



**PORT OF
OAKLAND**

530 Water Street
Oakland, California 94607
510.627.1337
www.portofoakland.com

SUPPLEMENTAL BOARD AGENDA

Thursday, May 22, 2025

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:05 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/1604400298>

To join by Telephone:

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

Webinar ID: 160 440 0298

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

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: Seaport Area

Negotiating Parties: City of Alameda, Various Property Owners Surrounding Existing Inner and Outer Harbor Turning Basins, and The Port of Oakland

Agency Negotiator: Bryan Brandes, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: 1 Market Street, Oakland, CA

Negotiating Parties: Various proposers to Howard Property RFQ and The Port of Oakland

Agency Negotiator: Jonathan Veach, Chief Real Estate Officer

Under Negotiation: Price and Terms of Payment

File ID: [\[163-25\]](#)

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: [\[164-25\]](#)

OPEN SESSION/ROLL CALL

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

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:** Adoption of an Ordinance Approving Oakland International Airport Hangar/Ramp Space Agreements with Multiple General Aviation Tenants Operating at the North Field of Oakland Airport, for Terms Commencing on Various Dates and All Expiring June 30, 2026, With Anticipated Annual Revenues of \$26,729 for Fiscal Year 2025, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[138-25\]](#)

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

- 2.2 Ordinance:** Approve and Authorize the Executive Director to Execute a Twenty-Year Ground Lease with the Federal Aviation Administration to Operate the Air Traffic Control Tower from October 1, 2024, through September 30, 2044, to Include a Total of Approximately 11.47 Acres at No Rent at Oakland Airport and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[155-25\]](#)

Attachments: [Agenda Report](#)
[Ordinance Item 2.2](#)

- 2.3 Building Permit** for Cool Port Oakland DRE, LLC for Installation of Solar Panels on the Roof, 575 Maritime Street **(Environmental/Maritime)**

File ID: [\[154-25\]](#)

Attachments: [Building Permit](#)
[Resolution Item 2.3](#)

- 2.4 Ordinance 4791,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Amendment To The Temporary License Agreement With Valley Humane Society, Inc. To Extend The Term For Three Years, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[159-25\]](#)

Attachments: [Ordinance 4791](#)

- 2.5 Ordinance 4792**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Second Supplemental Agreement To The Lease With Pacific Layberthing South, LLC, For Water And Land Area At Berth 68, To Extend The Agreement Maximum Term By Six Months Through October 31, 2025, Which Provides Approximately \$276,000 Additional Revenue; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[160-25\]](#)

Attachments: [Ordinance 4792](#)

- 2.6 Ordinance 4793**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Second Amendment To Temporary Rental Agreement With Delux Public Charter, LLC Dba JSX Operating At Oakland Airport For A Total Term Of Just Over Seven Years From May 7, 2021 Through June 30, 2028, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[161-25\]](#)

Attachments: [Ordinance 4793](#)

- 2.7 Ordinance 4794**, 2nd Reading Of An Ordinance Amending Port Of Oakland ("Port") Tariff Number 2-A (Ordinance No. 2833) To: (A) Modify Space Assignment Rates; (B) Modify Wharfage Rates For Containerized Cargo Not Otherwise Specified; And (C) Make Various Minor Administrative Updates, Effective July 1, 2025; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[162-25\]](#)

Attachments: [Ordinance 4794](#)

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.

- 4.1 Information Report:** Unaudited Financials for the Nine Months Ended March 31, 2025, Including Capital Expenditure Report. **(Finance & Admin)**

File ID: [\[153-25\]](#)

Attachments: [Report](#)

[Attachment](#)

5. STRATEGY & POLICY

This segment of the meeting is reserved for action or discussion on Strategy and Policy Issues.

- 5.1 Ordinance:** Approval of Modifications to Electric Rates and Charges for Rate Class B and D at Oakland Airport, Vessel Commissioning Charge, and Maritime Area Rate Schedules Serving the Port of Oakland Seaport by Amending Appendix F of the Port of Oakland Administrative Code; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Utilities)**

File ID: [\[156-25\]](#)

Attachments: [Agenda Report](#)
 [Attachment](#)
 [Ordinance Item 5.1](#)

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 Memorandum of Understanding with the U.S. Army Corps of Engineers for In-Kind Services for the Oakland Harbor Turning Basins Widening Project; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act **(Maritime)**

File ID: [\[129-25\]](#)

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

- 6.2 Resolution:** Approve and Authorize the Executive Director to Waive Formal Competitive Procurement Procedures and Execute an Agreement with Microsoft Corp. to Renew Microsoft Unified Enterprise Support for a Three-Year Term in an Amount Not to Exceed \$652,057 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology & Innovation)**

File ID: [\[114-25\]](#)

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

- 6.3 Resolution:** Approve and Authorize the Executive Director to Waive Formal Competitive Procurement Procedures; Execute a Professional Services Agreement with Securitas Technology Corporation to Provide a New Access Control Solution for the Port of Oakland Headquarters Building and Harbor Facilities Complex for an Amount Not to Exceed \$475,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology and Innovation)**

File ID: [\[124-25\]](#)

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 June 12, 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
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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.