



**PORT OF  
OAKLAND**

*530 Water Street  
Oakland, California 94607  
510.627.1337*

**Minutes**

**Thursday, April 9, 2026**

**3:30 PM**

**Board Room – 2nd Floor**

DRAFT

**ROLL CALL**

President Cluver called the Regular Meeting of to order at the hour of 1:05 and the following Commissioners were in attendance:

**Present:** 7 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres and President Andreas Cluver

**1. CLOSED SESSION**

President Cluver convened the Board in Closed Session at 1:07 p.m. to hear the following Items:

DRAFT

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

**Property:** Jack London Square Parking Facilities (101 Washington Street, 98 Broadway, Alice Street, corner lot of Embarcadero and Webster)

**Negotiating Parties:** Ace Parking; Valet Hospitality Services

**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer

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

**Property:** 1 Market Street, Oakland, CA 94607

**Negotiating Parties:** Industrial Realty Group LLC; Oakland Roots Sports Club; and the Port of Oakland

**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer

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

**Property:** 10 Washington St, Oakland, CA 94607

**Negotiating Parties:** JWJ Partners LLC; and the Port of Oakland

**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer

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

**Property:** 1 Hegenberger Road Oakland, CA 94621

**Negotiating Parties:** HLT CA Hilton LLC and the Port of Oakland

**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer

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

**Property:** 1901-1995 Embarcadero Road, Oakland

**Negotiating Parties:** SSS Investment Group; Waterfront Investments Inc.; and the Port of Oakland

**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer

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

**File ID:** [\[87-26\]](#)

**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:** [\[88-26\]](#)

**1.3 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:** [\[89-26\]](#)

**1.4 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:** [\[90-26\]](#)

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

**Title:** Secretary of the Board

**File ID:** [\[91-26\]](#)

**OPEN SESSION/ROLL CALL**

President Cluver called the Regular Meeting of April 9, 2026 to order in Open Session at the hour of 3:55 p.m.

**Present:** 7 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres and President Andreas Cluver

## CLOSED SESSION REPORT

Port Attorney, Mary Richardson, reported that the Board had taken the following action in Closed Session at the Regular Meeting held on February 19, 2026:

**A motion was made by \*\*\*, seconded by \*\*\*, to approve Resolution 26-19. The motion carried by the following vote:**

**7 Ayes:** Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres, and President Andreas Cluver

**Resolution 26-19:** Resolution Approving And Authorizing Execution Of A Settlement With Steadfast Insurance Company For \$10.2M To Resolve And Release From Claims Under A Pollution Legal Liability ("PLL") Policy.

## 2. CONSENT ITEMS

Secretary of the Board, Daria Edgerly, introduced the Consent Items.

Item 2.2 was pulled from the Consent Items and taken immediately after.

**A motion was made by Second Vice-President Leslie, seconded by Commissioner Muhammad, to approve the Consent Agenda. The motion carried by the following vote:**

**Ayes:** 7 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

- 2.1 Ordinance 4833:** Approve and Authorize the Executive Director to Execute: 1) a Storm Drain Easement Agreement with KK Eden Properties, LLC for the Premises Consisting of a 317 Square Feet Portion of Land Located Within APN 42-4525-1-2, Adjacent to Eden Road, for a Term of 66 Years, for a One-Time Payment of \$8,500.00, and 2) an Access Easement with KK Eden Properties, LLC for Unrestricted Port Access to Port Property From Eden Road Assessor's Parcel Number 42-4530-5-2, and; Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [\[75-26\]](#)

**This Ordinance was approved.**

**2.3 Ordinance 4829**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Lease Agreement With DHNC, Inc., For Water And Land Area At Berths 8 And 9, For A Maximum Term Of Five Years And Six Months, Resulting In Approximately \$314,000 In Average Annual Revenue; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[83-26\]](#)

**This Ordinance was approved.**

**2.4 Ordinance 4830**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute: (1) Fourth Amendment To Lease Agreement With Shippers Transport Express, LLC (“Lessee”) To Modify Certain Use Conditions Relating To Container Stacking; And (2) Consent To Sublease With Lessee To Allow Subleasing To Shippers Logistics, LLC; And Finding That The Proposed Actions Are Exempt Under The California Environmental Quality Act.

