



MINUTES

Thursday, June 25, 2015

Board Room – 2nd Floor

ROLL CALL

President Yee called the meeting to order at the hour of 1:04 p.m. and the following Commissioners were in attendance:

Present: **6 -** Commissioner Michael Colbruno, Commissioner James Head, Commissioner Bryan Parker, Second Vice-President Earl Hamlin, First Vice-President Ces Butner, and President Alan Yee

1. CLOSED SESSION

President Yee convened the Board in Closed Session at the hour of 1:06 p.m. to hear the following Closed Session Items:

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

Property: Oakland Army Base

Negotiating Parties: Prologis, LP; California Capital & Investment Group ("CCIG"), CenterPoint Properties, Oakland Global Rail Enterprises, City of Oakland and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Tenancy and Rail Operations

Property: Berths 25-26 (Port of Oakland)

Negotiating Parties: TraPac, LLC, Ports America Outer Harbor Terminal, LLC, SSA Terminals, and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: 555 Maritime Street, Oakland (Approximately 38 acres of land currently occupied by Shippers Transport Express that is adjacent to the Port-owned rail terminal operated by Burlington Northern Santa Fe in the Port's Maritime area).

Negotiating Parties: Lineage Logistics/Dreisbach Enterprises and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Tenancy

File ID: [351-15]

- 1.2** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9):
CMC Food Services LLC and NNF Grewal, Inc., v. Port of Oakland, et al.; Alameda County Superior Court Case No.: RG13685134

File ID: [350-15]

- 1.3** CONFERENCE WITH LABOR NEGOTIATORS - (Pursuant to California Government Code Section 54957.6).

Employee Organizations: International Federation of Professional and Technical Engineers, Local 21 (IFPTE-Local 21); Services Employees International Union, Local 1021 (SEIU-Local 1021); Western Council of Engineers (WCE); and International Brotherhood of Electrical Workers, Local 1245 (IBEW-Local 1245)

Unrepresented Employees: Unit H and M

File ID: [352-15]

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

Title: Chief Audit Officer

Title: Board Secretary

File ID: [353-15]

OPEN SESSION/ROLL CALL

President Yee reconvened the meeting in Open Session at the hour of 4:03 p.m. and the following Commissioners were in attendance:

Present: **6** - Commissioner Michael Colbruno, Commissioner James Head, Commissioner Bryan Parker, Second Vice-President Earl Hamlin, First Vice-President Ces Butner, and President Alan Yee

CLOSED SESSION REPORT

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

2. CONSENT ITEMS

A motion was made by Commissioner Colbruno, seconded by Commissioner Parker, that the Consent Items be approved. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 2.1** Resolution: Authorization Approving Consent to Assignment of Contract and Rights from URS Corporations Americas to URS Corporation, and Approval of Term Extension of First Supplemental Agreement Between the Port of Oakland and URS Corporation for Environmental Consulting Services for the Airport Perimeter Dike Improvement Project (Contract No.13-53) (Environmental Programs and Planning Division), and Contract and Budget Increase Authorization for URS Corporation Engineering Design Services for the Airport Perimeter Dike Improvement Project (Contract No. 07212) (Engineering)

File ID: [\[294-15\]](#)

This Resolution was approved.

- 2.2** Building Permit: Approval of Building Permit for Fed Ex for Replacement of a Light Pole at their Sort Facility, 1 Sally Ride Way (Engineering)

File ID: [\[319-15\]](#)

This Resolution was approved.

- 2.3** Building Permit: Approval of Building Permit for Fed Ex for Installation of Solar Panels on the Roof of the International Sort Building, 1 Sally Ride Way (Engineering)

File ID: [\[320-15\]](#)

This Resolution was approved.

- 2.4** Ordinance 4340: 2nd Reading Of An Ordinance Approving A 3% Increase To Target Rental Rates And Holdover Rents For Properties In The Commercial Real Estate Division Portfolio And Authorizing The Executive Director To Negotiate And Execute Agreements Or Adjust Existing Agreements.

File ID: [\[347-15\]](#)

This Ordinance was approved.

3. MAJOR PROJECTS

There were no "Major Projects" to discuss.

4. BUDGET & FINANCE

Chief Financial Officer, Sara Lee, presented Items 4.1 and 4.2.

- 4.1 Report: Unaudited Financials for 10 months ended April 30, 2015. (Finance and Admin.)

File ID: [\[146-15\]](#)

This Report was accepted and filed.

- 4.2 Resolution: Approval of the Annual Operating and Capital Budgets for Fiscal Year Ending June 30, 2016 (Finance and Admin.)

File ID: [\[144-15\]](#)

A motion was made by Second Vice-President Hamlin, seconded by First Vice-President Butner, that this Resolution be approved. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

5. STRATEGY & POLICY

- 5.1 Resolution: Authorization for the Executive Director to Extend the Maritime and Aviation Project Labor Agreement (MAPLA) to September 30, 2015 (SRD)

File ID: [\[345-15\]](#)

A motion was made by First Vice-President Butner, seconded by Second Vice-President Hamlin, that this Resolution be approved. The motion carried by the following vote:

Ayes: 6 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

Recused: 1 - Uno

6. REMAINING ACTION ITEMS

- 6.1 Resolution: Authorization to Enter Into an Agreement for Managed Print Services and Equipment Lease with Ray A. Morgan Company. (Finance and Administration)

File ID: [\[293-15\]](#)

Chief Financial Officer, Sara Lee, presented Item 6.1.

A motion was made by Commissioner Head, seconded by Second Vice-President Hamlin, that this Resolution be approved. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 6.2 Ordinance: Proposed Fiscal Year 2016 Airline Landing Fee Rates and Terminal Space Rental Rates (Aviation)

File ID: [\[340-15\]](#)

Aviation Director, Deborah Ale-Flint, introduced Item 6.2.

A motion was made by Commissioner Colbruno, seconded by Second Vice-President Hamlin, that this Ordinance be approved. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 6.3 Resolution: Authorization to Increase Project Budget and other Associated Actions related to the TSA Recapitalization Project (Aviation)

File ID: [\[342-15\]](#)

Aviation Director, Deborah Ale-Flint, introduced Item 6.3.

A motion was made by Commissioner Parker, seconded by Second Vice-President Hamlin, that this Resolution be approved. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 6.4** Resolution: Authorization to Approve Change Order and Other Related Actions to Construct the Runway 10R-28L Shoulder Rehabilitation Project Under the North Field Runway Safety Area (NFRSA) Project, Oakland International Airport (OAK) (Engineering)

File ID: [\[344-15\]](#)

A motion was made by Commissioner Head, seconded by Second Vice-President Hamlin, that this Report be approved. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 6.5** Resolution: Authorization to Establish Fiscal Year 2015-16 Outside Counsel and Consultant Retention Agreements with Selected Law Firms and Consultants and Related Actions. (Port Attorney)

File ID: [\[346-15\]](#)

Port Attorney, Danny Wan, presented Item 6.5.

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

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

7. UPDATES/ANNOUNCEMENTS

Executive Director, Chris Lytle, thanked John Bowe for his service to the Port.

President Yee, The Board and the assembled Staff thanked Deborah Ale-Flint for her 23 years of service to the Port and wished her great success in her new position as the Director of the Los Angeles international Airports.

8. SCHEDULING

There were no "Scheduling" Items.

OPEN FORUM

There were no speakers in Open Forum.

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 5:59 p.m.

Date

John Betterton, Secretary of the Board