



**AGENDA REPORT**

**PROPOSED ACTION: Ordinance:** Adoption of an Ordinance Approving *Oakland International Airport Hangar/Ramp Space Agreements* with Multiple General Aviation Tenants Operating at the North Field of Oakland Airport, for Terms Commencing on Various Dates and All Expiring June 30, 2026, With Anticipated Annual Revenues of \$26,729 for Fiscal Year 2025, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**Submitted By:** Craig Simon, Director of Aviation; Kristi McKenney, Executive Director

**Parties Involved:** 17 General Aviation Tenants as Listed in Table 1: General Aviation Agreements

**Amount:** \$26,729 FY25 Revenue

**EXECUTIVE SUMMARY:** Pursuant to the delegated authority under the Port's Bylaws and Administrative Rules, the Executive Director, or their designee, has executed new *Oakland International Airport Hangar/Ramp Space Agreements (Hangar Agreement)* and *Amendments* with separate General Aviation (GA) tenants starting in June 2024. The terms and conditions of these new *Hangar Agreements* at Oakland Airport (OAK) were previously approved by the Port of Board Commissioners (Board) in June of 2021. The new *Hangar Agreements* were executed for a term commencing on various dates and will all expire June 30, 2026 when approved by the Board.

**BACKGROUND & ANALYSIS**

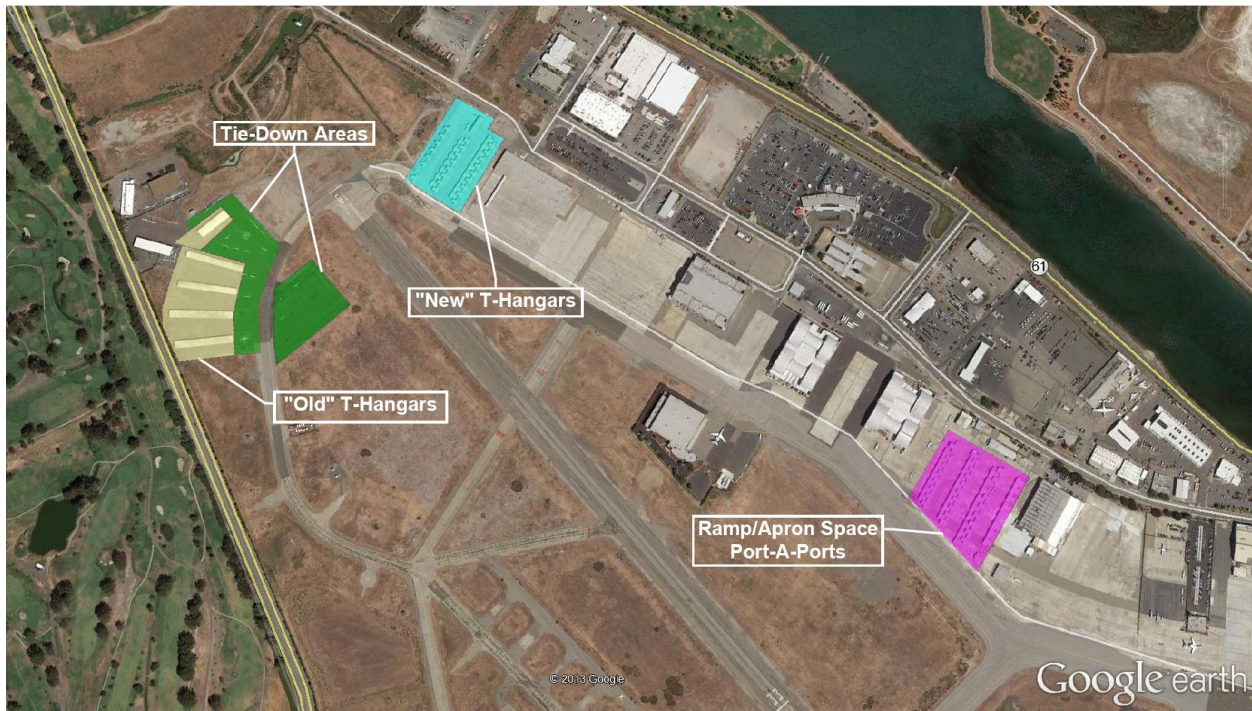
Pursuant to Port Ordinance No. 4607, on September 16, 2021, the Board approved *Hangar Agreements* with 120 GA tenants occupying space throughout the North Field of OAK, for a term commencing July 1, 2021, and expiring June 30, 2026.

The template *Hangar Agreement* includes the following provisions:

1. Follows the Port's standard template.
2. Specifically requires that the Security Deposit be maintained at three times the monthly rental amount, consistent with Port Policy No. AP 509.
3. Identifies the maintenance requirements of the tenant and the Port.
4. Explains and outlines additional provisions and requirements of the uses of the hangars (the "Do's and Don'ts").