File ID: [\[84-26\]](#)

**This Ordinance was approved.**

**2.5 Ordinance 4831**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A First Amendment Of The Temporary Rental Agreement With The Oakland Convention And Visitors Bureau, Doing Business As Visit Oakland, For The Premises Located At 481 Water Street, Oakland, To Extend The Term By Up To Two Years, At An Initial Monthly Rental Rate Of \$5,572.61 For The Extended Term; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[85-26\]](#)

**This Ordinance was approved.**

**2.6 Ordinance 4832**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute Supplemental Lease Agreements As Follows: (1) Second Supplemental Agreement With Pacific Coast Container, Inc., Dba PCC Logistics To Decrease Premises From Approximately 19.2 Acres To 18.9 Acres, Resulting In A Rent Reduction Of Approximately \$50,964; And (2) First Supplemental Agreement With Central Valley Ag Grinding, LLC To Increase Premises From Approximately 7.1 Acres To 8.0 Acres, Resulting In Additional Rent Of Approximately \$143,340; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act

File ID: [\[86-26\]](#)

**This Ordinance was approved.**

- 2.2 Resolution 26-26A:** Building Permit for Everport Terminal Services for Installation of Electric Vehicle Charging Stations at 5190 7th Street, Oakland, CA (**Environmental/Maritime**)

File ID: [\[82-26\]](#)

Secretary of the Board, Daria Edgerly, introduced Item 2.2.

Michael Villegiante addressed the Board on Item 2.2.

**A motion was made by First Vice-President Myres, seconded by Commissioner Dominguez Walton, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 6 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

**Recused:** 1 - Commissioner Muhammad

### 3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

### 4. BUDGET & FINANCE

There were no "Budget & Finance" Items to approve.

### 5. STRATEGY & POLICY

There were no "Strategy & Policy" Items to approve.

### 6. REMAINING ACTION ITEMS

- 6.1 Resolution 26-27:** Approve and Authorize the Executive Director to Execute a New Agreement with Cintas Corporation No. 2, through a Cooperative Purchasing Agreement with OMNIA Partners, for Uniform Rental and Cleaning Services through May 31, 2028 with an Option to Renew for an Additional Three Years, with a Maximum Compensation Not to Exceed \$800,000 Over the Entire Term of the Agreement, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (**Aviation**)

File ID: [\[62-26\]](#)

Director of Aviation, Craig Simon, introduced Item 6.1.

**A motion was made by Commissioner Wong, seconded by Second Vice-President Leslie, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

- 6.2 Resolution 26-28:** Approve and Authorize the Executive Director to Execute a Construction Phase Work Authorization for the Oakland San Francisco Bay Airport Terminal 1, Building M103 Roof and Air Handling Unit Replacement Project with Turner Construction Company for a Guaranteed Maximum Price of \$30,921,057; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering/Aviation)**

**File ID:** [\[69-26\]](#)

Director of Engineering, Emilia Sánchez, introduced Item 6.2.

**A motion was made by Second Vice-President Leslie, seconded by Commissioner Muhammad, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

## 7. UPDATES/ANNOUNCEMENTS

Commissioner Wong reported out on her participation in the Women's History Month celebration at OAK.

Commissioners Muhammad and Wong reported out on their trip to Long Beach for the annual TPM Conference.

President Cluver reported out on his trip to Brazil where he visited the Port of Santos. Commissioner Dominguez Walton and Second Vice-President Leslie also reported out on the trip to Brazil where they attended the Routes Americas 2026 Conference.

Director of Communications, Justin Berton, shared a video highlighting the Port's participation in the Black Joy Parade.

Port Attorney, Mary Richardson, introduced Ben Quest, Deputy Port Attorney.

## 8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

## OPEN FORUM

The following members of the Public addressed the Board in Open Forum:

Darius Marshahi, Luke Allen, Cipriano Pablo, Magda DeLeon, Sara Canas, Feliciano Mendoza, Catherine Duarte, Carlos Dell, Jack Allen, Eden Yeh, David Aereu, Carmen Sandoval, Melinda Riesboldt, Keiana Vernon, Joaquin Zapata, Sanjay Garla, and Michael Villegiante

**ADJOURNMENT**

There being no additional business, the Meeting was adjourned at the hour of 5:16 p.m.

Approved:

\_\_\_\_\_  
Daria Edgerly  
Secretary of the Board

DRAFT