



**PORT OF
OAKLAND**

*530 Water Street
Oakland, California 94607
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Minutes

Thursday, October 10, 2024

3:30 PM

Board Room – 2nd Floor

www.portofoakland.com

ROLL CALL

President Colbruno called the Regular Meeting of October 10, 2024 to order at the hour of 1:16 p.m. and the following Commissioners were in attendance:

Present: 5 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Jahmese Myres, First Vice-President Andreas Cluver and President Michael Colbruno

Excused: 2 - Commissioner Yui Hay Lee and Second Vice-President Barbara Leslie

1. CLOSED SESSION

President Colbruno convened the Board in Closed Session at 1:22 p.m. to hear the following Items:

1.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR - (Pursuant to California Government Code Section 54956.8)

Property: 2 Broadway, Oakland; 525 Embarcadero West, Oakland; 10 Washington Street, Oakland; 1901-1995 Embarcadero Road, Oakland; and 530 Water Street, 5th Floor, Oakland

Negotiating Parties: Scott's Seafood Restaurant, Beverages & More, Inc., Waterfront Hotel, SSS Investment Group, GSC Logistics

Agency Negotiator: Jonathan Veach, Chief Real Estate Officer

Under Negotiation: Price and Terms of Payment

Property: Food and Beverage Program Totaling (16) F&B Units

Negotiating Parties: High Flying Foods, SSP America, Soaring Food Group, Rylo Management, NNF Grewal Associates, and the Port of Oakland

Agency Negotiator: Jon Cimperman, Acting Manager of Aviation Properties

Under Negotiation: Price and Terms of Payment

File ID: [\[323-24\]](#)

1.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - (Pursuant to Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9): Number of Matter(s): 1:

(1) City and County of San Francisco v. City of Oakland, etc., et al, U.S. District Court (N.D. Cal.) Case No. 3:24-cv-02311

File ID: [\[324-24\]](#)

OPEN SESSION/ROLL CALL

President Colbruno called the Regular Meeting of October 10, 2024 to order in Open Session at the hour of 3:40 p.m.

Present: 5 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Jahmese Myres, First Vice-President Andreas Cluver and President Michael Colbruno

Excused: 2 - Commissioner Yui Hay Lee and Second Vice-President Barbara Leslie

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 Cluver, seconded by Commissioner Dominguez Walton, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, First Vice-President Cluver and President Colbruno

Excused: 2 - Commissioner Lee and Second Vice-President Leslie

2.1 Resolution 24-76: Approve and Authorize Certain Actions Pursuant to the Tax Equity & Fiscal Responsibility Act of 1982, in Connection with the Financing and Refinancing of Various Port Capital Improvements. **(Finance & Admin)**

File ID: [\[316-24\]](#)

This Resolution was approved.

2.2 Ordinance 4769, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Third Supplement To The Non-Exclusive Preferential Assignment Agreement With Trapac, LLC For The Berths 25-33 Marine Terminal To Extend Trapac's Deadline To Deploy Certain Diesel-Electric Hybrid Retrofitted Equipment And Finding The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[321-24\]](#)

This Ordinance was approved.

2.3 Ordinance 4770, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A License And Concession Agreement With Herc Rentals, Inc., For The Premises Located At 7729 Oakport Street, Oakland, For A Term Of Seven Years At An Initial Monthly Rent Of \$42,536.94, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[322-24\]](#)

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 Resolution 24-77: Approve and Authorize the Executive Director to Execute a Professional Services Agreement with Ariadne Maps GmbH to Procure and Install a Passenger Data Analytics System for San Francisco Bay Oakland International Airport for a Three-Year Term with Two, One-Year Options to Extend, for a Maximum Compensation Not-to-Exceed \$1,067,000, Enter into an Agreement with a Competitively Selected Vendor to Provide Network Switches for an Amount Not-To-Exceed \$260,000, for a Project Total of \$1,327,000 and Find that the Proposed Action is Exempt Under the California Environmental Quality Act (**Aviation & Technology and Innovation**)

File ID: [\[317-24\]](#)

Aviation Director, Craig Simon, introduced Item 6.1.

