



## **BOARD AGENDA**

---

Thursday, July 11, 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/1609606441>*

*To join by Telephone:*

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

*Webinar ID: 160 960 6441*

*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:** 1101 Embarcadero West, Oakland, CA  
**Negotiating Parties:** Radius Recycling Inc. and Port of Oakland  
**Agency Negotiator:** Bryan Brandes, Director of Maritime  
**Under Negotiation:** Price and Terms of Payment

**Property:** 1 Hegenberger Road, Oakland  
**Negotiating Parties:** Park Hotels & Resorts Inc. and Port of Oakland  
**Agency Negotiator:** Jonathan Veach, Chief Real Estate Officer  
**Under Negotiation:** Price and Terms of Payment

**Property:** 1 Market Street, Oakland, CA  
**Negotiating Parties:** Various developers and/or property owners around Howard Property and Port of Oakland  
**Agency Negotiator:** Jonathan Veach, Chief Real Estate Officer, and Dorin Tiutin, Commercial Real Estate Manager  
**Under Negotiation:** Price and Terms of Payment

**File ID:** [\[243-24\]](#)

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

**Agency Designated Representative:** Michael Mitchell  
**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:** [\[246-24\]](#)

**OPEN SESSION/ROLL CALL**

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

**A. The Public Hearing will begin at 2:40 p.m.**

- A.1 Public Hearing: Ordinance:** to Review the Costs of Providing for the Common-Use Transportation System and Other Anticipated Customer Facility Charge Eligible Expenses; Approving the Extension of Authority for the Port of Oakland to Collect Customer Facility Charges at San Francisco Bay Oakland International Airport Through June 30, 2035; Establishing an Alternative Customer Facility Charge of \$7.50 Per Day for On-Airport Rental Car Transactions and \$7.42 Per Day for Off-Airport Rental Car Transactions, Not to Exceed Five Total Contract Days, Effective October 1, 2024; and Make the Implementing Amendments to Appendix C-4 of the Port of Oakland Administrative Code. **(Aviation)**

**File ID:** [\[235-24\]](#)

**Attachments:** [Agenda Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)

**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 4758,** 2nd Reading Of An Ordinance Approving The Proposed Fiscal Year 2025 Airline Landing Fee Rates, Terminal Space Rental Rates, And Other Fees Generating \$102.3 Million In Revenue At San Francisco Bay Oakland International Airport, And Amendment To Appendix C-1 Of The Port Of Oakland Administrative Code To Adjust The Proposed Fiscal Year 2025 Fees.

**File ID:** [\[241-24\]](#)

**Attachments:** [Ordinance 4758](#)

- 2.2 Ordinance 4759**, 2nd Reading Of An Ordinance Amending Port Of Oakland Ordinance No. 867 To Create The New Classification Of Director Of Port Utilities.

**File ID:** [\[242-24\]](#)

**Attachments:** [Ordinance 4759](#)

- 2.3 Minutes:** Approval of the Minutes of the Regular Meetings of May 9, 2024 and May 23, 2024. (Board)

**File ID:** [\[240-24\]](#)

**Attachments:** [May 9, 2024 Minutes](#)

[May 23, 2024 Minutes](#)

### 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 Ordinance:** Approval of Proposed Utilities Rates and Charges and Master Utility Fee Schedule to Restructure and Modify the Port's Electric Rates with Rate Increases for All Rate Classes Serving the San Francisco Bay Oakland International Airport and All Except One Rate Class Serving the Port of Oakland Seaport for Fiscal Year 2025; and Adoption into Chapter 10.03 and Appendix F of the Port of Oakland Administrative Code by Amending and Restating Port Ordinance Nos. 3439, 3521, 3621, 3651, 3674, 3714, 3727, 2798, 3926, 3944, 3950, 3982, 4028, 4034, 4064, 4143, 4225, 4260, 4339, 4354, 4468 and Resolution Nos. 02410 and 05181; and Amending Sections 10.01.020 and 10.01.100 of Chapter 10.01 (Utilities Rules and Regulations); and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Executive Office)**

**File ID:** [\[238-24\]](#)

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

[Exhibit A](#)

### 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 Ordinance:** Approve and Authorize the Executive Director to Execute an Airline Operating Agreement and its *Annex "A" Space/Use Permit* with Advanced Air, LLC, with Anticipated Revenues of \$191,627.45, Operating at San Francisco Bay Oakland International Airport and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [\[237-24\]](#)

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

- 6.2 Ordinance:** Approve and Authorize the Executive Director to Execute an Airline Operating Agreement with Sun Country, Inc., with Anticipated Annual Revenues of \$65,254.53 based on FY 2023/2024 and FY2024/2025 Rates and Charges, Operating at San Francisco Bay Oakland International Airport and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [\[234-24\]](#)

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

- 6.3 Resolution:** Approve and Authorize the Executive Director to Enter into a Third Phase Agreement with Northern California Power Agency for the Purchase of Renewable Energy (Solar) from Grace Orchard Energy Center, LLC. for a Delivery Term of 20 Years, Total Cost of Approx. \$19.3 Million; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Executive Office)**

**File ID:** [\[233-24\]](#)

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

- 6.4 Resolution:** Approve and Authorize the Executive Director to Execute a Professional Services Agreement with ServiceTec International, Inc. For Onsite Support of Aviation Special Systems at the San Francisco Bay Oakland International Airport for a Five-Year Term with Two, One-Year Options to Extend for a Maximum Compensation Not to Exceed \$10,493,860. **(Technology and Innovation)**

**File ID:** [\[217-24\]](#)

**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*

## 9. ELECTION OF OFFICERS

*The President, First Vice-President and Second Vice-President shall be elected by majority vote of the Board from among members of the Board at the first meeting held in the month of July in each year.*

### 9.1 Resolution: Election of Officers (Board)

File ID: [\[239-24\]](#)

Attachments: [Election of Officers](#)

## 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 July 25, 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.