



**PORT OF
OAKLAND**

*530 Water Street
Oakland, California 94607
510.627.1337*

Minutes

Thursday, March 26, 2026

4:00 PM

Board Room – 2nd Floor

DRAFT

ROLL CALL

President Cluver called the Regular Meeting of March 26, 2026 to order at the hour of 1:02 p.m. and the following Commissioners were in attendance:

Commissioner Martinez participated in the meeting via teleconference pursuant to the Just Cause provision.

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

The following members of the Public addressed the Board on the Closed Session:

Ty Hudson, Jessie Johnson, and Julissa J.

1. CLOSED SESSION

President Cluver convened the Board in Closed Session at 1:16 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 Section 54956.9:

Number of Matter(s): 2

File ID: [\[71-26\]](#)

- 1.2 **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: [\[72-26\]](#)

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

Title: Secretary of the Board

File ID: [\[73-26\]](#)

1.4 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: [\[74-26\]](#)

DRAFT

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

Property: 1 Airport Drive, Terminal 1 and Terminal 2 Food and Beverage Units

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: Charles P. Howard Marine Terminal - 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: [\[70-26\]](#)

OPEN SESSION/ROLL CALL

President Cluver called the Regular Meeting of March 26, 2026 to order in Open Session at the hour of 4:14 p.m.

Present: 6 - Commissioner Stephanie Dominguez Walton, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres and President Andreas Cluver

Excused: 1 - Commissioner Arabella Martinez

CLOSED SESSION REPORT

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

Frank Gaskin and Aaron Wright, addressed the Board on the Closed Session.

2. CONSENT ITEMS

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

Item 2.6 was pulled from the Consent Items and taken immediately after.

A motion was made by Commissioner Wong, seconded by First Vice-President Myres, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Muhammad, Commissioner Wong, First Vice-President Myres and President Cluver

Excused: 2 - Commissioner Martinez and Second Vice-President Leslie

- 2.1 Ordinance 4829:** Approve and Authorize the Executive Director to Execute a Lease 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 Average Annual Revenue of Approximately \$314,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[21-26\]](#)

This Ordinance was approved.

- 2.2 Ordinance 4830:** Approve and Authorize the Executive Director to (a) Execute a Fourth Amendment to the Lease Agreement with Shippers Transport Express, LLC to Modify Certain Use Conditions, and (b) Execute a Consent to Sublease with Shippers Transport Express, Inc. to Allow Subleasing to Shippers Logistics, LLC; and Find that the Proposed Action is Exempt from the California Environmental Quality Act **(Maritime)**

File ID: [\[59-26\]](#)

This Ordinance was approved.

- 2.3 Resolution 26-20:** Approve and Authorize the Executive Director to Enter into a Third Supplemental Agreement with West Yost to Extend the Expiration Date to August 31, 2026, to Complete Record Drawings for the Rehabilitation of Sanitary Sewer Systems Projects at and around the Oakland Seaport, and Finding that the Proposed Action is Exempt from CEQA **(Engineering)**

File ID: [\[56-26\]](#)

This Resolution was approved.

- 2.4 Ordinance 4831:** Approve and Authorize 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. (CRE)

File ID: [\[61-26\]](#)

This Ordinance was approved.

- 2.5 Resolution 26-21:** Approve and Authorize the Executive Director to Execute an Amendment to the Current Contract Purchase Agreement with Labor Finders Staffing Services, Inc. for As-Needed Temporary Staffing Services and Increase the Total Contract Amount by \$150,000 for a Revised Total Not-To-Exceed Contract Amount of \$300,000 for the Existing Contract Term that Expires June 30, 2026. (Finance & Admin)

File ID: [\[49-26\]](#)

This Resolution was approved.

- 2.7 Ordinance 4828,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute Separate Retail And Food & Beverage Storage And Support Space/Use Permits With Hg Oak Retail Concessionaires JV And Hg Oak F&B Concessionaires JV At Oakland San Francisco Bay Airport To Include A Total Of Approximately 1779 Square Feet Of Concession Storage Support Space For Up To \$1,075,814 In Total Rent From March 1, 2026 Through February 28, 2035 (Retail) And March 31, 2035 (Food & Beverage), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[52-26\]](#)

This Ordinance was approved.

- 2.8 Minutes:** Approval of the Minutes of the Regular Meeting of February 19, 2026. (Board)

File ID: [\[54-26\]](#)

The Minutes were approved.

Secretary of the Board, Daria Edgerly, introduced Item 2.6.

2.6 Resolution 26-22: Approve and Authorize the Executive Director to Waive Formal Competitive Procurement Procedures and Enter into Agreements with Granicus, Inc. to Continue Use of Board Meeting Management Systems and Upgrade Board Meeting Video Hardware, and with Granicus LLC to Provide a Stakeholders Email Communications System, for a Total Amount Not to Exceed \$672,000 for a Term of Five Years with Two, One-Year Extension Options; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology & Innovation)**

File ID: [\[57-26\]](#)

Peter Cole addressed the Board on Item 2.6.

Executive Director, Kristi McKenney, Port Attorney, Mary Richardson, and Ben Wu, Port Principal Systems Planning Analyst, addressed the Board on Item 2.6.

