

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

PORT ORDINANCE NO. 4821

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.

WHEREAS, the Board of Port Commissioners of the City of Oakland ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 2.1, dated December 4, 2025, and related agenda materials ("Agenda Report"), has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

WHEREAS, Section 706 of the City of Oakland ("City") Charter gives to the Board the complete and exclusive power and duty for and on behalf of the City to make provisions for the needs of commerce, shipping, and navigation of the Port and to promote the development, construction, and operation of all waterfront properties, including piers, wharves, sea walls, docks, and other improvements; and

WHEREAS, the proposed action will provide service for members of the public who use the waterfront, and is consistent with the Port's duty to use and manage Port property in trust for the people of the State of California (the "Tidelands Trust"), and the private use of Port property pursuant to the requested approval will not interfere with the Tidelands Trust; and

WHEREAS, 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 testimony received; 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 and authorizes the Executive Director to do all of the following:

A. Execute the proposed Ninth Supplemental Agreement of Lease ("Agreement") 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, as further described in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

B. Make any additions, modifications, or corrections as necessary to implement the Agreement, 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 4. This Ordinance is not evidence of and does not create or constitute (a) a contract, 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 agreement 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 the other contracting party, there shall be no valid or effective agreement.

Section 5. 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.

The Board of Port Commissioners, Oakland, California, December 4, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Leslie, Muhammad, Myres, Wong and President Cluver - 6. Noes: 0. Excused: Commissioner Martinez - 1.

Daria Edgerly,

Secretary of the Board

Adopted at a Regular Meeting held December 18, 2025
by the following vote:

Ayes: Commissioners Dominguez Walton, Leslie, Martinez, Muhammad, Wong and
President Cluver - 6

Noes: - 0

Excused: First Vice-President Myres - 1

Attest: 

President.


Secretary.

Approved as to form and legality:



Port Attorney

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

PORT ORDINANCE NO. 4822

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.

WHEREAS, the Board of Port Commissioners of the City of Oakland ("Board") has reviewed and evaluated the proposed extension of Short Term Agreements in the Port of Oakland's ("Port") Maritime area as set forth in the Agenda Report for Agenda Item 6.1, dated December 4, 2025 (the "Agenda Report") and related agenda materials, has received the expert testimony of Port staff, and has provided opportunities for and taken public comment; and

WHEREAS, Section 706 of the City of Oakland ("City") Charter gives to the Board the complete and exclusive power and duty for and on behalf of the City to make provisions for the needs of commerce, shipping, and navigation of the Port and to promote the development, construction, and operation of all waterfront properties, including piers, wharves, sea walls, docks, and other improvements; and

WHEREAS, the proposed action will provide important services for customers of the Port, and is consistent with the Port's duty to use and manage Port property in trust for the people of the State of California (the "Tidelands Trust"), and the private use of Port property in the form of a lease will not interfere with the Tidelands Trust;

NOW, THEREFORE, BE IT ORDAINED by the Board of Port Commissioners of the City of Oakland as follows:

SECTION 1. 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 2. The Board hereby finds and determines this action was reviewed in accordance with the requirements of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines. The proposed extension of Space Assignment Agreements and Temporary License Agreements (together, "Short Term Agreements") with continued uses is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Extending the Short Term Agreements with existing tenants to continue their current business operations meets the criteria for this exemption.

