



**AGENDA REPORT**

**PROPOSED ACTION: 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)**

**Submitted By:** Bryan Brandes, Director of Maritime; Kristi McKenney, Executive Director

**Parties Involved:**

Various, as listed herein

**Amount:** \$11.5 Million Fiscal Year 2026  
(operating revenue)

**EXECUTIVE SUMMARY:** The Port of Oakland (Port) currently has 63 Short-Term Agreements in the Maritime Area (Seaport) that have been or are expected to be in effect longer than one year, through December 31, 2026.

**BACKGROUND & ANALYSIS**

The Port's Maritime Division leases and provides temporary access to certain Seaport lands on a short-term basis by way of Space Assignment Agreements, Temporary Rental Agreements, and Temporary License Agreements (referred to collectively as Short-Term Agreements). These Short-Term Agreements typically are month-to-month and may be terminated by the Port or tenant upon 30 days' written notice, with limited exceptions provided for in Tariff No. 2-A. The Seaport currently has 63 Short-Term Agreements, broken down as follows: 61 Space Assignment Agreements and two Temporary License Agreements, which are expected to collectively generate revenue of approximately \$11.5 million in FY 2026.

The tenancies and uses authorized under Short-Term Agreements are varied and include, but are not limited to, trucking companies, warehousing, cross-docking, tugboat and barge operations, truck scales, fumigation, truck and container depots, food vendors, construction staging, and vessel line handling/servicing. Some of the tenants operating under Short-Term Agreements also hold long-term leases with the Port. The Short-Term Agreements are primarily located in the areas of the Seaport for which the Port does not have immediate plans to lease or redevelop the subject properties on a long-term basis, so these Short-Term Agreements allow the Port to earn revenue from the properties while keeping the land available for future development.

Because Short-Term Agreements are initially temporary in nature, Tariff No. 2-A and the by-laws authorize Port Staff to enter into these agreements without further Board of Port Commissioner (Board) approval, provided said Short-Term Agreements are in accordance with the rates, charges, and conditions set forth in these Board-approved regulations. Once the Short-Term Agreements are in place, or anticipated to be in place, longer than one year, continuation requires Board approval. Port Staff typically seeks the

Board's approval for the continuation of the Short-Term Agreements in the Fall of each calendar year. The Board's approval, if any, does not change the term of the Short-Term Agreements; rather, it allows them to remain in effect for longer than one year. Of the 63 current Short-Term Agreements in effect today, 55 have been in place for more than one year since the Board's last approval to extend, and eight are anticipated to be in effect longer than one year prior to the next request for extension of Short-Term Agreements, which is expected to occur in Fall of 2026.

### Space Assignments

There are 54 Space Assignments that have been in effect for more than one year since the Board's last approval to extend. There are seven Space Assignments that are anticipated to be in effect longer than one year prior to the next request for extension. These agreements are listed below in Tables 1 and 2, respectively.

**Table 1. Space Assignments in place longer than one year as of 12/4/2025**

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
1.	4G Management, Inc.	1681MMJ1	Emissions capture barge	6/15/2024	\$12,407
2.	Academy of Truck Driving	1182MMJ1	Parking of training vehicles	8/1/2006	\$937
3.	Academy of Truck Driving	1185MMJ1	Office and training space	8/1/2006	\$1,505
4.	Amnav Maritime Services	1172MMJ1	Tugboat operations	7/1/2006	\$13,031
5.	Ariana Hot Dog	1368MMJ3	Food vendor	10/15/2013	\$362
6.	AV Trucking	1663MMJ4	Trucking operations	2/12/2022	\$12,810
7.	Baha West Coast Express	1690MMJ1	Truck repairs	9/23/2023	\$9,540
8.	Bay City Express	1702MMJ1	Trucking operations	8/1/2024	\$16,205
9.	Bridgeport Transportation	1504MMJ4	Trucking operations	10/13/2018	\$39,140
10.	Cal Lift	1565MMJ1	Equipment Repairs	8/1/2020	\$10,321
11.	Centerline Logistics	1575MMJ4	Tugboat operations	6/1/2020	\$7,350
12.	CPX Carrier	1138MMJ1	Office space/trucking ops	5/1/2017	\$1,942
13.	Digital Realty Trust	1280MMJ3	Storage and auto parking	7/13/2010	\$4,007
14.	E&H 24-Hour Road Services	1529MMJ4	Truck repairs	8/1/2019	\$2,953
15.	El Patron Lonchera	1229MMJ3	Food vendor	6/1/2008	\$362
16.	Fundis Company	1245MMJ1	Trucking operations	2/1/2009	\$19,448