A motion was made by Commissioner Dominguez Walton, seconded by Commissioner Muhammad, that the Resolution be approved. The motion carried by the following vote:

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

Excused: 1 - Commissioner Martinez

3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

4. BUDGET & FINANCE

4.1 Report: FY 2027 Operating and Capital Budget Update #1, Including Unaudited Financials for the Seven (7) Months Ended January 31, 2026. **(Finance & Admin)**

File ID: [\[60-26\]](#)

Chief Financial Officer, Julie Lam, presented Item 4.1.

Director of Aviation, Craig Simon and Director of Maritime, Bryan Brandes, addressed the Board on Item 4.1.

This Report was received and filed.

5. STRATEGY & POLICY

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

6. REMAINING ACTION ITEMS

6.1 Ordinance 4832: Approve and Authorize the Executive Director to Execute Supplemental Lease Agreements with Two Tenants as Follows: (i) 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 \$143,340; and (ii) 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 \$50,964; Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[55-26\]](#)

Director of Maritime, Bryan Brandes, introduced Item 6.1.

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

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

Excused: 1 - Commissioner Martinez

~~**6.2 Resolution:** Approve and Authorize the Executive Director to Execute 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 of Three Years with Two, One Year Options to Extend for an Amount Not to Exceed \$11,260,481 Over Five Years, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (CRE)~~

Resolution 26-29 Approving And Authorizing The Executive Director To Extend The Agreements With Douglas Parking, Llc For Jack London Square Self-Parking Services And With Valet Hospitality Services - Jack London Square, Llc For Jack London Square Valet Parking Services Through April 30, 2026, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[63-26\]](#)

Dorin Tiutin, Commercial Real Estate Manager, introduced Item 6.2.

Steven Douglas, Stephanie Tran, and Karla Guerra, addressed the Board on Item 6.2.

Port Attorney, Mary Richardson and Executive Director, Kristi McKenney, addressed the Board on Item 6.2.

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

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

Excused: 1 - Commissioner Martinez

- 6.3 Resolution 26-23:** Approve and Authorize the Executive Director to Award and Execute a Contract with Anvil Builders, Inc. in an Amount Not to Exceed \$23,168,640 for the Trade Corridor Enhancement Program Green Power Microgrid Project (Electric Vehicle Chargers and Renewables at Harbor Facilities); Execute Contract Change Orders in an Amount Not to Exceed \$6,897,766; Authorize an Amount Not to Exceed \$34,224,700 for Battery Storage and Solar Panel Components Which Will be Awarded Separately Subject to Future Funding; and Finding that the Proposed Action Complies with the California Environmental Quality Act as Evaluated in the Negative Declaration Adopted for the 2023 Green Power Microgrid Project. (**Engineering**)

File ID: [\[47-26\]](#)

Director of Engineering, Emilia Sánchez, introduced Item 6.3.

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

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

Excused: 1 - Commissioner Martinez

- 6.4 Resolution 26-24:** Approve and Authorize the Executive Director to Award and Execute a Contract with Anvil Builders, Inc. in an Amount Not-to-Exceed \$48,243,708 for the Trade Corridor Enhancement Program Green Power Microgrid (Electric Vehicle Chargers) Project; Execute Contract Change Orders in an Amount Not to Exceed \$7,236,556; and Finding that the Proposed Action Complies with the California Environmental Quality Act as Evaluated in the Negative Declaration Adopted for the 2023 Green Power Microgrid Project. (**Engineering**)

File ID: [\[48-26\]](#)

Director of Engineering, Emilia Sánchez, introduced Item 6.4.

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

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

Excused: 1 - Commissioner Martinez

6.5 Resolution 26-25: Approve and Authorize the Executive Director to: (1) Execute a Grant Agreement with the United States Environmental Protection Agency to Accept a \$500,000 Brownfields Job Training Grant and (2) Execute Individual Sub-Grant Agreements with Project Partners to Enable Grant Funding; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Environmental)**

File ID: [\[53-26\]](#)

Director of Environmental Programs and Planning, Colleen Liang, introduced Item 6.5.

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

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

Excused: 1 - Commissioner Martinez

7. UPDATES/ANNOUNCEMENTS

There were no "Updates or Announcements" on the Agenda.

8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

OPEN FORUM

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

Voulette, Mohamed Shehk, Pamela Price, Jeffrey Dix, Rabbi Cat Davis, Giovanna Tanzillo, Rev. Kevin Mann, Rev. Heang, Jason Mitchell, Rev. Jeanelle A., Sanyika Bryant, Martin Putnam, Ziniab I. Mary Bernier, Osta, Judy Greenspan, Beverly, Rosetta Villaroel, Cynthia Kaufman, Cosima, James King, Max Flynt, Chris, Colin Logan, Batool M., Hadeel D., Nora F., Lucienne, Binya K., Nabi, Jack Heyman, Beth, Anaya, Clara Mangali, Nezar, Lisa, and Nidat Liftawia

President Cluver left the meeting at 6:00 p.m.

Second Vice-President Leslie left the meeting at 6:31 p.m.

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 6:41 p.m. in Memory of Kevin O'keefe Reece II.

Approved:

Daria Edgerly
Secretary of the Board

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