SECTION 3. The Board approves the extensions set forth in the Agenda Report and authorizes the Executive Director of the Port ("Executive Director") to extend (i) those Space Assignment Agreements set forth in Table 1 in Attachment A to this Ordinance that have been in effect for more than one (1) year as of December 4, 2025, (ii) those Space Assignment Agreements set forth in Table 2 of Attachment A to this Ordinance that are expected to be in effect for more than one year as of December 31, 2025, (iii) those Temporary License Agreement(s) set forth in Table 3 of Attachment A to this Ordinance expected to be in place longer than one year as of December 4, 2025, and (iv) those Temporary License Agreement(s) set forth in Table 4 of Attachment A to this Ordinance that are expected to be in effect for more than one year as of December 31, 2025. The Board authorizes and approves extension of said agreements on a month-to-month basis under the same terms and conditions and at such rates as are set forth in Port Tariff 2-A, as the same may be amended from time to time by the Board. Each of the month-to-month Short Term Agreements herein authorized shall be subject to further Board review and approval in the event that any such agreements continue for more than one (1) year. For clarity, the Executive Director has waived or reduced the security deposit requirement for certain short-term agreements, as described in Table 5 of Attachment A. As part of the continuation of these short-term agreements, these security deposits in Table 5 of Attachment A shall remain unchanged, and all other tenants listed herein remain subject to the Port's standard security deposit requirements. Nothing herein changes the terms of the Short-Term Agreements, as opposed to allowing them to remain in effect for longer than one year.

SECTION 4. 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.

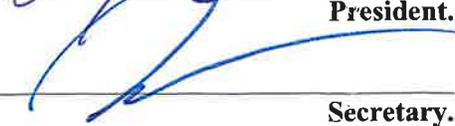
SECTION 5. This Ordinance shall take effect on the date of its final adoption; provided, however, that if a petition protesting the adoption of this Ordinance is timely and duly submitted to the elections official of the City of Oakland in the manner required under California Elections Code § 9237, the effective date of this Ordinance shall be suspended, and all actions authorized by this Ordinance shall be null and void.

The Board of Port Commissioners, Oakland, California, December 4, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Leslie, Muhammad, Myres, Wong and President Cluver - 6. Noes: 0. Excused: Commissioner Martinez - 1.

Daria Edgerly,
Secretary of the Board

Adopted at a Regular Meeting held December 18, 2025
by the following vote:

Ayes: Commissioners Dominguez Walton, Leslie, Martinez, Muhammad, Wong and President Cluver – 6
Noes: – 0
Excused: First Vice-President Myres – 1

Attest:  _____ **President.**
 _____ **Secretary.**

Approved as to form and legality:

 _____
Port Attorney

ATTACHMENT A
APPROVAL OF EXTENSION OF SHORT TERM AGREEMENTS

Table 1. Space Assignments in place longer than one year as of 12/4/2025

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
1.	4G Management, Inc.	1681MMJ1	Emissions capture barge	6/15/2024	\$12,407
2.	Academy of Truck Driving	1182MMJ1	Parking of training vehicles	8/1/2006	\$937
3.	Academy of Truck Driving	1185MMJ1	Office and training space	8/1/2006	\$1,505
4.	Amnav Maritime Services	1172MMJ1	Tugboat operations	7/1/2006	\$13,031
5.	Ariana Hot Dog	1368MMJ3	Food vendor	10/15/2013	\$362
6.	AV Trucking	1663MMJ4	Trucking operations	2/12/2022	\$12,810
7.	Baha West Coast Express	1690MMJ1	Truck repairs	9/23/2023	\$9,540
8.	Bay City Express	1702MMJ1	Trucking operations	8/1/2024	\$16,205
9.	Bridgeport Transportation	1504MMJ4	Trucking operations	10/13/2018	\$39,140
10.	Cal Lift	1565MMJ1	Equipment Repairs	8/1/2020	\$10,321
11.	Centerline Logistics	1575MMJ4	Tugboat operations	6/1/2020	\$7,350
12.	CPX Carrier	1138MMJ1	Office space/trucking ops	5/1/2017	\$1,942
13.	Digital Realty Trust	1280MMJ3	Storage and auto parking	7/13/2010	\$4,007
14.	E&H 24-Hour Road Services	1529MMJ4	Truck repairs	8/1/2019	\$2,953
15.	El Patron Lonchera	1229MMJ3	Food vendor	6/1/2008	\$362
16.	Fundis Company	1245MMJ1	Trucking operations	2/1/2009	\$19,448
17.	Fundis Company	1571MMJ1	Truck scales	4/1/2020	\$6,864
18.	Geneva Refrigerated	1595MMJ1	Warehouse operations	2/6/2021	\$7,738
19.	Ghilotti Construction	1687MMJ1	Office space	8/1/2023	\$15,268
20.	Ghilotti Construction	1692MMJ1	Construction laydown	12/16/2023	\$5,114
21.	Gill Freightline	1562MMJ1	Trucking operations	7/7/2020	\$6,451
22.	Impact Transportation	1545MMJ1	Trucking operations	5/1/2020	\$18,085

