530 Water Street
Oakland, California 94607
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Minutes

Thursday, October 9, 2025

3:30 PM

Board Room – 2nd Floor

ROLL CALL

President Cluver called the Regular Meeting of October 9, 2025 to order at the hour of 1:16 and the following Commissioners were in attendance:

Commissioner Muhammad participated remotely in the Closed Session, 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

1. CLOSED SESSION

President Cluver convened the Board in Closed Session at 1:19 p.m. to hear the following Items:

First Vice-President Myres arrived at the meeting at the hour of 1:19 p.m.

Commissioner Muhammad left the meeting at 2:13 p.m.

1.1 **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: [269-25]

1.2 **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: 2.**

File ID: [270-25]

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

Consultation with Douglas Mansel, Aviation Security Officer

File ID: [271-25]

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

Property: Various Properties In or Around the Former Oakland Army Base
Negotiating Parties: Various Property Owners and Tenants In or Around the Former Oakland Army Base and the Port of Oakland
Agency Negotiator: Bryan Brandes, Director of Maritime
Under Negotiation: Price and Terms of Payment

File ID: [272-25]

1.5

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: [273-25]

1.6

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

Title: Secretary of the Board

File ID: [274-25]

OPEN SESSION/ROLL CALL

President Cluver called the Regular Meeting of October 9, 2025 to order in Open Session at the hour of 4:18 p.m.

Present:	**6 -**	Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres and President Andreas Cluver
Excused:	**1 -**	Commissioner Derrick Muhammad

CLOSED SESSION REPORT

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

Port Attorney, Mary Richardson, announced that Commissioner Muhammad participated remotely in the Closed Session, pursuant to the Just Cause provision.

OPEN FORUM

The following members of the Public addressed the Board in Open Forum:
Mohamed Sheht, Laith Adel, Aisha Mansour, Voulette Hattar, Rosita Garcia, Neda Jamaly, Arlette Jacome, Sonja Goetch-Avila, Lubna Morrar, Lujain Al-Saleh, Sanyika Bryant, Jason Wallace, Tina Shauf-Bajar, Anna Blackshaw, Seth Morrison, Ramzi Elkawa, Lala, Christina, Hadeel, Janell Torres, Rami Ibrahim

Second Vice-President Leslie left the meeting at 5:15 p.m.

2. CONSENT ITEMS

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

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

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

Excused: **1 -** Commissioner Muhammad

2.1 **Ordinance 4811:** Approve and Authorize the Executive Director to Execute a Space Assignment Agreement with Pacific Crane Maintenance Company, LLC For Land and Office Space at Howard Terminal, for a Maximum Term of One year through July 12, 2026, Resulting in Revenue of Approximately $170,340; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [244-25]

This Ordinance was approved.

2.2 **Resolution 25-81:** Approve and Authorize the Executive Director to Execute a First Amendment to the Seaport Drayage Truck Parking/Container Depot Parking Management Services Agreement with ABM Industry Groups, LLC, dba ABM Parking Services to Extend the Term through April 30, 2027, Increase the Agreement Budget by $7.8 Million, and Make Other Operational Changes, and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [248-25]

This Resolution was approved.

2.3 **Ordinance 4806,** 2nd Reading Of An Ordinance Amending Various Administrative Provisions Of Titles 1 And 2 Of The Port Of Oakland Administrative Code, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [255-25]

This Ordinance was approved.

2.4 **Ordinance 4807,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Amendment No. 1 To Space/Use Permit With MRG Oakland LLC To Delete Unit T2-R-C2-1, Reduce The Footprint At Unit T1-R-1 And T2-R-C2-3, Reduce The Percent Rent From 15% To 10% At The Pre-Security Retail Unit T1-R-1 And T2-Fb-1 And Re-Allocate $350,000 In Port Capital Improvement Funds From Unit T2-R-C2-1 To Other Units Under Development By MRG Oakland LLC At Oakland San Francisco Bay Airport, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [256-25]

This Ordinance was approved.

2.5 **Ordinance 4808,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Personal Vehicle Sharing Non-Exclusive Pilot Program Agreement With Turo, Inc. For Operation Of A Peer-To-Peer Car-Sharing Service At Oakland San Francisco Bay Airport For A Term Of Nine Months, With Estimated Nine Month Revenue Of $180,000; Amending Section 8.01.020 Of The Port Of Oakland Administrative Code; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [257-25]

This Ordinance was approved.

