



## **BOARD AGENDA**

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Thursday, December 18, 2025

Board Room – 2nd Floor

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***The Public Portion Of The Meeting Will Begin At 4:30 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/1604241086>*

*To join by Telephone:*

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

*Webinar ID: 160 424 1086*

*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 Martinez, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver*

**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 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:** [\[355-25\]](#)

**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: 1.**

**File ID:** [\[356-25\]](#)

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

Consultation with Douglas Mansel, Aviation Security Officer

**File ID:** [\[357-25\]](#)

**1.4 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:** [\[359-25\]](#)

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

**Property:** Oakland International Container Terminal (Berth 55-60): 1717 Middle Harbor Road, Oakland, CA; Matson Terminal (Berths 61-63): 1579 Middle Harbor Road, Oakland, CA ; Shippers Transport Express: 2441 W 14th Street, Oakland, CA; TraPac Terminal: 2800 7th Street, Oakland, CA; Outer Harbor Terminal: Berths 22-24 Maritime Street, Oakland, CA

**Negotiating Parties:** SSA Terminals, LLC; TraPac, LLC; Shippers Transport Express, Inc., and the Port of Oakland

**Agency Negotiator:** Bryan Brandes (Maritime Director); Catrina Fobian (Deputy Port Attorney); Christine Tam (Assistant Port Attorney); Carolyn Almquist (Manager, Maritime Business Development)

**Under Negotiation:** Price and Terms of Payment

**Property:** Charles P. Howard Marine Terminal - Oakland, CA 94607

**Negotiating Parties:** Various proposers to Howard Property RFP and the Port of Oakland

**Agency Negotiator:** Jonathan Veach, Chief Real Estate Officer

**Under Negotiation:** Price and Terms of Payment

**Property:** Oakland Airport Business Park

**Negotiating Parties:** To be determined but may include private properties located within Oakland Airport Business Park, tenants, and the Port of Oakland

**Agency Negotiator:** Jonathan Veach, Chief Real Estate Officer

**Under Negotiation:** Price and Terms of Payment

**Property:** 10 Washington St, Oakland, CA 94607

**Negotiating Parties:** Various proposers to Waterfront Hotel RFP and the Port of Oakland

**Agency Negotiator:** Jonathan Veach, Chief Real Estate Officer

**Under Negotiation:** Price and Terms of Payment

**File ID:** [\[358-25\]](#)

**OPEN SESSION/ROLL CALL**

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

**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 Resolution:** Approve and Authorize the Executive Director to Execute a Professional Services Agreement with Environmental.com LLC for Wastewater and Potable Water Sampling and Reporting for a Five-Year Term with an Optional Extension of Two-Years and a Maximum Compensation Not to Exceed \$500,000; and Finding That the Proposed Action is Exempt Under the California Environmental Quality Act (**Aviation**).

**File ID:** [\[350-25\]](#)

**Attachments:** [Agenda Report](#)

- 2.2 Resolution:** Approve and Authorize the Executive Director to Waive Formal Competitive Procedures and Execute an Agreement with Verizon Connect Fleet USA LLC to Provide Vehicle Tracking Services for Five Years for a Maximum Compensation Not to Exceed \$585,000 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (**Technology & Innovation**)

**File ID:** [\[349-25\]](#)

**Attachments:** [Agenda Report](#)

- 2.3 Resolution:** Approve and Authorize the Port of Oakland’s Risk Manager to Execute all Necessary Documents, Subject to Approval of the Port Attorney as to Form and Legality, and to Approve Reasonable Substitutions of Insurers to Renew the Owner Controlled Insurance Program Arranged and Paid Through a Prime Insurance Broker for a Three-Year Term and in an Amount Not to Exceed \$7,300,000 Plus Posting of an Additional \$464,743 in Collateral (Subject to Audit Adjustment) and Related Actions and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (**Finance & Admin**)

**File ID:** [\[345-25\]](#)

**Attachments:** [Agenda Report](#)

- 2.4 Resolution:** Building Permit for T-Mobile West, LLC for Antenna Upgrades, 1 Airport Drive, Terminal 1 and Connector, OAK (**Environmental/Aviation**)

**File ID:** [\[351-25\]](#)

**Attachments:** [Building Permit 71](#)

- 2.5 Ordinance 4821,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Ninth Supplemental Agreement Of Lease With Scott's Jack London Seafood, Inc. For The Premises Located At 2 Broadway, Oakland, To Provide A Deferral Of Minimum Rent For A Period Of Twenty-Four (24) Months, To Be Repaid Over A Period Of Five (5) Years, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[352-25\]](#)

**Attachments:** [Ordinance 4821](#)

- 2.6 Ordinance 4822,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute Extensions Of Short Term Agreements That Have Been In Effect For More Than One Year As Of December 4, 2025, And/Or Are Likely To Be In Effect For More Than One Year As Of December 31, 2025 Through December 31, 2026, Resulting In An Annual Revenue Of Approximately \$11.5 Million, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[353-25\]](#)

