PORT OF OAKLAND

530 Water Street
Oakland, California 94607
510.627.1337

SUPPLEMENTAL BOARD AGENDA

Thursday, July 23, 2026 **Board Room – 2nd Floor**

The Public Portion Of The Meeting Will Begin At 3:00 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/1657596858

To join by Telephone:
US: US: +1 669 254 5252 or +1 669 216 1590 or +1 415 449 4000

Webinar ID: 165 759 6858

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 Dominguez Walton, Commissioner Martinez, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres 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 REAL PROPERTY NEGOTIATOR - (Pursuant to California Government Code Section 54956.8)

Property: 1 Franklin Street, Oakland, CA
Negotiating Parties: Hanwen Investment Inc. DBA Dragon Gate, and the Port of Oakland
Agency Negotiator: Dorin Tiutin, Acting Chief Real Estate Officer
Under Negotiation: Price and Terms of Payment

Property: Billboards on Burma Road, South of the Eastern span of the Bay Bridge approach to Oakland
Negotiating Parties: Clear Channel Outdoor, LLC, Outfront Media, LLC, and the Port of Oakland
Agency Negotiator: Dorin Tiutin, Acting Chief Real Estate Officer
Under Negotiation: Price and Terms of Payment

Property: 1 Market Street, Oakland, CA
Negotiating Parties: Industrial Realty Group LLC, Oakland Roots Sports Club, and the Port of Oakland
Agency Negotiator: Dorin Tiutin, Acting Chief Real Estate Officer
Under Negotiation: Price and Terms of Payment

File ID: [220-26]

1.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of California Government Code Section 54956.9: **Number of Matters: 1.**

File ID: [221-26]

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

Title: Executive Director

File ID: [222-26]

OPEN SESSION/ROLL CALL

Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres 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 **Resolution**: Building Permit for FM Adeline LLC for the Development of a New Electric Vehicle Charging Facility for Heavy Duty Trucks at 1405 Middle Harbor Road, Oakland, CA **(Environmental/Maritime)**

File ID: [162-26]

Attachments: Building Permit

Resolution Item 2.1

2.2 **Resolution**: Building Permit for LJB Inc for the Installation of Two Aircraft Crew Access Platforms at the Oakland San Francisco Bay Airport at 1 Sally Ride Way, Oakland CA **(Environmental/Aviation)**

File ID: [194-26]

Attachments: Building Permit

Resolution Item 2.2

2.3 **Resolution**: Building Permit for SSA Marine for the Installation of Zero Emission Cargo Handling Equipment and Infrastructure at Matson Terminal at 1579 Middle Harbor Road, Oakland, CA **(Environmental/Maritime)**

File ID: [206-26]

Attachments: Building Permit

Resolution Item 2.3

2.4 **Ordinance 4857,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute Amendments To The Airline Operating Agreements With Twenty Passenger And Cargo Airlines, And Amendments To Space/Use Permits With Nine Of These Passenger Airlines Serving Oakland San Francisco Bay Airport, For A Term Of Two Years, Generating Anticipated Revenues Of Approximately $101+ Million In Fy 2026-27, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [217-26]

Attachments: Ordinance 4857

2.5 **Ordinance 4858,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Second Amended And Restated Non-Exclusive Preferential Assignment Agreement With Eagle Rock Aggregates, Inc., For A Bulk Marine Terminal Of Approximately 18 Acres Of Land And 3 Acres Of Water At Berths 20-22, Which (A) Extends Each Of The Initial And Maximum Terms By Two Years To A Maximum Of 29 Years; (B) Results In Present Value Fixed Revenue Of Approximately $37.2 Million And Total Revenue Of Approximately $54.6 Million During The Initial Term; And (C) Compared To The Current Agreement, Results In (I) Present Value Revenue Loss Of $7.7 Million During The Initial Term Compared To The Current Agreement, And (Ii) Additional Capital Expenditure Of $2.6 Million To Implement Certain Improvements During The Initial Term; And Finding That The Proposed Action Complies With The California Environmental Quality Act As Analyzed In The Final Supplemental Environmental Impact Report To The 2002 Oakland Army Base Area Redevelopment Plan Environmental Impact Report.

