



SUPPLEMENTAL BOARD AGENDA

Thursday, December 4, 2025

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/s/1605041565>

To join by Telephone:

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

Webinar ID: 160 504 1565

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

Commissioner Wong will participate via teleconference from:

32 Nguyen Phuc tan, cam pho, hai an, Vietnam 560000

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) or (3) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matters: 2.**

File ID: [347-25]

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

Consultation with Troy Hosmer, Port Facilities Security Officer

File ID: [348-25]

- 1.3 ~~PULLED: CONFERENCE WITH REAL PROPERTY NEGOTIATOR~~** (Pursuant to California Government Code Section 54956.8)-

~~**Property:** 2800 7th St, Oakland, CA 94607 (Outer Harbor Terminal, Berths 25-33)~~

~~**Negotiating Parties:** TraPac, LLC and the Port of Oakland~~

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

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

~~**Property:** Various Properties within Seaport~~

~~**Negotiating Parties:** Various Parties within Seaport and the Port of Oakland~~

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

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

File ID: [\[342-25\]](#)

1.4 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: [\[343-25\]](#)

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 Ordinance:** Approve and Authorize the Executive Director to Execute a Ninth Supplemental Agreement of Lease with Scott’s Jack London Seafood, Inc. for the Premises Located at 2 Broadway, Oakland, to Provide a Deferral of Minimum Rent for a Period of Twenty-Four (24) Months, to be Repaid Over a Period of Five (5) Years, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

File ID: [\[335-25\]](#)

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

- 2.2 Ordinance 4817,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Space/Use Permit With The City Of Oakland Operating In Port Building L-815 Of The North Field Of Oakland San Francisco Bay Airport For Six Years Six Months From January 1, 2026, To June 30, 2032, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[338-25\]](#)

Attachments: [Ordinance 4817](#)

- 2.3 Ordinance 4818**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute Amendments To Space/Use Permits With Each Of The Five Food & Beverage Concessionaires Operating At Oakland San Francisco Bay Airport: HFF Oak Venture, LLC; Rylo Management; Soaring Food Group II, LLC; SSP America Oak, LLC And, NNF Grewal, Inc., Modifying Rent Commencement Dates For Each Existing Space/Use Permit And Waiving Payment Of Minimum Annual Guaranty Rent And Liquidated Damages Associated With Development Of Their Food And Beverage Units At Oakland San Francisco Bay Airport And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[339-25\]](#)

Attachments: [Ordinance 4818](#)

- 2.4 Ordinance 4819**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A First Amendment To The License And Concession Agreement With Oakland Digital Arts And Literacy Center, Inc. Dba Bridgegood To Extend The Term By Three (3) Years, At An Initial Monthly Rate Of \$3,951 Per Month During The Extended Term, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[340-25\]](#)

Attachments: [Ordinance 4819](#)

- 2.5 Ordinance 4820**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Amendment No. 8 To The Lease With Yoshi's Japanese Restaurant, Inc. For The Premises Located At 510 Embarcadero West, Oakland, To Amend Various Rental Compensation Terms And Extend The Current Term Through December 31, 2035, With One Mutual Option For A Five-Year Extension, At An Initial Monthly Minimum Rent Of \$42,922, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[341-25\]](#)

Attachments: [Ordinance 4820](#)

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 Ordinance:** Approve and Authorize the Executive Director to Extend Various Short Term Agreements that (a) Have Been In Effect For More Than One Year As of December 4, 2025, and/or (b) Are Likely To Be In Effect For More Than One Year As of December 31, 2025, Through December 31, 2026, Resulting in Annual Revenue of Approximately \$11.5 Million, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[314-25\]](#)

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

- 6.2 Ordinance:** Approve and Authorize the Executive Director to Execute Agreements Necessary to Assign and Amend a Lease with Oakland Hospitality, LLC to Kalptaru Holdco, LLC, for the Premises Located at 1103 Embarcadero Road, Oakland, for an Assignment Fee of \$1,158.78, to Increase the Security Deposit to Six (6) Times' the Minimum Rent, Require a Personal Guaranty, Require Demolition of Improvements and Construction of Other Improvements, and Adjust Parking Areas; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

File ID: [\[334-25\]](#)

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

- 6.3 Resolution:** Approve and Authorize the Executive Director to Execute an Agreement with Avidex Industries, LLC to Purchase and Install a Nanolumen Display at the Oakland San Francisco Bay Airport for a Maximum Compensation Not to Exceed \$290,700; Approve Inclusion of a Capital Expenditure in the Current Fiscal Year 2026 Capital Budget for Such Purchase; Designating Existing Equipment for Disposal in Accordance with Port of Oakland Administrative Code Section 5.12.160; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology & Innovation)**

File ID: [\[331-25\]](#)

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

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 December 18, 2025.

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
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
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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.