A motion was made by First Vice-President Cluver, seconded by Commissioner Myres, that the Resolution be approved. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, First Vice-President Cluver and President Colbruno

Excused: 2 - Commissioner Lee and Second Vice-President Leslie

6.2 Resolution 24-78: Approve and Authorize the Executive Director to Execute the Baseline Agreement and All Other Related Documents Necessary for the Port to Receive Volkswagen Environmental Mitigation Trust Zero Emission Freight and Marine Program Grant Funds from the California Air Resources Board in the Amount of \$4,998,144 for Shore Power Infrastructure Development to Serve Berth 22 and Find that the Proposed Action is Not a Project Under the California Environmental Quality Act (**Maritime**)

File ID: [\[302-24\]](#)

Jason Garben, Project Management Services Manager, introduced Item 6.2.

A motion was made by First Vice-President Cluver, seconded by Commissioner Martinez, that the Resolution be approved. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, First Vice-President Cluver and President Colbruno

Excused: 2 - Commissioner Lee and Second Vice-President Leslie

6.3 Resolution 24-79: Approve and Authorize the Executive Director to Waive Formal Competitive Procurement Procedures, Solicit Design-Build Services for the San Francisco Bay Oakland International Airport Substation SS-1 Replacement Project and the Substation SS-EV1 Construction Project Using Competitive Design Build Procurement Procedures, and Resolve Any Protests Resulting from the Process. **(Engineering/Aviation)**

File ID: [\[213-24\]](#)

Director of Engineering, Emilia Sanchez, introduced Item 6.3.

A motion was made by Commissioner Martinez, seconded by Commissioner Dominguez Walton, that the Resolution be approved. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, First Vice-President Cluver and President Colbruno

Excused: 2 - Commissioner Lee and Second Vice-President Leslie

6.4 Resolution 24-80: Approve and Authorize the Executive Director to Award and Execute a Contract with Anvil Builders Inc. in an Amount Not to Exceed \$10,911,545 for the Construction of Former Oakland Army Base SS-R-14 Switchgear Replacement New SS-R-10, Execute Contract Change Orders in an Amount Not to Exceed \$1,750,000, and Find that the Proposed Action Complies with the California Environmental Quality Act as it was Analyzed in the 2002 Oakland Army Base Area Redevelopment Plan Environmental Impact Report. **(Engineering/Maritime)**

File ID: [\[184-24\]](#)

Director of Engineering, Emilia Sanchez, introduced Item 6.4.

A motion was made by First Vice-President Cluver, seconded by Commissioner Myres, that the Resolution be approved. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, First Vice-President Cluver and President Colbruno

Excused: 2 - Commissioner Lee and Second Vice-President Leslie

6.5 Resolution 24-81: Approve and Authorize the Disbursement of up to \$2,000,000 to The Rose Foundation for Communities and the Environment to Administer a Grant Making Program Consistent with the Intent of the West Oakland Community Fund and Authorize the Executive Director to Execute a Memorandum of Understanding with the Rose Foundation to Establish and Grant Funds for the West Oakland Community Fund Memorandum of Understanding. (**SRD**)

File ID: [\[258-24\]](#)

Social Responsibility Director, Amy Tharpe, introduced Item 6.5.

Brian Bevrige, Mikaela Patton and Tim Little addressed the Board on Item 6.5.

Executive Director, Danny Wan, addressed the Board on Item 6.5.

A motion was made by Commissioner Dominguez Walton, seconded by Commissioner Myres, that the Resolution be approved. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, First Vice-President Cluver and President Colbruno

Excused: 2 - Commissioner Lee and Second Vice-President Leslie

7. UPDATES/ANNOUNCEMENTS

Communications Director, Robert Bernardo, presented a video highlighting passengers' experience flying Volaris Airlines from the San Francisco Bay Oakland International Airport to the Mexico region.

President Colbruno, Commissioner Domiguez Walton, and Commissioner Martinez reported out on an event hosted at OAK in celebration of Latino Heritage Month.

8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

OPEN FORUM

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

Martine Kraus, Kay Guinane, Bart Lounsbury, Susan Stephenson, Lin Griffith, James Baber, Jon Hamilton, Sandra Harrison, William Harrison, and Karen Pertschuk

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 4:45 p.m.

Approved:

Daria Edgerly
Secretary of the Board

DRAFT