee and President Leslie*

**CLOSED SESSION REPORT**

*The Port Attorney or Board Secretary will report on any final actions taken in Closed Session.*

## 2. CONSENT ITEMS

*Action by the Board under “Consent Items” means that all matters listed below have been summarized and will be adopted by one motion and appropriate vote. Consent Items may be removed for further discussion by the Board at the request of any member of the Board.*

- 2.1 Resolution:** Approve Inclusion of a Project to Rehabilitate the Runway 12/30 Pavement Near the 30 Threshold at the Oakland International Airport in the Current Fiscal Year 2024 Capital Improvement Plan; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering/Aviation)**

**File ID:** [\[076-24\]](#)

**Attachments:** [Agenda Report](#)

- 2.2 Resolution:** Approve and Authorize the Executive Director to Execute a Supplemental Agreement to the Professional Services Agreement with Ciniva LLC to Extend the Term by Four Months and Increase the Maximum Compensation by an Amount Not to Exceed \$40,000. **(Technology and Innovation)**

**File ID:** [\[077-24\]](#)

**Attachments:** [Agenda Report](#)

- 2.3 Resolution:** Approve and Authorize the Executive Director and Chief Financial Officer to Execute the Partial Defeasance and/or Redemption of Certain 2017 Series D, 2017 Series E, 2020 Series R, and 2021 Series H Bonds, Approve the Attached Form of Escrow Agreement, and Take All Necessary Actions Related Thereto. **(Finance & Admin)**

**File ID:** [\[071-24\]](#)

**Attachments:** [Agenda Report](#)

[Attachment](#)

- 2.4 Ordinance 4744,** 2nd Reading of An Ordinance Approving And Authorizing The Executive Director To Execute A Lease With WattEv CA4, Inc. For The Premises Located At 8407 Edgewater Drive, Oakland, For A Term Of Seven Years, With One Five-Year Option To Extend, At An Initial Monthly Rent Of \$15,654, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[078-24\]](#)

**Attachments:** [Ordinance 4744](#)

## 3. MAJOR PROJECTS

*This segment of the meeting is reserved for action and discussions regarding the status of Major Projects and issues of special importance.*

#### 4. BUDGET & FINANCE

*This segment of the meeting is reserved for action or discussion regarding the status of Budget and Finance issues.*

- 4.1 Report:** FY 2025 Operating and Capital Budget Update #1, Including Unaudited Financials for 7 Months Ended January 31, 2024. **(Finance & Admin)**

**File ID:** [\[070-24\]](#)

**Attachments:**    [Report](#)  
                              [Attachment](#)

#### 5. STRATEGY & POLICY

*This segment of the meeting is reserved for action or discussion on Strategy and Policy Issues.*

#### 6. REMAINING ACTION ITEMS

*Remaining Action Items are items not previously addressed in this Agenda that may require staff presentation and/or discussion and information prior to action by the Board.*

- 6.1 Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with DeSilva Gates Construction LLC for Construction of the Taxiway W Pavement Rehabilitation - Phase 2 Project in an Amount Not to Exceed \$36,363,363; Execute Contract Change Orders in an Amount Not to Exceed \$3,636,336; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering/Aviation)**

**File ID:** [\[055-24\]](#)

**Attachments:**    [Agenda Report](#)

- 6.2 Resolution:** Approve and Authorize the Executive Director to Execute a Construction Phase Work Authorization for the Oakland International Airport Terminal Restroom Renovation Program, Phase 1 at Gates 3, 4, and 7 with Webcor Construction, LP for a Guaranteed Maximum Price of \$10,994,612; Apply for and Accept a Grant Award of \$10,000,000 from the Federal Aviation Administration Airport Terminals Program for Federal Fiscal Year 2024; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering/Aviation)**

