



MINUTES

Thursday, December 18, 2025

Board Room – 2nd Floor

ROLL CALL

President Cluver called the Regular Meeting of December 18, 2025 to order at the hour of 1:09 and the following Commissioners were in attendance:

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 1:12 p.m. to hear the following Items:

First Vice-President Myres joined the meeting at 3:05 p.m.

First Vice-President Myres left the meeting at 4:07 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: [\[355-25\]](#)

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

Present: 6 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie and President Andreas Cluver

Excused: 1 - First Vice-President Jahmese Myres

CLOSED SESSION REPORT

Port Attorney, Mary Richardson, reported that the Board had taken the following action in Closed Session at the Regular meeting of November 20, 2025:

A motion was made by Commissioner Dominguez Walton, seconded by Second Vice-President Leslie, to approve Resolution 25-95. The motion carried by the following vote:

5 Ayes: Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Derrick Muhammad, Second Vice-President Barbara Leslie and President Andreas Cluver

2 Excused: Commissioner Alvina Wong and First Vice-President Jahmese Myres

Resolution 25-95: Resolution Approving And Authorizing The Executive Director To Execute A Settlement Agreement With The City Of Alameda Regarding Disputes Relating To The Final Environmental Impact Report Certified For The Oakland Harbor Turning Basins Widening Project; And Finding That The Proposed Action Complies With The California Environmental Quality Act As Evaluated In The Final Environmental Impact Report For The Oakland Harbor Turning Basins Widening Project.

Commissioner Muhammad recused himself from Item 1.5 due to a potential conflict and was not in the room and took no part in the discussion or deliberation of the item.

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

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Under Negotiation: Price and Terms of Payment

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

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2. CONSENT ITEMS

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

A motion was made by Commissioner Martinez, seconded by Commissioner Wong, to approve the Consent Agenda. The motion carried by the following vote:

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

Excused: 1 - First Vice-President Myres

- 2.1 Resolution 25-97:** 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: [\[350-25\]](#)

This Resolution was approved.

- 2.2 Resolution 25-98:** 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: [\[349-25\]](#)

This Resolution was approved.

- 2.3 Resolution 25-99:** 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: [\[345-25\]](#)

This Resolution was approved.

- 2.4 Resolution 25-100:** Building Permit for T-Mobile West, LLC for Antenna Upgrades, 1 Airport Drive, Terminal 1 and Connector, OAK (**Environmental/Aviation**)

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

This Resolution was approved.

- 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: [\[352-25\]](#)

This Ordinance was approved.

- 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: [\[353-25\]](#)

This Ordinance was approved.

- 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: [\[354-25\]](#)

This Ordinance was approved.

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

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

The Minutes were approved.

Romiro Carabez and Raymond Gallagher, addressed the Board on the Consent Items.

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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 25-101:** 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: [\[106-25\]](#)

Director of Aviation, Craig Simon, introduced Item 6.1.

A motion was made by Second Vice-President Leslie, seconded by Commissioner Muhammad, that the Resolution be approved. The motion carried by the following vote:

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

Excused: **1** - First Vice-President Myres

- 6.2 Resolution 25-102:** 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: [\[346-25\]](#)

Director of Aviation, Craig Simon, introduced Item 6.2.

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

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

Excused: 1 - First Vice-President Myres

6.3 Resolution 25-103: 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: [\[300-25\]](#)

Director of Maritime, Bryan Brandes, introduced Item 6.3.

A motion was made by Second Vice-President Leslie, seconded by Commissioner Muhammad, that the Resolution be approved. The motion carried by the following vote:

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

Excused: 1 - First Vice-President Myres

6.4 Ordinance 4824: 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: [\[332-25\]](#)

Chief Commercial Real Estate Officer, Jonathan Veach, introduced Item 6.4.

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

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

Excused: 1 - First Vice-President Myres

6.5 Resolution 25-104: 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: [\[336-25\]](#)

Director of Engineering, Emilia Sánchez, introduced Item 6.5.

A motion was made by Second Vice-President Leslie, seconded by Commissioner Martinez, that the Resolution be approved. The motion carried by the following vote:

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

Excused: 1 - First Vice-President Myres

6.6 Resolution 25-105: 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: [\[337-25\]](#)

Director of Engineering, Emilia Sánchez, introduced Item 6.6.

Director of Maritime, Bryan Brandes, addressed the Board on Item 6.6.

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

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

Excused: 1 - First Vice-President Myres

6.7 Ordinance 4825: 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: [\[360-25\]](#)

Chief Financial Officer, Julie Lam, introduced Item 6.7.

A motion was made by Commissioner Martinez, seconded by Commissioner Dominguez Walton, that the Ordinance be approved. The motion carried by the

following vote:

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

Excused: 1 - First Vice-President Myres

7. UPDATES/ANNOUNCEMENTS

There were no "Updates or Announcements" on the Agenda.

8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

OPEN FORUM

The following members of the Public addressed the Board in Open Forum:

Mohamad Sheikh, District 7, Lynn Gottlieb, Aisha Nizar, Talia Rose, Clarence Thomas, Tal, Charles McDonald, Musa Cair, Dakota Brewer, David Schoenholtz, Nida, Amanda Balomiza, Rama Ali Kased, Cheryl Davila, Daniel Eric Vaw, Rabbi Cat Zavis, Rev. Kevin Mann, Neda, Michael Yoshi, Jonathan Mintzer, Laura Kiswani, David, Wael El Buhaissy, Tina Szpicek, Rebecca Ruiz, Rachel

The meeting went into Recess at 6:01 p.m.

The meeting Reconvened at 6:04 p.m.

Arvisha Pachalla, Sarah Koch, Christina Harb, Cynthia Kaufman, Felix Thompson, Rosita, Maggie Geddes, Ken, Buena Vista UMC, Atole Besman, Zach Norris, Steve Ognert, Dawnyall Heydari, Marjorie Michaels, Elena Haneen, Alayna Martinez, Mark Dudley, Casey Watts, Nadya, Craig Gordon, Maleri Murley, Jack Heyman and Voulette Hattar

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 6:40 p.m.

Approved: January 22, 2026

Daria Edgerly
Secretary of the Board