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
23.	Impact Transportation	1500MMJ1	Fumigation	12/1/2018	\$689
24.	Intermodal Logistics	1526MMJ1	Trucking operations	8/1/2019	\$16,205
25.	Isaac Logistics	1489MMJ1	Trucking operations	5/1/2018	\$8,303
26.	JD Trucking Services	1573MMJ1	Trucking operations	8/1/2020	\$11,533
27.	JS Container Services	1569MMJ1	Trucking operations	8/1/2020	\$9,460
28.	La Chole	MHQ-1031	Food vendor	9/1/2003	\$362
29.	Lengner & Sons Produce	1683MMJ1	Office space	7/21/2023	\$3,868
30.	MC&PL Tire	1105MMJ5	Truck tire repair	4/1/2005	\$606
31.	Metritech	1268MMJ1	RFID center	12/17/2009	\$595
32.	NFI Port Services (CMI Transportation)	1195MMJ5	Trucking operations	7/1/2023	\$46,777
33.	North Central Truck Supply	1311MMJ1	Truck parts	8/1/2011	\$10,725
34.	North Central Truck Supply	1464MMJ1	Trucking operations	7/1/2017	\$4,131
35.	Oakland Port Trans	1609MMJ4	Office space	4/4/2021	\$1,495
36.	Oakland Port Trans	1664MMJ4	Trucking operations	2/12/2022	\$12,142
37.	Olivia's Catering	1475MMJ1	Food vendor	10/1/2017	\$362
38.	Pacific Maritime Association	1378MMJ4	ILWU training	2/24/2014	\$63,598
39.	PRO-SE Services	1452MMJ3	Trucking operations	2/1/2017	\$5,083
40.	Port Transfer	1707MMJ1	Warehouse operations	12/1/2024	\$130,299
41.	Radius Recycling	1231MMJ3	Steel export operations	1/16/2011	\$10,354
42.	Radius Recycling	1284MMJ3	Steel export operations	4/1/2011	\$7,113
43.	Ranokx Logistics	1655MMJ1	Trucking operations	2/5/2022	\$13,787
44.	Rick's Portable Welding	1375MMJ1	Equipment Repair	1/15/2024	\$1,761
45.	Safari Truck Lines	1689MMJ1	Office space	9/19/2023	\$3,217
46.	Sea-Logix	1680MMJ1	Trucking operations	1/14/2023	\$3,357

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
47.	Sea-Logix	1693MMJ1	Trucking operations	2/1/2024	\$29,715
48.	SGS Transportation	1555MMJ1	Trucking operations	6/1/2020	\$21,082
49.	Sincere Hardware	1241MMJ1	Storage and auto parking	12/1/2008	\$3,592
50.	Streetline Technology	1651MMJ1	Office space	1/1/2022	\$595
51.	Tacos Los Cuates	1253MMJ4	Food vendor	6/1/2009	\$362
52.	Tran Kim Muoi	1333MMJ2	Food vendor	6/1/2012	\$362
53.	TraPac, LLC	1607MMJ1	Marine terminal operations	5/24/2021	\$103,157
54.	Westar Marine Services	1165MMJ1	Water taxi services	4/1/2006	\$1,001

Table 2. Space Assignments expected to be in place longer than one year as of 12/31/2025