17.	Fundis Company	1571MMJ1	Truck scales	4/1/2020	\$6,864
18.	Geneva Refrigerated	1595MMJ1	Warehouse operations	2/6/2021	\$7,738
19.	Ghilotti Construction	1687MMJ1	Office space	8/1/2023	\$15,268
20.	Ghilotti Construction	1692MMJ1	Construction laydown	12/16/2023	\$5,114
21.	Gill Freightline	1562MMJ1	Trucking operations	7/7/2020	\$6,451
22.	Impact Transportation	1545MMJ1	Trucking operations	5/1/2020	\$18,085
23.	Impact Transportation	1500MMJ1	Fumigation	12/1/2018	\$689
24.	Intermodal Logistics	1526MMJ1	Trucking operations	8/1/2019	\$16,205
25.	Isaac Logistics	1489MMJ1	Trucking operations	5/1/2018	\$8,303
26.	JD Trucking Services	1573MMJ1	Trucking operations	8/1/2020	\$11,533
27.	JS Container Services	1569MMJ1	Trucking operations	8/1/2020	\$9,460
28.	La Chole	MHQ-1031	Food vendor	9/1/2003	\$362
29.	Lengner & Sons Produce	1683MMJ1	Office space	7/21/2023	\$3,868
30.	MC&PL Tire	1105MMJ5	Truck tire repair	4/1/2005	\$606
31.	Metritech	1268MMJ1	RFID center	12/17/2009	\$595
32.	NFI Port Services (CMI Transportation)	1195MMJ5	Trucking operations	7/1/2023	\$46,777
33.	North Central Truck Supply	1311MMJ1	Truck parts	8/1/2011	\$10,725
34.	North Central Truck Supply	1464MMJ1	Trucking operations	7/1/2017	\$4,131
35.	Oakland Port Trans	1609MMJ4	Office space	4/4/2021	\$1,495
36.	Oakland Port Trans	1664MMJ4	Trucking operations	2/12/2022	\$12,142
37.	Olivia's Catering	1475MMJ1	Food vendor	10/1/2017	\$362
38.	Pacific Maritime Association	1378MMJ4	ILWU training	2/24/2014	\$63,598
39.	PRO-SE Services	1452MMJ3	Trucking operations	2/1/2017	\$5,083
40.	Port Transfer	1707MMJ1	Warehouse operations	12/1/2024	\$130,299
41.	Radius Recycling	1231MMJ3	Steel export operations	1/16/2011	\$10,354

42.	Radius Recycling	1284MMJ3	Steel export operations	4/1/2011	\$7,113
43.	Ranokx Logistics	1655MMJ1	Trucking operations	2/5/2022	\$13,787
44.	Rick's Portable Welding	1375MMJ1	Equipment Repair	1/15/2024	\$1,761
45.	Safari Truck Lines	1689MMJ1	Office space	9/19/2023	\$3,217
46.	Sea-Logix	1680MMJ1	Trucking operations	1/14/2023	\$3,357
47.	Sea-Logix	1693MMJ1	Trucking operations	2/1/2024	\$29,715
48.	SGS Transportation	1555MMJ1	Trucking operations	6/1/2020	\$21,082
49.	Sincere Hardware	1241MMJ1	Storage and auto parking	12/1/2008	\$3,592
50.	Streetline Technology	1651MMJ1	Office space	1/1/2022	\$595
51.	Tacos Los Cuates	1253MMJ4	Food vendor	6/1/2009	\$362
52.	Tran Kim Muoi	1333MMJ2	Food vendor	6/1/2012	\$362
53.	TraPac, LLC	1607MMJ1	Marine terminal operations	5/24/2021	\$103,157
54.	Westar Marine Services	1165MMJ1	Water taxi services	4/1/2006	\$1,001

