



MINUTES

Thursday, December 4, 2025

Board Room – 2nd Floor

ROLL CALL

President Cluver called the Regular Meeting of December 4, 2025 to order at the hour of 1:12 p.m. and the following Commissioners were in attendance:

Commissioner Wong participated in the meeting via teleconference from:

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

Present: 6 - Commissioner Stephanie Dominguez Walton, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres and President Andreas Cluver

Excused: 1 - Commissioner Arabella Martinez

1. CLOSED SESSION

President Cluver convened the Board in Closed Session at 1:17 p.m. to hear the following Items:

- 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

President Cluver called the Regular Meeting of December 4, 2025 to order in Open Session at the hour of 2:37 p.m.

Commissioner Wong participated in the meeting via teleconference from:

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

Present: 6 - Commissioner Stephanie Dominguez Walton, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres and President Andreas Cluver

Excused: 1 - Commissioner Arabella Martinez

CLOSED SESSION REPORT

Port Attorney, Mary Richardson, reported that the Board had taken no final action in Closed Session.

2. CONSENT ITEMS

Secretary of the Board, Daria Edgerly, introduced the Consent Items.

A motion was made by First Vice-President Myres, seconded by Commissioner Dominguez Walton, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: 1 - Commissioner Martinez

- 2.1 Ordinance 4821:** 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: [\[335-25\]](#)

This Ordinance was approved.

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

This Ordinance was approved.

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

This Ordinance was approved.

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

This Ordinance was approved.

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

This Ordinance was approved.

3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

4. BUDGET & FINANCE

There were no "Budget & Finance" Items to approve.

5. STRATEGY & POLICY

There were no "Strategy & Policy" Items to approve.

6. REMAINING ACTION ITEMS

6.1 Ordinance 4822: 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: [\[314-25\]](#)

Director of Maritime, Bryan Brandes, introduced Item 6.1.

A motion was made by Commissioner Dominguez Walton, seconded by Second Vice-President Leslie, that the Ordinance be approved. The motion carried by the following vote:

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: 1 - Commissioner Martinez

6.2 Ordinance 4823: 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: [\[334-25\]](#)

Chief Commercial Real Estate Officer, Jonathan Veach, introduced Item 6.2.

A motion was made by Commissioner Dominguez Walton, seconded by Second Vice-President Leslie, that the Ordinance be approved. The motion carried by the following vote:

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: 1 - Commissioner Martinez

6.3 Resolution 25-96: 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: [\[331-25\]](#)

Director of Information Technology, Kyle Mobley, introduced Item 6.3.

A motion was made by Second Vice-President Leslie, seconded by Commissioner Dominguez Walton, that the Resolution be approved. The motion carried by the following vote:

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: 1 - Commissioner Martinez

7. UPDATES/ANNOUNCEMENTS

President Cluver reported out on a Bay Area Council-led delegation visit to Shanghai.

8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

OPEN FORUM

The following members of the Public addressed the Board in Open Forum:

Mohamed, Aisha, Vincent Puente, Neda, Tim McKey, Chris Taaffe, Iris, Emilia Leon, Anna

Blackshaw, Zena, Nidia Liftawiya, Bert Kay, Anaya, and Rami

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 3:15 p.m.

Approved: January 22, 2026

Daria Edgerly
Secretary of the Board