



SUPPLEMENTAL BOARD AGENDA

Thursday, November 9, 2017

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:30 p.m.

ROLL CALL

Commissioner Colbruno, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Cluver, 1st Vice President Butner and President Story.

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: Berths 35-38, Port of Oakland

Negotiating Parties: Everport Terminal Services, Inc. and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Lease

Property: 7719 Oakport Street, Oakland, California

Negotiating Parties: Digital Design Communications, California General Services and Port of Oakland

Agency Negotiator: Pamela Kershaw, Director of Commercial Real Estate

Under Negotiation: Price and Terms of Tenancy

File ID: [343-17]

1.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of California Government Code Section 54956.9): Number of Matter 1

File ID: [345-17]

1.3 THREAT TO PUBLIC SERVICES OF FACILITIES - (Pursuant to California Government Code Section 54957(a)):

Consultation with: David Von Damm, TSA Federal Security Director Douglas Mansel, Port of Oakland, Aviation Security Manager

File ID: [344-17]

1.4 CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to California Government Code Section 54956.6):

- 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

File ID: [346-17]

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

- Executive Director
- Port Attorney

File ID: [347-17]

OPEN SESSION/ROLL CALL

Commissioner Colbruno, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Cluver, 1st Vice President Butner and President Story.

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 Resolution:** Approval of a Transfer of Lease from Dealey, Renton & Associates to AssuredPartners, Inc. for the Premises Located at 530 Water Street, 7th floor, Oakland (CRE)

File ID: [\[336-17\]](#)

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

- 2.2 Building Permit:** for Pacific Layberthing South, LLC for Utility and Dock Improvements at Berths 20/21 (Engineering)

File ID: [\[341-17\]](#)

Attachments: [Building Permit 5160](#)
[Resolution Item 2.2](#)

- 2.3 Ordinance 4447,** 2nd Reading OF An Ordinance Approving And Authorizing The Executive Director To Enter Into A First Amendment To License And Concession Agreement With Brotzeit-Lokal, LLC To Extend The Term An Additional Five Years At A Monthly Rental Rate Of \$4,753 For Premises At 1000 Embarcadero Road, Oakland, California. (Board)

File ID: [\[342-17\]](#)

Attachments: [Ordinance 4447](#)

- 2.4 Minutes:** Approval of the Minutes of the Regular Meeting of October 12, 2017. (Board)

File ID: [\[340-17\]](#)

Attachments: [October 12, 2017 Minutes](#)

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 Resolution:** Approval to Reimburse the City of Oakland for General Services and Lake Merritt Trust Services Rendered in Fiscal Year 2016-17. (Finance & Admin)

File ID: [\[294-17\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 4.1](#)

5. STRATEGY & POLICY

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

- 5.1 Ordinance and Resolution:** Approve and Authorize Executive Director to Enter Into a Ground Lease with CenterPoint-Oakland Development I, LLC, for the Design, Construction, Finance, Operation (including sublease), and Maintenance of a Transload and Distribution Facility, On Approximately 27 Acres of Land on the Former Oakland Army Base/Seaport Logistics Complex, with a Term of 66 Years and Initial Fixed Rent of Approximately \$1.3 million per Year; Make Findings and Determination Pursuant to the California Environmental Quality Act; Approve a Budget of \$1 million for Certain Utility-Related Expenditures; and Approve the Operations Jobs Policy for Inclusion in the Ground Lease **(Maritime)**

File ID: [\[350-17\]](#)

Attachments: [Agenda Report](#)
[Ordinance Item 5.1](#)
[Resolution Item 5.1](#)
[Public Comment BAAQMD](#)
[Public Comment CARB](#)

- 5.2 Resolution:** Cooperation Agreement Among the Port of Oakland and Specified Oakland Community-Based Organizations for the Seaport Logistics Project **(SRD)**

File ID: [\[348-17\]](#)

Attachments: [Supplemental Agenda Report](#)
[Attachment A](#)
[Attachment B](#)
[Resolution Item 5.2](#)

- 5.3 Report:** Port's Non-Discrimination Policy to Increase Local Small Business Participation **(SRD)**

File ID: [\[323-17\]](#)

Attachments: [Report](#)

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 Ordinance:** Authorize the Executive Director to Execute a 2-year Extension, with Three 1-Year Options to Extend, to Each of the Lease Agreements with Impact Transportation LLC for Buildings 805, 806 and 807, Port Transfer Inc. for Building 804, and Pacific Coast Container, Inc. for Building 803, All Buildings Located at the Former Oakland Army Base, Resulting in Approximately \$4.2 Million of Average Annual Revenue **(Maritime)**

File ID: [\[338-17\]](#)

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

- 6.2 Ordinance:** Approval of a 10% Increase to Target Rental Rates for Short Term Rental Agreements and a 4% Increase to Holdover Rental Rates for Certain Existing Property Rental Agreements with the Commercial Real Estate Division Portfolio **(CRE)**

File ID: [\[337-17\]](#)

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

- 6.3 Resolution:** Approve and Authorize the Executive Director to Extend the Agreement with Mercury Technology Group, Inc. for Oracle Enterprise Resource Planning Hosting Services for Approximately 5 Years in the Amount Not to Exceed \$1,154,934; and Waive Formal Competitive Procurement Procedures. **(Finance & Admin.)**

File ID: [\[277-17\]](#)

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

- 8.1 Resolution:** Adopting the Regular Board Meeting Schedule for Calendar Year 2018. **(Board)**

File ID: [\[339-17\]](#)

Attachments: [2018 Board Calendar](#)
[Resolution Item 8.1](#)

OPEN FORUM

The Board will receive public comment on non-agenda items during this time. Please fill out a speaker card and present it to the Secretary of the Board.

ADJOURNMENT

The next Regular Meeting of the Board will be held on November 30, 2017.

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, John Betterton, at: (510) 627-1696, or visit our web page at: www.portoakland.com
<<http://www.portoakland.com>>

To receive Port Agendas and Agenda Related Materials by email, please email your request to: jbetterton@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.

John Betterton, Secretary of the Board
530 Water Street, Oakland, CA 94607
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(510) 627-1696

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 Assistant Secretary of the Board no later than five working days prior to the scheduled meeting date.

Daria Edgerly, Assistant Secretary of the Board
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Scented Products

Commissioner's 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