



**PORT OF  
OAKLAND**

*530 Water Street  
Oakland, California 94607  
510.627.1337*

**Minutes**

**Thursday, May 14, 2026**

**3:30 PM**

**Board Room – 2nd Floor**

DRAFT

## ROLL CALL

President Cluver called the Regular Meeting of May 14, 2026 to order at the hour of 1:10 p.m. and the following Commissioners were in attendance:

Commissioner Wong arrived at the meeting at 1:18 p.m.

**Present:** 6 - Commissioner Arabella Martinez, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres and President Andreas Cluver

**Excused:** 1 - Commissioner Stephanie Dominguez Walton

## 1. CLOSED SESSION

President Cluver convened the Board in Closed Session at 1:12 p.m. to hear the following Items:

- 1.1 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: 1.**

**File ID:** [\[135-26\]](#)

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

**Property:** 1 Airport Drive, Terminal 2, Oakland, CA 94621

**Negotiating Parties:** Southwest Airlines and Port of Oakland

**Agency Negotiator:** Rebekah Bray, Manager of Airport Properties

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

**Property:** 1 Airport Drive, Terminal 1 and Terminal 2 Food and Beverage Units, Oakland, CA 94621

**Negotiating Parties:** HFF OAK Venture, LLC; Rylo Management (ACDBE); Soaring Food Group II, LLC (ACDBE); SSP America OAK, LLC; NNF Grewal, Inc.; and the Port of Oakland

**Agency Negotiator:** Rebekah Bray, Manager of Airport Properties

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

**Property:** 1599 Maritime Street, Oakland, CA 94607 (Berth 22 of Outer Harbor Terminal)

**Negotiating Parties:** Eagle Rock Aggregates, Inc. and the Port of Oakland

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

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

**File ID:** [\[136-26\]](#)

- 1.3 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION** - Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: **Number of Matter(s): 1**

**File ID:** [\[137-26\]](#)

- 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:** [\[138-26\]](#)

## **OPEN SESSION/ROLL CALL**

President Cluver called the Regular Meeting of May 14, 2026 to order in Open Session at the hour of 3:40 p.m.

## **CLOSED SESSION REPORT**

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

Joey Friedman and Charisma Edmonson addressed the Board on the Closed Session Report.

## **2. CONSENT ITEMS**

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

**A motion was made by Commissioner Wong, seconded by Commissioner Muhammad, to approve the Consent Agenda. The motion carried by the following vote:**

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

**Excused:** 1 - Commissioner Dominguez Walton

- 2.1 Resolution 26-37:** Building Permit for PCC Logistics for Installation of Refrigerated Loading Dock and Freezer Warehouse Space at 1300 Maritime Street, Oakland, CA **(Environmental/Maritime)**

**File ID:** [\[101-26\]](#)

**This Resolution was approved.**

- 2.2 Resolution 26-38:** Building Permit for KK Eden Properties LLC for Installation of Storm Drain Line near Eden Road, Oakland, CA (**Environmental/Aviation**)

**File ID:** [\[102-26\]](#)

**This Resolution was approved.**

- 2.3 Ordinance 4834,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Fourth Supplemental Agreement To The Lease With Pacific Layberthing South, LLC, For Water And Land Area At Berth 68, To Extend The Maximum Term By One Year Through April 30, 2027, Resulting In Approximately \$583,382 Of Additional Revenue; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[119-26\]](#)

**This Ordinance was approved.**

- 2.4 Ordinance 4835,** 2nd Reading Of An Ordinance Amending And Adopting The Conflict Of Interest Code As Chapter 2.03 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[120-26\]](#)

**This Ordinance was approved.**

- 2.5 Ordinance 4836,** 2nd Reading Of An Ordinance Amending And Adopting The Financial Management Reserve Policies As Chapter 5.11 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[121-26\]](#)

**This Ordinance was approved.**

- 2.6 Ordinance 4837,** 2nd Reading Of An Ordinance Amending And Adopting The Debt Policy As Chapter 5.14 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[122-26\]](#)

**This Ordinance was approved.**

- 2.7 Ordinance 4838,** 2nd Reading Of An Ordinance Amending And Adopting The Terminal Concession Policy As Chapter 8.04 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[123-26\]](#)

**This Ordinance was approved.**

- 2.8 Ordinance 4839**, 2nd Reading Of An Ordinance Amending And Adopting The Sanitary Sewer Standards As Chapter 10.07 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[124-26\]](#)

**This Ordinance was approved.**

- 2.9 Ordinance 4840**, 2nd Reading Of An Ordinance Amending And Adopting The Private Sewer Lateral Regulations As Chapter 10.08 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[125-26\]](#)

**This Ordinance was approved.**

- 2.10 Ordinance 4841**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute License And Concession Agreements With Ace Parking Iii, LLC For Self-Parking Services And With Valet Hospitality Services - Jack London Square, LLC For Valet Parking Services For Various Port-Owned Parking Facilities In Jack London Square For A Term That Will Extend Beyond One (1) Year, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[126-26\]](#)

**This Ordinance was approved.**

- 2.11 Ordinance 4842**, 2nd Reading Of An Ordinance Amending Section 2.06 Of Port Ordinance No. 867 Ratifying And Setting The Compensation Of Employees Of The Port Department Represented By The International Brotherhood Of Electrical Workers, Local 1245 And Amending Section 1.191 Providing Professional Development Benefits For Certain Employees.