**Table 2. Space Assignments expected to be in place longer than one year as of 12/31/2025**

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
1.	ConGlobal	1714MMJ4	Trucking operations	5/5/2025	\$157,252
2.	CTS Tires and Recycling	1713MMJ1	Truck repairs	4/1/2025	\$16,952
3.	Curtin Maritime	1712MMJ1	Tugboat operations	7/1/2025	\$4,540
4.	M Star Mobile Truck Service	1711MMJ1	Truck repairs	5/1/2025	\$4,991
5.	Matson Navigation <sup>1</sup>	1715MMJ4	Vessel layberthing	6/23/2025	\$0.00
6.	PTL Marine	1694MMJ4	Vessel fueling	4/1/2025	\$7,872
7.	TraPac, LLC	1709MMJ1	Marine terminal operations	3/7/2025	\$86,803

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<sup>1</sup> Matson Navigation only pays rent to the Port when a vessel is at berth per the terms of this agreement; there is currently no vessel at berth.

## Temporary License Agreements

There is one Temporary License Agreement that has been in effect for more than one year. There is one Temporary License Agreement that is anticipated to be in effect longer than one year prior to the next request for extension. These agreements are listed below in Tables 3 and 4, respectively.

**Table 3. Temporary License Agreement in place longer than one year as of 12/4/2025**

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
1.	PASHA Stevedoring	TLA	Vessel line handling	4/1/2022	\$0

**Table 4. Temporary License Agreement expected to be in place longer than one year as of 12/31/2025**

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
1.	Matson Navigation	TLA	Vessel layberthing	1/7/2025	\$45,000

Most of these tenants provide services directly to or in support of maritime activity at the marine terminals and rail yards located in the Seaport, except Digital Realty Trust and Sincere Hardware, who are tenants at the former Port Harbor Facilities parking lot on Brush Street, approximately five blocks from the Port headquarters.

Port Staff recommends the continuation of the Short-Term Agreements listed in Tables 1 through 4 because they are important to the continuity and growth of Seaport revenue and contribute to the health of overall Seaport operations. Staff proposes an extension through December 31, 2026.

While Staff recommends Board approval of the proposed extensions, this is primarily for efficiency purposes. Staff does not purport to represent, and any proposed recommendation does not constitute, that such approval is an acknowledgement that the listed tenants are presently in good standing under their Short-Term Agreement(s). Neither would such an approval confer any additional rights of continued occupancy of the subject properties beyond what may be provided in those Short-Term Agreements, nor constitute a waiver by the Port of any and all events of default under those Short-Term Agreements. Consistent with Port policy, including Administrative Policy (AP) 509, Port may terminate said agreements and Port staff will pursue, or continue to pursue, any and all listed tenants who are in default under their Short-Term Agreements through collection, eviction, and/or other appropriate means. Several of the tenants listed the tables above are delinquent on one or more payments to the Port; Port Staff continues to pursue these outstanding payments as described herein. Three of the listed tenants have been referred to the Port Attorney's Office for commencement of collection efforts.

### **Rent and Security Deposits Below Tariff 2-A Rates**

Depending upon the nature of the use, in some cases the Executive Director has (1) agreed to rent below Tariff 2-A rates and/or (2) waived or reduced the security deposit requirement for certain Short-Term Agreements, as detailed below. As part of the Board's approval of the continuation of the Short-Term Agreements, Staff proposes the negotiated rent and security deposit amounts remain unchanged. If not identified below, the Port's standard security deposit requirement is and would remain in effect.

