



AGENDA REPORT

PROPOSED ACTION: **Ordinance:** Approving and Authorizing the Executive Director to Execute a First Amendment to the License and Concession Agreement with Oakland Digital Arts and Literacy Center, Inc. dba BRIDGEGOOD to Extend the Term By Three (3) Years, at an Initial Monthly Rate of \$3,951 per Month During the Extended Term, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

Submitted By: Jonathan Veach, Chief Real Estate Officer; Kristi McKenney, Executive Director

Parties Involved: Oakland Digital Arts and Literacy Center, Inc., doing business as, BRIDGEGOOD, Oakland, CA

Amount: \$13,200 (Operating Revenue) plus \$10,506 In-Kind Services in Lieu of Cash for FY2026

EXECUTIVE SUMMARY: Oakland Digital Arts and Literacy Center, Inc., doing business as BRIDGEGOOD, is an existing Port tenant occupying approximately 2,600 square feet of ground-floor office space at 95 Washington Street in Jack London Square. The tenant's current License and Concession Agreement is set to expire on December 31, 2025. BRIDGEGOOD has requested to exercise its option to extend the term by three (3) years. Port of Oakland (Port) Staff recommends approving the First Amendment to extend the agreement through December 31, 2028, at an initial monthly rate of \$3,951, of which a portion will be satisfied through in-kind services that directly benefit the Port's operations and community engagement programs.

BACKGROUND & ANALYSIS

BRIDGEGOOD is a recognized Oakland-based nonprofit organization dedicated to expanding digital literacy, design education, and equitable access to technology careers. The organization provides tuition-free design training, professional mentorship, and creative services that advance racial and social equity through community storytelling and human-centered design. Since establishing its presence at Jack London Square, BRIDGEGOOD has strengthened its connection to the local creative economy and serves as a valuable civic partner supporting workforce and community development objectives consistent with the Port's strategic goals.

BRIDGEGOOD has exercised its contractual option to extend the License and Concession Agreement for an additional three-year term. Port Staff recommends revising the payment structure to include both cash and in-kind service components. The new rent structure establishes a monthly rent of \$3,951, of which a minimum of \$2,200 per month will be paid in cash to the Port, with the remaining balance satisfied through approved in-kind service credits. The inclusion of in-kind benefits represents a creative solution that provides limited rent support while leveraging BRIDGEGOOD's expertise to advance Port priorities. Working in coordination with the Port's Communications team, BRIDGEGOOD will supplement existing efforts through social media training, graphic and marketing

design for Port materials and community collateral, as well as layout, post-production, and formatting of Port photography and visual assets. The in-kind services will supplement, but not replace, existing Port activities and will be tracked through a monthly reporting process to document utilization and value. Credits for unused in-kind services will roll over month-to-month to ensure full realization of their benefit. This structure enables the Port to retain a mission-aligned tenant, secure valuable creative and community engagement support, and maintain steady rental revenue while advancing broader social and economic development objectives.

Exhibit A – General Lease Terms	
Tenant	Oakland Digital Arts and Literacy Center, Inc. dba BRIDGEGOOD
Premises	Approximately 2,600 square feet of ground floor office space located at 95 Washington Street
Extended Term Commencement and Expiration	January 1, 2026 – December 31, 2028
Minimum Monthly Rent	\$3,951 (\$2,200 of which to be paid in cash) for the Extended Term
In Kind Services In Lieu of Cash Rent Payments	The remaining portion of the Monthly Rental shall be deemed to have been paid through the value of Licensee's In-Kind Services to the Port (assuming a blended studio rate of \$150 per hour).
Performance Deposit	Three times' the Minimum Monthly Rent.
Option	No remaining options left on existing agreement.
Additional Terms	All other related terms remain the same, including maintenance responsibilities, guarantor requirement and other provisions.

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:

BUDGET

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

Analysis: No budget impact is anticipated from the proposed lease amendment. The reduction in cash received is expected to be fully offset by "in kind" services from Bridgegood in FY2026.

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 (CRE) – proposed action entails tenancy outside of the Maritime or Aviation areas and therefore not subject to Living Wage requirements.

- ☐ Additional Notes:

SUSTAINABLE OPPORTUNITIES:

Applies? **No.**

Reason: Existing tenant exercising Amendment for lease extension.

GENERAL PLAN (City Charter § 727):

Conformity Determination:

CRE – proposed action is within City of Oakland's planning jurisdiction and appears to conform to the General Plan.

STRATEGIC PLAN. The proposed action would help the Port achieve the following goal(s) in the Port's Strategic Plan:

- ☒ Capture Our Market and Grow the Economic Base
- ☐ Modernize and Upgrade Infrastructure
- ☐ Transition to Zero-Emissions and Build Climate Resilience
- ☒ Maximize Land Use Value and Revenues
- ☒ Workforce Training and Jobs Development
- ☒ Create Opportunities for Local Businesses and Community Economic Development