**File ID:** [\[127-26\]](#)

**This Ordinance was approved.**

- 2.12 Ordinance 4843**, 2nd Reading Of An Ordinance Amending Port Of Oakland Ordinance No. 867 Ratifying And Setting The Annual Salary For The Unrepresented Position Of Director Of Social Responsibility In Port Employee Representation Unit H.

**File ID:** [\[128-26\]](#)

**This Ordinance was approved.**

- 2.13 Ordinance 4844**, 2nd Reading Of An Ordinance Amending Port Of Oakland Ordinance No. 867 Ratifying And Setting The Annual Salary For The Unrepresented Position Of Secretary Of The Board In Port Employee Representation Unit H.

File ID: [\[129-26\]](#)

**This Ordinance was approved.**

- 2.14 Ordinance 4845**, 2nd Reading Of An Ordinance Amending Port Of Oakland Ordinance No. 867 Ratifying And Setting The Compensation For Certain Unrepresented Positions Of The Port Department Belonging To Port Employee Representation Unit H.

File ID: [\[130-26\]](#)

**This Ordinance was approved.**

- 2.15 Minutes:** Approval of the Minutes of the Regular Meeting of April 9, 2026. **(Board)**

File ID: [\[140-26\]](#)

**The Minutes were approved.**

### **3. MAJOR PROJECTS**

There were no "Major Projects" on the Agenda.

### **4. BUDGET & FINANCE**

- 4.1 Report:** FY 2027 Operating and Capital Budget Update #2. **(Finance & Admin)**

File ID: [\[114-26\]](#)

Chief Financial Officer, Julie Lam, presented Item 4.1.

Second Vice-President Leslie left the meeting at the hour of 4:15 p.m.

### **5. STRATEGY & POLICY**

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

### **6. REMAINING ACTION ITEMS**

- 6.1 Ordinance 4846:** Amend Chapter 8.01 and Appendix C-3 of the Port of Oakland Administrative Code, Effective July 1, 2026, to Modify Taxi-Related Provisions; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [\[117-26\]](#)

Director of Aviation, Craig Simon, introduced Item 6.1.

Jon Cimperman, Airport Operations Manager, addresses the Board on Item 6.1.

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

**Ayes:** 4 - Commissioner Martinez, Commissioner Muhammad, Commissioner Wong and First Vice-President Myres

**Excused:** 2 - Commissioner Dominguez Walton and Second Vice-President Leslie

**Abstain:** 1 - President Cluver

- 6.2 Ordinance 4847:** (a) Approve Amendments to Tariff No. 2-A, Effective July 1, 2026, to Implement a General Rate Increase of Three Percent with Certain Exceptions, Establish New Rates, Establish Vessel Commissioning Rules and Rates for Shore Power Use, and Implement Various Administrative Changes, Generating Approximately \$580,000 in FY 2027; (b) Adopt Tariff No. 2-A as Chapter 5.01 of the Port of Oakland Administrative Code (POAC) by Amending and Restating Port Ordinance No. 2833, as Amended; and (c) Approve Amendments to POAC Chapter 10.03 (Utility Rates and Charges) and Appendix F (Master Utility Fee Schedule) to Remove the Provisions Relating to Vessel Commissioning Corresponding to the Proposed Tariff Amendments **(Maritime)**

**File ID:** [\[118-26\]](#)

Director of Maritime, Bryan Brandes, introduced Item 6.2.

**A motion was made by Commissioner Wong, seconded by Commissioner Muhammad, that the Ordinance be approved. The motion carried by the following vote:**

**Ayes:** 5 - Commissioner Martinez, Commissioner Muhammad, Commissioner Wong, First Vice-President Myres and President Cluver

**Excused:** 2 - Commissioner Dominguez Walton and Second Vice-President Leslie

## 7. UPDATES/ANNOUNCEMENTS

Director of Maritime, Bryan Brandes, and Commissioner Muhammad reported out on their trip to Singapore for Maritime Week.

**8. SCHEDULING**

There were no "Scheduling Items" on the Agenda.

**OPEN FORUM**

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

Augie Balquist, Cameron Williams, and Thomas Gill

**ADJOURNMENT**

There being no additional business, the Meeting was adjourned in honor of Wilson Riles at the hour of 4:56 p.m.

Approved:

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Daria Edgerly  
Secretary of the Board

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