



**PORT OF
OAKLAND**

530 Water Street
Oakland, California 94607
510.627.1337
www.portofoakland.com

SUPPLEMENTAL BOARD AGENDA

Thursday, May 8, 2025

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 4:15 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/1605667808>

To join by Telephone:

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

Webinar ID: 160 566 7808

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 Lee, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

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

Consultation with Kristi McKenney, Executive Director and Troy Hosmer, Port Facilities Security Officer

File ID: [\[134-25\]](#)

1.2 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: [\[135-25\]](#)

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

Property: 1101 Embarcadero West, Oakland, CA

Negotiating Parties: Radius Recycling Inc. and Port of Oakland

Agency Negotiator: Bryan Brandes, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: 1901-1995 Embarcadero Road, Oakland; 1900-2000 Embarcadero, Oakland; and other parcels in Jack London Square and the Airport Business Park

Negotiating Parties: SSS Investment Group; Embarcadero Business Park, LLC; Various other tenants in Jack London Square and the Oakland Business Park; and the Port of Oakland

Agency Negotiator: Jonathan Veach, Chief Real Estate Officer

Under Negotiation: Price and Terms of Payment

File ID: [\[136-25\]](#)

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

Title: Executive Director

File ID: [\[137-25\]](#)

OPEN SESSION/ROLL CALL

Commissioner Dominguez Walton, Commissioner Lee, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

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 an Amendment to the Temporary License Agreement to Extend the Term of the Agreement with Valley Humane Society, Inc. for Three Years and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[123-25\]](#)

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

- 2.2 Ordinance:** Approve and Authorize the Executive Director to Execute a Second 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 October 31, 2025, Resulting in Additional Revenue of \$276,000; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act **(Maritime)**

File ID: [\[80-25\]](#)

Attachments: [Agenda Report](#)
[Ordinance Item 2.2](#)

- 2.3 Ordinance 4787,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Construction Ramp Storage And Staging Space/Use Permit With Western Construction, Inc. At Oakland Airport To Include A Total Of Approximately 2,700 Square Feet Of Ramp Space For Up To \$48,600 In Total Rent From January 1, 2024 Through December 31, 2026 And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[130-25\]](#)

Attachments: [Ordinance 4787](#)

- 2.4 Ordinance 4788,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Lounge Storage And Support Space/Use Permit With Cavu Experiences, LLC At Oakland Airport To Include A Total Of Approximately 420 Square Feet Of Concession Storage Support Space For Up To \$51,442.75 In Total Rent From January 22, 2024 Through December 31, 2025, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[131-25\]](#)

Attachments: [Ordinance 4788](#)

- 2.5 Ordinance 4789**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Third Amendment To The Lease With Shippers Transport Express, Inc. To Modify Premises And Compensation Due To Certain Development Activities; Executive A Second Amendment To The Temporary License Agreement With Alameda County Transportation Commission For Access To Perform Development Activities, Including For The 7th Street Grade Separation East Project, To Extend The Term Through December 31, 2028; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[132-25\]](#)

Attachments: [Ordinance 4789](#)

- 2.6 Ordinance 4790**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Tenth Supplemental Agreement To The Lease With BNSF Railway Company For The Joint Intermodal Terminal To Extend The Term Through December 31, 2025, Provide One Option To Extend The Term By One Year, Modify Compensation Resulting In A Revenue Reduction Of Approximately \$3.2 Million In Fy 2026, And Modify Other Provisions Relating To Term And Potential Future Rail Service; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[133-25\]](#)

Attachments: [Ordinance 4790](#)

- 2.7 Minutes:** Approval of the Minutes of the Regular Meeting of April 24, 2025. **(Board)**

File ID: [\[139-25\]](#)

Attachments: [April 25, 2025 Minutes](#)

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.

- 4.1 Report:** FY 2026 Operating and Capital Budget Update #2. **(Finance & Admin)**

File ID: [\[119-25\]](#)

Attachments: [Report](#)
[Supplemental Attachment](#)

5. STRATEGY & POLICY

This segment of the meeting is reserved for action or discussion on Strategy and Policy Issues.

- 5.1 Informational Report:** Proposed Electricity Rate Adjustment for Fiscal Year 2026 for Rate Classes B and D Serving the Oakland International Airport, and Rate Classes A, B, C, E, F, and G Serving the Port of Oakland Seaport. **(Utilities)**

File ID: [\[125-25\]](#)

Attachments: [Agenda Report](#)

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 Ordinance:** Approve and Authorize the Executive Director to Execute a Second Amendment to Temporary Rental *Agreement* with Delux Public Charter, LLC dba JSX Operating at Oakland Airport for a Total Term of Just Over Seven Years from May 7, 2021, through June 30, 2028, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[103-25\]](#)

Attachments: [Supplemental Agenda Report](#)
[Ordinance Item 6.1](#)

- 6.2 Ordinance:** Approval of Amendments to Tariff No. 2-A, Effective July 1, 2025, to (a) Modify Space Assignment Rates, (b) Modify Wharfage Rates for Containerized Cargo Not Otherwise Specified, and (c) Make Various Minor Administrative Updates; and Find that the Proposed Action is Exempt under the California Environmental Quality Act **(Maritime)**

File ID: [\[121-25\]](#)

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

- 6.3 Resolution:** Approve and Authorize the Executive Director to Execute a Supplemental Agreement to the Professional Services Agreement, Dated February 28, 2020, with Carahsoft Technology Corporation for SAP Concur Expense and Invoice Software to Increase the Maximum Compensation by an Additional \$230,000 to \$680,000; Waive Formal Competitive Procurement Procedures; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (**Finance & Admin**)

File ID: [\[127-25\]](#)

Attachments: [Agenda Report](#)
 [Resolution Item 6.3](#)

- 6.4 Resolution:** Approve and Authorize the Executive Director to Enter into a Professional Services Agreement for External Auditing Services with Macias Gini & O'Connell LLP for the Fiscal Years Ending June 30, 2025, 2026, and 2027 with Two (2) Possible One-Year Extensions for Audit Services for Fiscal Years Ending June 30, 2028 and 2029, for a Total Not to Exceed Amount of \$1,777,223 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (**Finance & Admin**)

File ID: [\[128-25\]](#)

Attachments: [Agenda Report](#)
 [Resolution Item 6.4](#)

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 May 22, 2025.

PUBLIC PARTICIPATION

To Speak on an Agenda Item

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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

To receive Port Agendas and Agenda Related Materials by email, please email your request to: 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
530 Water Street, Oakland, CA 94607
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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.