## Exhibit 1

### GA Hangar and Tiedown Locations



Throughout FY 2025, pursuant to the delegated authority under the Port's Bylaws and Administrative Rules, the Executive Director, or their designee, has executed *Hangar Agreements* with new GA tenants and Amendments with existing GA tenants. Exhibit A is a detailed listing of each new tenant *Hangar Agreement*, the location(s) of identified GA premises, the monthly rental rate (effective 7/1/2024), and the FY 2025 estimated revenue. Port Staff is recommending the approval to extend the terms and conditions of the *Hangar Agreements* with the new GA tenants, for co-terminus occupancy through June 30, 2026 with other GA tenants of the ramp/apron space, Port-owned Port-a-Ports, Port-owned T-Hangars, and Tie-down areas, plus ingress and egress over OAK property at the North Field.

**Table 1**  
**General Aviation Agreements**

North Field General Aviation Tenants (New Agreements and Amendments)						
Tenant	Agreement Type	Facility	Location	Start Date	Monthly Rate	FY 24/25 Revenues
Alameda Aero Club	Amendment	Tiedown	T-13	6/1/2024	\$99	\$1,188
Alameda Aero Club	Agreement	Tiedown	T-20	5/1/2025	\$99	\$198
APOGEE AIR LLC	Agreement	Tiedown	T-16	9/1/2024	\$99	\$990
Booska, Steven	Amendment	Tiedown	878M	12/1/2024	\$99	\$693
Choate, Eric	Amendment	Port-a-Port	6-A-15	11/1/2024	\$353	\$2,824
Essex, Brandon	Agreement	Tiedown	A-5	5/1/2025	\$99	\$198
Ferland, Jeffrey	Amendment	T-Hangar	878U	11/1/2024	\$380	\$3,040
Fiamor, Jonathan	Agreement	Tiedown	909-4	5/1/2025	\$99	\$198
Gibbons, Jack	Agreement	Tiedown	A-11	5/1/2025	\$99	\$198
Heineman, Zach	Amendment	T-Hangar	907A	5/1/2025	Administrative	
Martinez, Raul	Agreement	Tiedown	A-10	5/1/2025	\$99	\$198
Meer, Elliott	Amendment	Port-a-Port	6-C-13	7/1/2024	\$278	\$3,336
Mirza, Rummy	Agreement	Port-a-Port	6-D-13	10/1/2024	\$278	\$2,502
Mirza, Rummy	Amendment	Port-a-Port	6-D-16	11/1/2024	\$278	\$2,224
Pinkham, Cyril	Amendment	Tiedown	910-4	9/1/2024	\$99	\$990
Schiller, Matt	Agreement	Port-a-Port	6-D-9	5/1/2025	\$278	\$556
Solis, Dan	Agreement	Port-a-Port	6-D-14	10/1/2024	\$278	\$2,502
Velez Harry	Agreement	Tiedown	A-1	6/1/2024	\$120	\$360
Velez Harry	Amendment	Tiedown	A-2	9/1/2024	\$99	\$990
Weisemann, Claus	Amendment	T-Hangar	909F	11/1/2024	\$443	\$3,544
<b>TOTALS</b>					<b>\$3,676</b>	<b>\$26,729</b>

## **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: There is no budget impact as revenues for the GA tenants were included in the FY 2025 Operating Budget.

### **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 (Not Covered Entity) – proposed action involves entity not covered by Living Wage requirements because it is not a covered service provider or tenant, does not employ at least 21 employees, or receive from or pay to Port at least \$50,000.

☐ Additional Notes:

### **SUSTAINABLE OPPORTUNITIES:**

Applies? **No.**

### **GENERAL PLAN** (City Charter § 727):

Conformity Determination:

<p><u>Reason:</u> The tenants have not proposed any development for the leased area. If the tenants decides to develop the site in the future, the tenants must comply with the 2000 Sustainability Policy and complete the Sustainability Opportunities Assessment Form.</p>	<p>Maritime/Aviation – proposed action conforms to policies for transportation designation of the General Plan.</p>
<p><b><u>STRATEGIC PLAN.</u></b> The proposed action would help the Port achieve the following goal(s) in the Port's Strategic Plan:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Capture Our Market and Grow the Economic Base</li> <li><input type="checkbox"/> Modernize and Upgrade Infrastructure</li> <li><input type="checkbox"/> Transition to Zero-Emissions and Build Climate Resilience</li> <li><input checked="" type="checkbox"/> Maximize Land Use Value and Revenues</li> <li><input type="checkbox"/> Workforce Training and Jobs Development</li> <li><input type="checkbox"/> Create Opportunities for Local Businesses and Community Economic Development</li> </ul>	