File ID: [218-26]

Attachments: Ordinance 4858

2.6 **Ordinance 4859,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute Supplemental Lease Agreements As Follows: (1) Second Supplemental Agreement With Impact Transportation, LLC To Decrease Premises From Approximately 18.0 To 15.5 Acres, Lower Annual Rent Escalator From 5% To 3%, And Extend The Maximum Lease Term By 1.5 Years, Resulting In Net Additional Rent Of Approximately $3.0 Million; And (2) Third Supplemental Agreement With Pacific Coast Container, Inc., Dba PCC Logistics, To Lower Annual Rent Escalator From 5% To 3%, And Extend The Maximum Lease Term By 1.5 Years, Resulting In Net Additional Rent Of Approximately $5.4 Million; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [219-26]

Attachments: Ordinance 4859

2.7 **Minutes:** Approval of the Minutes of the Regular Meeting of June 25, 2026. **(Board)**

File ID: [223-26]

Attachments: June 25, 2026 Minutes

2.8 **Information Report:** Report of Appointments, Separations and Leaves of Absence for FY 2025-26 4th Quarter (April 1, 2026 - June 30, 2026). **(Finance & Admin)**

File ID: [216-26]

Attachments: Agenda 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.

4.1 **Report:** Unaudited Financials for the 11 Months Ended May 31, 2026. **(Finance & Admin)**

File ID: [205-26]

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 Product and Services Agreements for the Procurement of Zero Emissions Drayage Trucks and Services with ZDEVCO, LLC; Volvo Trucks North America; and BYD Truck, LLC, Establishing the Truck Loaner Program; each with a Term of Two Years with Two, One-Year Options to Extend; in an Aggregate Amount Not to Exceed Capital Expenditure of $6.2 Million; and Funded by Federal Grant Funds of Approximately $3.9 Million and Port Funds of Approximately $2.3 Million; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [208-26]

Attachments: Agenda Report
Resolution Item 6.1

6.2 **Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with Ghilotti Bros., Inc. in an Amount Not-to-Exceed $50,687,777 to construct the Berth 24 Backlands Redevelopment Project at the Outer Harbor Terminal; Execute Contract Change Orders in an Amount Not to Exceed $10,137,555; and Finding that the Proposed Action complies with the California Environmental Quality Act as evaluated in the 2024 Negative Declaration Adopted for the Outer Harbor Terminal Redevelopment Project. **(Engineering)**

File ID: [50-26]

Attachments: Agenda Report

Reslution Item 6.2

6.3 **Resolution:** Approve and Authorize the Executive Director to Enter Into a Professional Service Agreement With Spheros Environmental Group Parent Inc. to Implement a Clean Ports Air Quality Monitoring Program for a Total Combined Amount Not to Exceed $2,145,868 for a Term up to Four Years with an Option for a One-Year Extension; and if Negotiations with Spheros Environmental Group Parent Inc. are Unsuccessful, Execute a Professional Services Agreement with the Next Highest Rated Firm, for a Maximum Compensation Not to Exceed $2,145,868; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Environmental)**

File ID: [189-26]

Attachments: Agenda Report

Resolution Item 6.3

6.4 **Resolution:** Approve and Authorize the Executive Director to Extend the Maritime and Aviation Project Labor Agreement (MAPLA) with the Building and Construction Trades Council of Alameda County, AFL-CIO (BTC), for One Year, through July 31, 2027, and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Public Engagement)**

File ID: [202-26]

Attachments: Agenda Report

Resolution Item 6.4

6.5 **Resolution:** Approve and Authorize the Executive Director to Execute a Professional Services Agreement for Naturalist Education Program Services at Middle Harbor Shoreline Park with Beth Teper, dba Nurture NATURE, for up to Two Years with Three Optional 1-year Extensions Permitted at the Discretion of the Executive Director, for a Total Amount Not to Exceed $1,010,799 over Five Years; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Public Engagement)**

File ID: [215-26]

Attachments: Agenda Report
Resolution Item 6.5

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 September 10, 2026.

PUBLIC PARTICIPATION

To Speak on an Agenda Item

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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.portofoakland.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.