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
1.	ConGlobal	1714MMJ4	Trucking operations	5/5/2025	\$157,252
2.	CTS Tires and Recycling	1713MMJ1	Truck repairs	4/1/2025	\$16,952
3.	Curtin Maritime	1712MMJ1	Tugboat operations	7/1/2025	\$4,540
4.	M Star Mobile Truck Service	1711MMJ1	Truck repairs	5/1/2025	\$4,991
5.	Matson Navigation ¹	1715MMJ4	Vessel layberthing	6/23/2025	\$0.00
6.	PTL Marine	1694MMJ4	Vessel fueling	4/1/2025	\$7,872
7.	TraPac, LLC	1709MMJ1	Marine terminal operations	3/7/2025	\$86,803

¹ Matson Navigation only pays rent to the Port when a vessel is at berth per the terms of this agreement; there is currently no vessel at berth.

Table 3. Temporary License Agreement in place longer than one year as of 12/4/2025

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
1.	PASHA Stevedoring	TLA	Vessel line handling	4/1/2022	\$0

Table 4. Temporary License Agreement expected to be in place longer than one year as of 12/31/2025

	Company	Agreement	Type of Use	Current Start Date	Monthly Rent
1.	Matson Navigation	TLA	Vessel layberthing	1/7/2025	\$45,000

Table 5. Rent and Security Deposits Below Tariff 2-A Rates

	Company	Agreement	Waiver or Reduction of Rent/Security Deposit	Notes
1.	Impact Transportation	1545MMJ1	Reduced Deposit (one months' rent)	Tenant has other tenancy agreements at Seaport
2.	Pasha Stevedoring	TLA	Waived Deposit	Access right to handle lines for vessel arrivals/departure as needed
3.	Matson	TLA	Reduced Rent	Extended term layberthing
3.	TraPac, LLC	1607MMJ1	Waived Deposit	Tenant has other tenancy agreements at Seaport
4.	TraPac, LLC	1709MMJ1	Waived Deposit	Tenant has other tenancy agreements at Seaport

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

PORT ORDINANCE NO. 4823

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.

WHEREAS, the Board of Port Commissioners of the City of Oakland ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 6.2, dated December 4, 2025, and related agenda materials ("Agenda Report"), has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

WHEREAS, Section 706 of the City of Oakland ("City") Charter gives to the Board the complete and exclusive power and duty for and on behalf of the City to make provisions for the needs of commerce, shipping, and navigation of the Port and to promote the development, construction, and operation of all waterfront properties, including piers, wharves, sea walls, docks, and other improvements; and

WHEREAS, the proposed action will provide service for members of the public who use the waterfront, and is consistent with the Port's duty to use and manage Port property in trust for the people of the State of California (the "Tidelands Trust"), and the private use of Port property pursuant to the requested approval will not interfere with the Tidelands Trust; and

WHEREAS, 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 testimony received; 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 and authorizes the Executive Director to do all of the following:

A. Execute agreements ("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, as further described in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

B. Make any additions, modifications, or corrections as necessary to implement the Agreements, 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 4. This Ordinance is not evidence of and does not create or constitute (a) a contract, 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 agreement 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 the other contracting party, there shall be no valid or effective agreement.

Section 5. 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.

The Board of Port Commissioners, Oakland, California, December 4, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Leslie, Muhammad, Myres, Wong and President Cluver - 6. Noes: 0. Excused: Commissioner Martinez - 1.

Daria Edgerly,

Secretary of the Board

Adopted at a Regular Meeting held December 18, 2025
by the following vote:

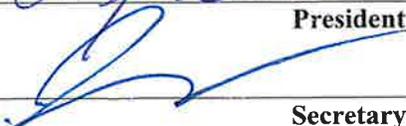
Ayes: Commissioners Dominguez Walton, Leslie, Martinez, Muhammad, Wong and President Cluver - 6

Noes: - 0

Excused: First Vice-President Myres - 1



President.

Attest: 

Secretary.

Approved as to form and legality:



Port Attorney