



SUPPLEMENTAL BOARD AGENDA

Thursday, April 9, 2026

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:30 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/1601477549>

To join by Telephone:

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

Webinar ID: 160 147 7549

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: Jack London Square Parking Facilities (101 Washington Street, 98 Broadway, Alice Street, corner lot of Embarcadero and Webster)

Negotiating Parties: Ace Parking; Valet Hospitality Services

Agency Negotiator: Dorin Tiutin, Acting Chief Real Estate Officer

Under Negotiation: Price and Terms of Payment

Property: 1 Market Street, Oakland, CA 94607

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

Property: 10 Washington St, Oakland, CA 94607

Negotiating Parties: JWJ Partners LLC; and the Port of Oakland

Agency Negotiator: Dorin Tiutin, Acting Chief Real Estate Officer

Under Negotiation: Price and Terms of Payment

Property: 1 Hegenberger Road Oakland, CA 94621

Negotiating Parties: HLT CA Hilton LLC and the Port of Oakland

Agency Negotiator: Dorin Tiutin, Acting Chief Real Estate Officer

Under Negotiation: Price and Terms of Payment

Property: 1901-1995 Embarcadero Road, Oakland

Negotiating Parties: SSS Investment Group; Waterfront Investments Inc.; and the Port of Oakland

Agency Negotiator: Dorin Tiutin, Acting Chief Real Estate Officer

Under Negotiation: Price and Terms of Payment

File ID: [\[87-26\]](#)

- 1.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION** - Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: **Number of Matter(s): 1**

File ID: [\[88-26\]](#)

- 1.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION** - (Pursuant to Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matter(s): 2:**

(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

(2) City and County of San Francisco v. Port of Oakland, U.S. Court of Appeals for the Ninth Circuit, Case No. 24-7532

File ID: [\[89-26\]](#)

- 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: [\[90-26\]](#)

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

Title: Secretary of the Board

File ID: [\[91-26\]](#)

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 Ordinance:** Approve and Authorize the Executive Director to Execute: 1) a Storm Drain Easement Agreement with KK Eden Properties, LLC for the Premises Consisting of a 317 Square Feet Portion of Land Located Within APN 42-4525-1-2, Adjacent to Eden Road, for a Term of 66 Years, for a One-Time Payment of \$8,500.00, and 2) an Access Easement with KK Eden Properties, LLC for Unrestricted Port Access to Port Property From Eden Road Assessor’s Parcel Number 42-4530-5-2, and; Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[75-26\]](#)

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

- 2.2 Resolution:** Building Permit for Everport Terminal Services for Installation of Electric Vehicle Charging Stations at 5190 7th Street, Oakland, CA **(Environmental/Maritime)**

File ID: [\[82-26\]](#)

Attachments: [Building Permit 89](#)
[Resolution Item 2.2](#)

- 2.3 Ordinance 4829,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Lease Agreement With DHNC, Inc., For Water And Land Area At Berths 8 And 9, For A Maximum Term Of Five Years And Six Months, Resulting In Approximately \$314,000 In Average Annual Revenue; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[83-26\]](#)

Attachments: [Ordinance 4829](#)

- 2.4 Ordinance 4830,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute: (1) Fourth Amendment To Lease Agreement With Shippers Transport Express, LLC (“Lessee”) To Modify Certain Use Conditions Relating To Container Stacking; And (2) Consent To Sublease With Lessee To Allow Subleasing To Shippers Logistics, LLC; And Finding That The Proposed Actions Are Exempt Under The California Environmental Quality Act.

File ID: [\[84-26\]](#)

Attachments: [Ordinance 4830](#)

- 2.5 Ordinance 4831**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A First Amendment Of The Temporary Rental Agreement With The Oakland Convention And Visitors Bureau, Doing Business As Visit Oakland, For The Premises Located At 481 Water Street, Oakland, To Extend The Term By Up To Two Years, At An Initial Monthly Rental Rate Of \$5,572.61 For The Extended Term; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[85-26\]](#)

Attachments: [Ordinance 4831](#)

- 2.6 Ordinance 4832**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute Supplemental Lease Agreements As Follows: (1) Second Supplemental Agreement With Pacific Coast Container, Inc., Dba PCC Logistics To Decrease Premises From Approximately 19.2 Acres To 18.9 Acres, Resulting In A Rent Reduction Of Approximately \$50,964; And (2) First Supplemental Agreement With Central Valley Ag Grinding, LLC To Increase Premises From Approximately 7.1 Acres To 8.0 Acres, Resulting In Additional Rent Of Approximately \$143,340; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act

File ID: [\[86-26\]](#)

Attachments: [Ordinance 4832](#)

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 Resolution:** Approve and Authorize the Executive Director to Execute a New Agreement with Cintas Corporation No. 2, through a Cooperative Purchasing Agreement with OMNIA Partners, for Uniform Rental and Cleaning Services through May 31, 2028 with an Option to Renew for an Additional Three Years, with a Maximum Compensation Not to Exceed \$800,000 Over the Entire Term of the Agreement, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[62-26\]](#)

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

- 6.2 Resolution:** Approve and Authorize the Executive Director to Execute a Construction Phase Work Authorization for the Oakland San Francisco Bay Airport Terminal 1, Building M103 Roof and Air Handling Unit Replacement Project with Turner Construction Company for a Guaranteed Maximum Price of \$30,921,057; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering/Aviation)**

File ID: [\[69-26\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.2](#)

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 April 23, 2026.

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.

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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.