



PORT OF OAKLAND

SUPPLEMENTAL BOARD AGENDA

Thursday, October 22, 2020

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 4:15 p.m.

COVID-19 PUBLIC PARTICIPATION

You may request to make a public comment by “raising your hand” through Zoom’s video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit.

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. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.

*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. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time, you will then be re-muted. Please unmute your self by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone.*

Here is the link to register to participate in the meeting:

<https://portoakland.zoom.us/j/91644779872>

To join the meeting by Telephone:

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 916 4477 9872

If asked for a participant ID or code, press #. Instructions on how to join a meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone.

ROLL CALL

Commissioner Butner, Commissioner Colbruno, Commissioner Martinez, Commissioner Story, Second Vice-President Lee, First Vice-President Leslie and President Cluver.

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 - ANTICIPATED LITIGATION** - (Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matter(s): 1 (additional information provided on the Closed Session Agenda Report, "Potential Litigation Under California Government Code Section 54956.9 [one (1) Matter]," attached hereto)**

File ID: [\[311-20\]](#)

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

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

Property: 1 Market Street, Oakland, CA (Howard Terminal)

Negotiating Parties: The Oakland Athletics and Port of Oakland

Agency Negotiator: Pamela Kershaw, Director of Commercial Real Estate

Under Negotiation: Price and Terms of Payment

Property: 1 Market Street, Oakland, CA (Howard Terminal Berth 68)

Negotiating Parties: Pacific Layberthing South, LLC and Port of Oakland

Agency Negotiator: Bryan Brandes, Director of Maritime and Eric Napralla, Chief Wharfinger

Under Negotiation: Price and Terms of Payment

File ID: [\[312-20\]](#)

- 1.3 CONFERENCE WITH LABOR NEGOTIATORS** (Pursuant to California Government Code Section 54957.6):

Employee Organizations: International Federation of Professional and Technical Engineers, Local 21; Service Employees International Union, Local 1021; Western Council of Engineers; International Brotherhood of Electrical Workers, Local 1245 And Unrepresented Employees: Port Employee Units H/M

File ID: [\[313-20\]](#)

1.4 PUBLIC EMPLOYEE APPOINTMENT - (Pursuant to California Government Code Section 54957)

Title: Chief Financial Officer, Chief Audit Officer

File ID: [\[314-20\]](#)

1.5 PUBLIC EMPLOYEE PERFORMANCE EVALUATION - (Pursuant to California Government Code Section 54957):

Title: Executive Director, Port Attorney

File ID: [\[316-20\]](#)

OPEN SESSION/ROLL CALL

Commissioner Butner, Commissioner Colbruno, Commissioner Martinez, Commissioner Story, Second Vice-President Lee, First Vice-President Leslie and President Cluver.

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 Building Permit: for T-Mobile for Antenna/Cell Service Improvements, Terminals 1 & 2, 1 Airport Drive, OAK

File ID: [\[309-20\]](#)

Attachments: [5308 Permit](#)
[Resolution Item 2.1](#)

2.2 Ordinance 4573, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Third Amendment To Lease With Avis Budget Car Rental, LLC And A Third Amendment To Lease With DTG Operations, Inc. For Use Of Property At The North Field Of Oakland International Airport With Anticipated Total Revenues Of \$634,800 In Fiscal Year 2020-2021.

File ID: [\[318-20\]](#)

Attachments: [Ordinance 4573](#)

- 2.3 Ordinance 4574**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Space/Use Permit With Air Culinaire Worldwide, LLC, For A Term Of 37 Months For A Minimum Monthly Rent Of \$500 Or 10% Of Gross Revenue, Whichever Is Greater, To Provide In-Flight Catering Services At Oakland International Airport.

File ID: [\[319-20\]](#)

Attachments: [Ordinance 4574](#)

- 2.4 Ordinance 4575**, 2nd Reading Of Approving And Authorizing The Executive Director To Execute The Following Agreements With Everport Terminal Services, Inc.: (1) A First Supplemental Agreement To The Non-Exclusive Preferential Assignment Agreement (“NEPAA”) For The Berth 34 Backlands To Extend The Term Through June 30, 2023; And (2) A Fifth Supplemental Agreement To The NEPAA For Berths 35 Through 38 To Address Crane Responsibilities And Other Issues.

