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**SUPPLEMENTAL BOARD AGENDA**

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Thursday, June 13, 2024

Board Room – 2nd Floor

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***The Public Portion Of The Meeting Will Begin At 3:30 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/1602956603>

*To join by Telephone:*

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

*Webinar ID: 160 295 6603*

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

**Property:** Maritime Area, Oakland, CA

**Negotiating Parties:** Maritime Tenants

**Agency Negotiator:** Bryan Brandes, Director of Maritime

**Under Negotiation:** Price and Terms of Payment

**Property:** 1 Market Street, Oakland, CA

**Negotiating Parties:** Various developers and/or property owners around Howard Property

**Agency Negotiator:** Jonathan Veach, Director of Commercial Real Estate, and Dorin Tiutin, Commercial Real Estate Manager

**Under Negotiation:** Price and Terms of Payment

**File ID:** [\[206-24\]](#)

**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 Ordinance:** Approve and Authorize the Executive Director to Execute the Third Supplemental Agreement to Lease with the Oakland Aviation Museum, to Extend the Term of the Agreement for an Additional Three Years, Seven Months, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [\[189-24\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 2.1](#)

- 2.2 Ordinance:** Adoption of an Ordinance Approving Oakland International Airport Hangar/Ramp Space Agreements with Multiple General Aviation Tenants Operating at the North Field of San Francisco Bay Oakland International Airport for Terms Commencing on Various Dates and All Expiring June 30, 2026, with Anticipated Annual Revenues of \$33,349 for FY 2024 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [\[194-24\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 2.2](#)

- 2.3 Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with DRYCO Construction, Inc. for the Replacement of Security Fencing Around the Aviation Facilities Complex and Sub-Station 1A in an Amount Not to Exceed \$1,400,000; Waive Formal Competitive Procurement Procedures and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act **(Aviation)**.

**File ID:** [\[199-24\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 2.3](#)

- 2.4 Ordinance:** Amend Port Ordinance No. 867 to Set the Annual Salary for the Director of Aviation Job Classification at \$325,000. **(Finance & Admin)**

**File ID:** [\[204-24\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 2.4](#)

- 2.5 Ordinance 4749**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Separate Amendment No. 2 To Space/Use Permit For Automated Teller Machines With Bank Of America, National Association And Wells Fargo Bank, N.A. To Extend The Term Of The Agreement For Two Years And Two Months With One Year Option Through December 31, 2027 For Approximately \$397,332.18 In Anticipated Revenue At Oakland International Airport And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[200-24\]](#)

**Attachments:** [Ordinance 4749](#)

- 2.6 Ordinance 4750**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Space/Use Permit For Ground Support Equipment - Service And Maintenance With Alvest Equipment Services (USA) LLC For Four Years For Approximately \$517,680 In Anticipated Revenue At Oakland International Airport And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[201-24\]](#)

**Attachments:** [Ordinance 4750](#)

- 2.7 Ordinance 4751**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Non-Exclusive Preferential Assignment Agreement ("NEPAA") With Everport Terminal Services, Inc., For An Approximately 90- Acre Marine Terminal Located At 5190 7th Street Oakland, Ca, With An Initial Term Through June 30, 2029, Providing Average Annual Total Rent Of Approximately \$16.9 Million And Committing The Port To Incur Approximately 38.6 Million Of Expenditure; And Finding The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[202-24\]](#)

**Attachments:** [Ordinance 4751](#)

- 2.8 Ordinance 4752**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Second Amendment To The Lease With Sea-Logix, LLC To Extend The Lease Term By Five Years Through June 30, 2029, With A Partial Early Termination Right; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[203-24\]](#)

**Attachments:** [Ordinance 4752](#)

### 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.*

## 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 Professional Services Agreement with Harris Miller Miller & Hanson Inc for Aviation Noise Consulting Services for a Five-Year Term and a Maximum Compensation Not to Exceed \$1,500,000; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act (**Aviation**).

**File ID:** [\[196-24\]](#)

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

- 6.2 Ordinance:** Approve and Authorize the Executive Director to Execute First Amendments to the Leases with Impact Transportation, LLC and Pacific Coast Container, Inc., DBA PCC Logistics on the Former Oakland Army Base to Modify the Tenants' Obligations to Complete Certain Deferred Maintenance; and Finding the Proposed Action is Exempt Under the California Environmental Quality Act. (**Maritime**)

**File ID:** [\[186-24\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 6.2](#)

- 6.3 Resolution:** Approve and Authorize the Executive Director to (1) Accept Port and Freight Infrastructure Program Grants Totaling \$119,678,000 With \$63,564,000 of Matching Funds, Including \$13,040,000 of Port Funds; and (2) Execute (a) an Updated "Master Agreement Administering Agency - State Agreement for State Funded Projects" With the State of California Department of Transportation and (b) Ancillary Agreements Such as Project Supplemental Agreements and Sub-Grantee Agreements with Project Partners to Enable Grant Funding. (**Maritime**)

**File ID:** [\[193-24\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 6.3](#)

- 6.4 Ordinance :** Approve and Authorize the Executive Director to (1) Execute a Lease Agreement with FM Adeline, LLC, for an Approximate 2-Acre Battery-Electric Drayage Truck Charging Facility with an Initial Term Through June 30, 2040, Resulting in Average Annual Revenue of Approximately \$327,000 and Average Annual Expense of \$30,000; and (2) Adopt an Initial Study/Negative Declaration for the Roundhouse Battery-Electric Truck Charging Station Project **(Maritime)**

**File ID:** [\[198-24\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 6.4](#)

- 6.5 Resolution:** Approve and Authorize the Executive Director to: (1) Award and Execute a Contract with SilMan Industries for Construction of the Aircraft Rescue and Fire Fighting Diesel Tank Replacement at San Francisco Bay Oakland International Airport in an Amount Not to Exceed \$647,264 and (2) Execute Contract Change Orders in an Amount Not to Exceed \$129,736; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering /Aviation)**

**File ID:** [\[161-24\]](#)

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

- 6.6 Resolution:** Approve and Authorize the Executive Director to Enter into Three Professional Services Agreements for As-Needed Air Quality Consulting Services for a Total Combined Amount Not to Exceed \$1,800,000 for a Term up to Five Years. **(Environmental)**

**File ID:** [\[168-24\]](#)

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

- 6.7 Resolution:** Approve and Authorize the Executive Director to Enter into Nine Professional Services Agreements for As-Needed Environmental Planning Services for a Total Combined Amount Not to Exceed \$5,500,000 for a Term up to Five Years. **(Environmental)**

**File ID:** [\[169-24\]](#)

**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.*

## **ADJOURNMENT**

*The next Regular Meeting of the Board will be held on June 27, 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  
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(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.

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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.