

**BOARD OF PORT COMMISSIONERS  
CITY OF OAKLAND**

5/22/2025  
Item No.: 2.1  
CT/pcm

*MP*

**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 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.**

**WHEREAS**, the Board of Port Commissioners (the "Board") has reviewed and evaluated the Agenda Report for Agenda Item 2.1, dated May 22, 2025 (the "Agenda Report") and related agenda materials, has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; now, therefore,

**BE IT ORDAINED** by the Board of Port Commissioners of the City of Oakland as follows:

**Section 1.** The Board hereby finds and determines that the proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15301 of the CEQA Guidelines because the proposed action consists of activities that involve negligible or no expansion of an existing use.

**Section 2.** In acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in related agenda materials and in testimony received.

**Section 3.** The Board hereby approves the terms and conditions set forth in the Agenda Report for the Oakland International Airport Hangar/Ramp Space Agreements (the "Agreements") with the General Aviation tenants, as set forth in Exhibit A ("GA Tenants"), for a term commencing on the dates set forth in Exhibit A, and expiring June 30, 2026, thereby permitting the continued occupancy by the tenants of the ramp/apron space, Port-owned Port-a-Ports, Port-owned T-Hangars and Tie-down areas plus ingress and egress over the Port's property at the North Field of Oakland Airport.

**Section 4.** The Board hereby authorizes the Executive Director of the Port to execute, and/or ratifies the Executive Director's execution of, the Agreements with the GA Tenants, and to make such additions, modifications, or corrections as necessary to implement the Agreements or to correct errors, subject to the limitations set forth herein and provided that any such addition, modification, or correction does not materially differ from the terms and conditions set forth herein and in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

**Section 5.** This Ordinance is not evidence of and does not create or constitute (a) a contract(s), or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until a separate written contract is duly executed on behalf of the Board as authorized by this Ordinance, is signed as approved as to form and legality by the Port Attorney, and is delivered to other contracting party, there shall be no valid or effective contract.

**Section 6.** This Ordinance shall take effect on the date of its final adoption; provided, however, that if a petition protesting the adoption of this Ordinance is timely and duly submitted to the elections official of the City of Oakland in the manner required under California Elections Code § 9237, the effective date of this Ordinance shall be suspended, and all actions authorized by this Ordinance shall be null and void.

DRAFT

\_\_\_\_\_  
**President.**

**Attest:**

\_\_\_\_\_  
**Secretary.**

**Approved as to form and legality:**

\_\_\_\_\_  
**Port Attorney**

**EXHIBIT A****General Aviation Agreements**

<b>North Field General Aviation Tenants (New Agreements and Amendments)</b>						
<b>Tenant</b>	<b>Agreement Type</b>	<b>Facility</b>	<b>Location</b>	<b>Start Date</b>	<b>Monthly Rate</b>	<b>FY 24/25 Revenues</b>
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>