



**PORT OF  
OAKLAND**

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[www.portofoakland.com](http://www.portofoakland.com)

## **SUPPLEMENTAL BOARD AGENDA**

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Thursday, October 9, 2025

Board Room – 2nd Floor

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***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/1609430704>*

*To join by Telephone:*

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

*Webinar ID: 160 943 0704*

*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 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:** [\[269-25\]](#)

**1.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION -** (Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matters: 2.**

**File ID:** [\[270-25\]](#)

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

Consultation with Douglas Mansel, Aviation Security Officer

**File ID:** [\[271-25\]](#)

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

**Property:** Various Properties In or Around the Former Oakland Army Base

**Negotiating Parties:** Various Property Owners and Tenants In or Around the Former Oakland Army Base and the Port of Oakland

**Agency Negotiator:** Bryan Brandes, Director of Maritime

**Under Negotiation:** Price and Terms of Payment

**File ID:** [\[272-25\]](#)

## 1.5

**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:** [\[273-25\]](#)

## 1.6

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

**Title:** Secretary of the Board

**File ID:** [\[274-25\]](#)

**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 a Space Assignment Agreement with Pacific Crane Maintenance Company, LLC For Land and Office Space at Howard Terminal, for a Maximum Term of One year through July 12, 2026, Resulting in Revenue of Approximately \$170,340; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

**File ID:** [\[244-25\]](#)

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

- 2.2 Resolution:** Approve and Authorize the Executive Director to Execute a First Amendment to the Seaport Drayage Truck Parking/Container Depot Parking Management Services Agreement with ABM Industry Groups, LLC, dba ABM Parking Services to Extend the Term through April 30, 2027, Increase the Agreement Budget by \$7.8 Million, and Make Other Operational Changes, and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

**File ID:** [\[248-25\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 2.2](#)

- 2.3 Ordinance 4806,** 2nd Reading Of An Ordinance Amending Various Administrative Provisions Of Titles 1 And 2 Of The Port Of Oakland Administrative Code, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[255-25\]](#)

**Attachments:** [Ordinance 4806](#)

- 2.4 Ordinance 4807,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Amendment No. 1 To Space/Use Permit With MRG Oakland LLC To Delete Unit T2-R-C2-1, Reduce The Footprint At Unit T1-R-1 And T2-R-C2-3, Reduce The Percent Rent From 15% To 10% At The Pre-Security Retail Unit T1-R-1 And T2-Fb-1 And Re-Allocate \$350,000 In Port Capital Improvement Funds From Unit T2-R-C2-1 To Other Units Under Development By MRG Oakland LLC At Oakland San Francisco Bay Airport, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[256-25\]](#)

**Attachments:** [Ordinance 4807](#)

- 2.5 Ordinance 4808,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Personal Vehicle Sharing Non-Exclusive Pilot Program Agreement With Turo, Inc. For Operation Of A Peer-To-Peer Car-Sharing Service At Oakland San Francisco Bay Airport For A Term Of Nine Months, With Estimated Nine Month Revenue Of \$180,000; Amending Section 8.01.020 Of The Port Of Oakland Administrative Code; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[257-25\]](#)

**Attachments:** [Ordinance 4808](#)

- 2.6 Ordinance 4809**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Assignment And Amendment Of The Lease For The Premises Located Approximately At 1901-1995 Embarcadero Road, Oakland, To Assign The Lease From SSS Investment Group LLC To Waterfront Investments Inc., At An Initial Monthly Minimum Rent Of \$20,000, And A One-Time Payment Of \$1,500,000 From Waterfront Investments Inc. To The Port For Payment Of Deferred Rent And As Prepaid Rent, And Extend The Term By Five (5) Years; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[258-25\]](#)

**Attachments:** [Ordinance 4809](#)

- 2.7 Ordinance 4810**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A License And Concession Agreement With Auto Express Towing & Recovery, LLC For The Premises Located At 2400 Embarcadero Road, Oakland, For A Term Of Five Years With One Five-Year Mutual Extension Option, At An Initial Monthly Rent Of \$3,495; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[259-25\]](#)

**Attachments:** [Ordinance 4810](#)

### **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 Construction Phase Work Authorization for the Oakland San Francisco Bay Airport Terminal Restroom Renovation Program, Phase 2 with Webcor Construction, LP for a Guaranteed Maximum Price of \$37,957,844.31; Increase Maximum Compensation by \$11,500,000 for a Not-To-Exceed Total Amount of \$51,500,000 for Prime Builder Services Contract with Webcor Construction, LP; Increase Maximum Compensation by \$5,300,000 for a Not-To-Exceed Total Amount of \$17,800,000 for On-Call Architecture and Engineering Services Contracts with HNTB Corporation and Extending the Term of the HNTB Corporation Agreement Until December 31, 2028; Apply for and Accept Grant Awards of Approximately \$29,000,000, or more if Additional Funding Becomes Available; Approve the De-Accessioning of Public Art at the Restroom Privacy Walls in Terminal 2; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering/Aviation)**

**File ID:** [\[264-25\]](#)

**Attachments:** [Agenda Report](#)  
[Attachment 1](#)  
[Resolution Item 6.1](#)

- 6.2 Ordinance:** Approve and Authorize the Executive Director to Execute a Third Supplemental Agreement to the Lease with Pacific Layberthing South, LLC, for Water and Land Area at Berth 68, to Extend the Maximum Term by Six Months through April 30, 2026, Resulting in Additional Revenue of \$285,075; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

**File ID:** [\[249-25\]](#)

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

- 6.3 Ordinance and Resolution:** Adoption of a Resolution to Extend the Terms and Conditions of Employment and Certain Benefits as Set Forth in the July 1, 2022 - September 30, 2025 Memorandum of Understanding between the Port of Oakland and the International Federation of Professional and Technical Engineers, Local 21 (IFPTE Local 21) for the Period October 1, 2025 through June 30, 2028 (Successor MOU) with Future Cost of Living Adjustments and Additional Paid Leave and to Authorize the Executive Director to Execute the Successor MOU; Enactment of an Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits for Port Employees Represented by IFPTE Local 21; and, Enactment of an Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits for Non-Represented Employees in Port Employee Representation Unit M (Unit M). **(Finance & Admin)**

**File ID:** [\[268-25\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Resolution Item 6.3 \(A\)](#)  
                          [Ordinance Item 6.3 \(B\)](#)

## **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 October 23, 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](http://www.portoakland.com)

To receive Port Agendas and Agenda Related Materials by email, please email your request to: [dedgerly@portoakland.com](mailto: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  
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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.