**File ID:** [\[066-24\]](#)

**Attachments:**    [Agenda Report](#)

- 6.3 Resolution:** Approve and Authorize the Executive Director to: (1) Waive Formal Competitive Procurement Procedures, (2) Increase the Contract Contingency by \$612,400 to a Total Contract Contingency Amount Not to Exceed \$1,450,400, and (3) Increase the Project Budget by \$687,400 to a Total Project Budget Amount Not to Exceed \$5,969,400 for the Construction of Jack London Square Boardwalk Repairs Structures 7 and 8; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering, Commercial Real Estate)**

**File ID:** [\[065-24\]](#)

**Attachments:** [Agenda Report](#)

- 6.4 Resolution:** Approve and Authorize the Executive Director to Execute a Professional Services Agreement with World Wide Technology to Design and Implement a Private Wireless Network and Provide Three Years Support and Licensing for a Maximum Compensation Not to Exceed \$763,000; and if Negotiations with World Wide Technology are Unsuccessful, to Execute a Professional Services Agreement with the Next Highest Rated Firm for a Maximum Compensation Not to Exceed \$768,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology and Innovation)**

**File ID:** [\[073-24\]](#)

**Attachments:** [Agenda Report](#)

- 6.5 Resolution:** Approve and Authorize the Executive Director to Waive Formal Competitive Procedures and Execute a Professional Services Agreement with Coda Technology Group to Replace All Technology Systems in the Port of Oakland Boardroom and Provide Five Years of Maintenance Support for a Maximum Compensation Not to Exceed \$450,000 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology & Innovation)**

**File ID:** [\[075-24\]](#)

**Attachments:** [Agenda Report](#)

## 7. UPDATES/ANNOUNCEMENTS

*The President, Members of the Board and the Executive Director will report on noteworthy events occurring since the last Board Meeting.*

## 8. SCHEDULING

*This segment of the meeting is reserved for scheduling items for future Agendas and/or scheduling Special Meetings*

## OPEN FORUM

*The Board will receive public comment on non-agenda items during this time.*

## ADJOURNMENT

*The next Regular Meeting of the Board will be held on April 11, 2024.*

## PUBLIC PARTICIPATION

### To Speak on an Agenda Item

You may speak on any item appearing on the Agenda. Please fill out a Speaker's Card and give it to the Board Secretary **before the start of the meeting** or immediately after conclusion of Closed Session. Cards received after the start of the meeting will be treated as a single request to speak in Open Forum. All speakers will be allotted a minimum of one minute.

### To Receive Agendas & Related Materials

Should you have questions or concerns regarding this Agenda, or wish to review any of the Agenda Related Materials, please contact the Board Secretary, Daria Edgerly, at: (510) 627-1337, or visit our web page at: [www.portoakland.com](http://www.portoakland.com)

To receive Port Agendas and Agenda Related Materials by email, please email your request to: [dedgerly@portoakland.com](mailto:dedgerly@portoakland.com)

### Disability Related Modifications

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the meeting, may submit a written request, electronic request, or telephone request [via the California Relay Service (telephone) for the hearing impaired at (800) 735-2922], to the Secretary of the Board **no later than five working days** prior to the scheduled meeting date.

Daria Edgerly, Secretary of the Board  
530 Water Street, Oakland, CA 94607  
[dedgerly@portoakland.com](mailto:dedgerly@portoakland.com)  
(510) 627-1337

### Language & Interpretive Services

As a grantee of federal aid grant funds from the US Department of Transportation, the Port is responsible for ensuring equal access to its programs, services, and benefits. To request bilingual interpreters or materials in alternate formats, please contact the Secretary of the Board **no later than five working days** prior to the scheduled meeting date.

Daria Edgerly, Secretary of the Board  
530 Water Street, Oakland, CA 94607  
[dedgerly@portoakland.com](mailto:dedgerly@portoakland.com)  
(510) 627-1337

## **Commissioners' Statement of Intention**

We are a governing Board whose authority lies with the entirety of the Board.

We govern in accordance with our fiduciary duty to the Port of Oakland.

We conduct ourselves with clarity and transparency, grounded in the principles of integrity, trust and respect.

We reach our decisions through candid, open and deliberative debate and hold both staff and ourselves accountable for implementing them.