File ID: [\[320-20\]](#)

Attachments: [Ordinance 4575](#)

- 2.5 Report:** Report of Appointments, Separations and Leaves of Absence for FY 2020-21, 1st Quarter (July 1, 2020 - September 30, 2020). **(Finance & Admin)**

File ID: [\[010-20\]](#)

Attachments: [Report](#)

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.

5. STRATEGY & POLICY

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

- 5.1 Report:** Overview of Potential Revisions to Rules and Regulations for Oakland International Airport Related to Ground Transportation Services for Possible Adoption by the Board of Port Commissioners at a Future Meeting. **(Aviation)**

File ID: [\[305-20\]](#)

Attachments: [Report](#)
[Draft Agenda](#)
[Rules and Regulations Redline](#)

- 5.2 Ordinance:** Adopt Amendments to the Port of Oakland's Purchasing Authorities and Procedures Ordinance No. 4321. **(Port Attorney)**

File ID: [\[321-20\]](#)

Attachments: [Agenda Report](#)
[2020 Purchasing Ordinance Redline](#)
[Ordinance Item 5.2](#)

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:** Approval of Master Reimbursement Agreement with SSA Terminals, LLC, for Port Maintenance Responsibilities for the Matson Terminal (Berths 60-63), for a Total Amount Not to Exceed \$5 Million Through June 30, 2032. **(Maritime)**

File ID: [\[289-20\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.1](#)

- 6.2 PULLED:** Ordinance: ~~Approve a Grant of Easement to Pacific Gas & Electric Company for the Construction, Access, Repair, and Maintenance of Natural Gas Facilities Located in the Berth 24 Through Berth 26 Backlands, To Continue Service to Port Tenants, for No Monetary Consideration. (Maritime)~~

File ID: [\[290-20\]](#)

Attachments: [Agenda Report](#)

- 6.3 Ordinance:** Approve and Authorize the Executive Director to Execute a Lease with Pacific Layberthing South, LLC, for Water and Land Area at Berth 68, for a Maximum Term Expiring on October 31, 2024, and Subject to the Port's Six-Month Termination and Relocation Right, Resulting in Average Annual Revenue of Approximately \$476,000 and One-Time Reimbursement to Pacific Layberthing South, LLC of up to \$128,249 **(Maritime)**

File ID: [\[292-20\]](#)

Attachments: [Agenda Report](#)
[Ordinance Item 6.3](#)

- 6.4 Resolution:** Authorize the Executive Director to Execute a Supplemental Agreement (Year 3) with Orion Engineers and Associates for an Additional \$816,000 for Design Consultant Services for Runway 10R/28L Crack Sealing, and Taxiway Bravo (Phases 2 and 3) Pavement Rehabilitation Projects. **(Engineering/Aviation)**

File ID: [\[261-20\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.4](#)

- 6.5 Resolution:** Approval of the Draft Port Share Plan for the Jack London Improvement District for Fiscal Year 2020 in the Amount of \$177,000.43. **(CRE)**

File ID: [\[302-20\]](#)

Attachments: [Agenda Report](#)
[Attachment](#)
[Resolution Item 6.5](#)

- 6.6 Resolution:** Approval to Submit an Attestation of the Veracity of the Port's Power Source Disclosure Report and the Power Content Label to the California Energy Commission for Calendar Year 2019. **(Executive Office)**

File ID: [\[242-20\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.6](#)

- 6.7 Resolution:** Delegation of Authority to the Executive Director to Perform the Duties within The Cap-And-Trade Program Through December 31, 2031. **(Executive Office)**

File ID: [\[284-20\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.7](#)

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. Please fill out a speaker card and present it to the Secretary of the Board.

ADJOURNMENT

The next Regular Meeting of the Board will be held on November 5, 2020.

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

To receive Port Agendas and Agenda Related Materials by email, please email your request to: 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
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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.

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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.