	<b>Company</b>	<b>Agreement</b>	<b>Waiver or Reduction of Rent/Security Deposit</b>	<b>Notes</b>
1.	Impact Transportation	1545MMJ1	Reduced Deposit (one months' rent)	Tenant has other tenancy agreements at Seaport
2.	Pasha Stevedoring	TLA	Waived Deposit	Access right to handle lines for vessel arrivals/departure as needed
3.	Matson	TLA	Reduced Rent	Extended term layberthing
3.	TraPac, LLC	1607MMJ1	Waived Deposit	Tenant has other tenancy agreements at Seaport
4.	TraPac, LLC	1709MMJ1	Waived Deposit	Tenant has other tenancy agreements at Seaport

## **OTHER FINDINGS AND PROVISIONS**

### **ENVIRONMENTAL REVIEW**

The proposed action was analyzed under the California Environmental Quality Act (CEQA) and was found to be:

- ☒ Categorically exempt under the following CEQA Guidelines Section:  
15301 (Existing Facilities)
- ☐ "Common Sense" exemption under CEQA Guidelines Section 15061(b)(3).
- ☒ Other/Notes: Extending Short-Term Agreements with existing tenants to continue their current business operations meets the criteria for this exemption.

### **BUDGET**

- ☐ Administrative (No Impact to Operating, Non-Operating, or Capital Budgets); OR
- ☒ Operating                      ☐ Non-Operating                      ☐ Capital

Analysis: The proposed extension of the Short-Term Agreements identified in Tables 1 through 4 in this Report is estimated to generate revenue of approximately \$11.5 million in FY 2026, which is approximately 6.5% of total Maritime Division operating revenue budgeted for FY 2026, and \$1.4 million higher than budget. The \$11.5 million estimate assumes full tenant compliance with all monetary obligations under Short-Term Agreements. Absent such compliance, the amount of collectible revenue in FY 2026 could be materially lower than the estimated \$11.5 million.

### **STAFFING**

- ☒ No Anticipated Staffing Impact.
- ☐ Anticipated Change to Budgeted Headcount.  
Reason:
- ☐ Other Anticipated Staffing Impact (e.g., Temp Help).  
Reason:

### **MARITIME AND AVIATION PROJECT LABOR AGREEMENT (MAPLA):**

Applies? No (Not Aviation or Maritime CIP Project) – proposed action is not covered work on Port's Capital Improvement Program in Aviation or Maritime areas above the threshold cost.

- ☐ Additional Notes:

### **LIVING WAGE** (City Charter § 728):

Applies?

No (Other) – see explanation below.

☒ Additional Notes: Living Wage will apply to Short-Term Agreements if the tenant employs 21 or more employees working on Port-related work and the tenancy agreement is greater than \$50,000.

<p><b><u>SUSTAINABLE OPPORTUNITIES:</u></b></p> <p><u>Applies?</u> <b>Yes.</b></p> <p><u>Reason:</u> The matters in this Agenda Report do not approve a project that is subject to the Port's Sustainable Opportunities Assessment (SOA). However, the SOA is now included in the Port's form of Short-Term Agreement and Staff is exploring sustainability opportunities (e.g. implementation of zero-emission trucks) with existing tenants and new tenants as grant opportunities and various environmental programs arise.</p>	<p><b><u>GENERAL PLAN</u></b> (City Charter § 727):</p> <p><u>Conformity Determination:</u></p> <p>Not Required – conformity determination not required because proposed action does not change use of or make alterations to an existing facility, or create a new facility.</p>
<p><b><u>STRATEGIC PLAN.</u></b> The proposed action would help the Port achieve the following goal(s) in the Port's Strategic Plan:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Capture Our Market and Grow the Economic Base</li> <li><input type="checkbox"/> Modernize and Upgrade Infrastructure</li> <li><input type="checkbox"/> Transition to Zero-Emissions and Build Climate Resilience</li> <li><input checked="" type="checkbox"/> Maximize Land Use Value and Revenues</li> <li><input type="checkbox"/> Workforce Training and Jobs Development</li> <li><input type="checkbox"/> Create Opportunities for Local Businesses and Community Economic Development</li> </ul>	