2.6 **Ordinance 4809,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Assignment And Amendment Of The Lease For The Premises Located Approximately At 1901-1995 Embarcadero Road, Oakland, To Assign The Lease From SSS Investment Group LLC To Waterfront Investments Inc., At An Initial Monthly Minimum Rent Of $20,000, And A One-Time Payment Of $1,500,000 From Waterfront Investments Inc. To The Port For Payment Of Deferred Rent And As Prepaid Rent, And Extend The Term By Five (5) Years; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [258-25]

This Ordinance was approved.

2.7 **Ordinance 4810,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A License And Concession Agreement With Auto Express Towing & Recovery, LLC For The Premises Located At 2400 Embarcadero Road, Oakland, For A Term Of Five Years With One Five-Year Mutual Extension Option, At An Initial Monthly Rent Of $3,495; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [259-25]

This Ordinance was approved.

3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

4. BUDGET & FINANCE

There were no "Budget & Finance" Items to approve.

5. STRATEGY & POLICY

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

6. REMAINING ACTION ITEMS

6.1 **Resolution 25-82:** Approve and Authorize the Executive Director to Execute a Construction Phase Work Authorization for the Oakland San Francisco Bay Airport Terminal Restroom Renovation Program, Phase 2 with Webcor Construction, LP for a Guaranteed Maximum Price of $37,957,844.31; Increase Maximum Compensation by $11,500,000 for a Not-To-Exceed Total Amount of $51,500,000 for Prime Builder Services Contract with Webcor Construction, LP; Increase Maximum Compensation by $5,300,000 for a Not-To-Exceed Total Amount of $17,800,000 for On-Call Architecture and Engineering Services Contracts with HNTB Corporation and Extending the Term of the HNTB Corporation Agreement Until December 31, 2028; Apply for and Accept Grant Awards of Approximately $29,000,000, or more if Additional Funding Becomes Available; Approve the De-Accessioning of Public Art at the Restroom Privacy Walls in Terminal 2; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering/Aviation)**

File ID: [264-25]

Director of Engineering, Emilia Sánchez, introduced Item 6.1.
Brent Lee addressed the Board on Item 6.1.

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

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

Excused: **2 -** Commissioner Muhammad and Second Vice-President Leslie

6.2 **Ordinance 4812:** Approve and Authorize the Executive Director to Execute a Third 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 April 30, 2026, Resulting in Additional Revenue of $285,075; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [249-25]

Troy Hosmer, Port Facilities Security Officer, introduced Item 6.2.

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

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

Excused: **2 -** Commissioner Muhammad and Second Vice-President Leslie

6.3 Ordinance 4813 and Resolution 25-83: Adoption of a Resolution to Extend the Terms and Conditions of Employment and Certain Benefits as Set Forth in the July 1, 2022 - September 30, 2025 Memorandum of Understanding between the Port of Oakland and the International Federation of Professional and Technical Engineers, Local 21 (IFPTE Local 21) for the Period October 1, 2025 through June 30, 2028 (Successor MOU) with Future Cost of Living Adjustments and Additional Paid Leave and to Authorize the Executive Director to Execute the Successor MOU; Enactment of an Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits for Port Employees Represented by IFPTE Local 21; and, Enactment of an Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits for Non-Represented Employees in Port Employee Representation Unit M (Unit M). **(Finance & Admin)**

File ID: [268-25]

Director of Human Resources, Michael Mitchell, introduced Item 6.3.

Executive Director, Kristi McKenney, addressed the Board on Item 6.3.

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

Ayes:	**5 -**	Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Wong, First Vice-President Myres and President Cluver
Excused:	**2 -**	Commissioner Muhammad and Second Vice-President Leslie

7. UPDATES/ANNOUNCEMENTS

Commissioner Dominguez Walton and First-Vice President Myres, reported out on their trip to Hong Kong for Routes World 2025. First Vice-President Myres also reported on attending the Port-sponsored Oakland Pride Parade.

8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

OPEN FORUM

There were no Public Speakers in Open Forum.

The Board reconvened into Closed Session at the hour of 5:40 p.m.

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 6:01 p.m.

Approved:

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Daria Edgerly
Secretary of the Board