**Attachments:** [Ordinance 4822](#)

- 2.7 Ordinance 4823,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute Agreements Necessary To Assign And Amend A Lease With Oakland Hospitality, LLC To Kalptaru Holdco, LLC, For The Premises Located At 1103 Embarcadero Road, Oakland, For An Assignment Fee Of \$1,158.78, To Increase The Security Deposit To Six (6) Times' The Minimum Rent, Require A Personal Guaranty, Require Demolition Of Improvements And Construction Of Other Improvements, And Adjust Parking Areas; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[354-25\]](#)

**Attachments:** [Ordinance 4823](#)

- 2.8 Minutes:** Approval of the Minutes of the Regular Meeting of November 20, 2025. (**Board**)

**File ID:** [\[361-25\]](#)

**Attachments:** [November 20, 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.*

#### 5. STRATEGY & POLICY

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

#### 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 Resolution:** Approve and Authorize the Executive Director to Waive Formal Competitive Procurement Procedures, Execute an Agreement with Oshkosh AeroTech, LLC, to Refurbish Three Passenger Boarding Bridges in Terminal 1 for an Amount Not to Exceed \$1,592,400, and Execute Contract Change Orders with Oshkosh AeroTech, LLC, for an Amount Not to Exceed \$100,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [\[106-25\]](#)

**Attachments:** [Agenda Report](#)

- 6.2 Resolution:** Approve and Authorize the Executive Director to Execute a Supplemental Agreement to the Professional Services Agreement with Oliver Wyman, LLC, a Delaware limited liability company, through its Lippincott Division to Add \$500,000 to the Maximum Compensation for a Total Not to Exceed \$650,000 for an Additional One Year to Provide Brand Development and Marketing Consulting Services; Waive Formal Competitive Procurement Procedures; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [\[346-25\]](#)

**Attachments:** [Agenda Report](#)

- 6.3 Resolution:** Approve and Authorize the Executive Director to Award and Execute Two On-Call Public Works Contracts with: (a) Industrial Railway Company for Maintenance of Railroad Track and Crane Rail in an Aggregate Amount Not to Exceed \$990,000 Commencing January 1, 2026 and Ending December 31, 2026, with Two One-Year Extension Options; and (b) AIMS PVC CA, LLC dba AIMS Companies for Sanitary Sewer and Storm Water Lines Inspection and Cleaning in an Aggregate Amount Not to Exceed \$750,000 Commencing January 1, 2026 and ending December 31, 2026, with Two One-Year Extension Options; and (2) Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

**File ID:** [\[300-25\]](#)

**Attachments:** [Agenda Report](#)

- 6.4 Ordinance:** Approve and Authorize the Executive Director to Execute a First Amendment of the Temporary Rental Agreement with Anthony Cirillo for Premises Located at 1853 Embarcadero Road, Oakland, to Extend the Term by Up to One (1) Year, at a Monthly Rental Rate of \$1,612.00; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

**File ID:** [\[332-25\]](#)

**Attachments:** [Agenda Report](#)  
[Exhibit A](#)

- 6.5 Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with Koffler Electrical Mechanical Apparatus Repair, Inc. for Container Cranes Large Electric Motor Maintenance, Repair, Reconditioning, Overhaul, and Replacement Services for Port of Oakland-Owned Cranes for an amount Not-To-Exceed \$900,000 Commencing January 1, 2026 and Ending December 31, 2028, 2029, or 2030; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering)**

**File ID:** [\[336-25\]](#)

**Attachments:** [Agenda Report](#)

- 6.6 Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with Consolidated Engineering Laboratories for Crane-Related Structural Inspection and Material Testing Services for Port of Oakland-Owned Cranes for an amount Not-To-Exceed \$1,000,000 Commencing January 1, 2026 and Ending December 31, 2028, 2029, or 2030; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering)**

**File ID:** [\[337-25\]](#)

**Attachments:** [Agenda Report](#)

- 6.7 Ordinance:** Enactment of an Ordinance Necessary to Ratify and Set the Annual Salary for the Director of Communications Job Classification at \$275,604. **(Finance & Admin)**

**File ID:** [\[360-25\]](#)

**Attachments:** [Agenda Report](#)

## 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 January 22, 2025.*

## PUBLIC PARTICIPATION

### To Speak on an Agenda Item

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 conclusion of Closed Session. Cards received after the start of the meeting will be treated as a single request to speak in Open Forum. All speakers will be allotted a minimum of one minute.

### 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](http://www.portoakland.com)

To receive Port Agendas and Agenda Related Materials by email, please email your request to: [dedgerly@portoakland.com](mailto: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  
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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.