



BOARD AGENDA

Thursday, May 14, 2026

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:30 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/1616410776>

To join by Telephone:

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

Webinar ID: 161 641 0776

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 - 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: [\[135-26\]](#)

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

Property: 1 Airport Drive, Terminal 2, Oakland, CA 94621

Negotiating Parties: Southwest Airlines and Port of Oakland

Agency Negotiator: Rebekah Bray, Manager of Airport Properties

Under Negotiation: Price and Terms of Payment

Property: 1 Airport Drive, Terminal 1 and Terminal 2 Food and Beverage Units, Oakland, CA 94621

Negotiating Parties: HFF OAK Venture, LLC; Rylo Management (ACDBE); Soaring Food Group II, LLC (ACDBE); SSP America OAK, LLC; NNF Grewal, Inc.; and the Port of Oakland

Agency Negotiator: Rebekah Bray, Manager of Airport Properties

Under Negotiation: Price and Terms of Payment

Property: 1599 Maritime Street, Oakland, CA 94607 (Berth 22 of Outer Harbor Terminal)

Negotiating Parties: Eagle Rock Aggregates, Inc. and the Port of Oakland

Agency Negotiator: Bryan Brandes, Director of Maritime

Under Negotiation: Price and Terms of Payment

File ID: [\[136-26\]](#)

- 1.3 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION** - Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: **Number of Matter(s): 1**

File ID: [\[137-26\]](#)

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: [\[138-26\]](#)

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: Building Permit for PCC Logistics for Installation of Refrigerated Loading Dock and Freezer Warehouse Space at 1300 Maritime Street, Oakland, CA **(Environmental/Maritime)**

File ID: [\[101-26\]](#)

Attachments: [Building Permit 38](#)

2.2 Resolution: Building Permit for KK Eden Properties LLC for Installation of Storm Drain Line near Eden Road, Oakland, CA **(Environmental/Aviation)**

File ID: [\[102-26\]](#)

Attachments: [Building Permit 101](#)

- 2.3 Ordinance 4834**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Fourth Supplemental Agreement To The Lease With Pacific Layberthing South, LLC, For Water And Land Area At Berth 68, To Extend The Maximum Term By One Year Through April 30, 2027, Resulting In Approximately \$583,382 Of Additional Revenue; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[119-26\]](#)

Attachments: [Ordinance 4834](#)

- 2.4 Ordinance 4835**, 2nd Reading Of An Ordinance Amending And Adopting The Conflict Of Interest Code As Chapter 2.03 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[120-26\]](#)

Attachments: [Ordinance 4835](#)

- 2.5 Ordinance 4836**, 2nd Reading Of An Ordinance Amending And Adopting The Financial Management Reserve Policies As Chapter 5.11 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[121-26\]](#)

Attachments: [Ordinance 4836](#)

- 2.6 Ordinance 4837**, 2nd Reading Of An Ordinance Amending And Adopting The Debt Policy As Chapter 5.14 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[122-26\]](#)

Attachments: [Ordinance 4837](#)

- 2.7 Ordinance 4838**, 2nd Reading Of An Ordinance Amending And Adopting The Terminal Concession Policy As Chapter 8.04 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[123-26\]](#)

Attachments: [Ordinance 4838](#)

- 2.8 Ordinance 4839**, 2nd Reading Of An Ordinance Amending And Adopting The Sanitary Sewer Standards As Chapter 10.07 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[124-26\]](#)

Attachments: [Ordinance 4839](#)

- 2.9 Ordinance 4840**, 2nd Reading Of An Ordinance Amending And Adopting The Private Sewer Lateral Regulations As Chapter 10.08 Of The Port Of Oakland Administrative Code (POAC), And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.
- File ID:** [\[125-26\]](#)
- Attachments:** [Ordinance 4840](#)
- 2.10 Ordinance 4841**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute License And Concession Agreements With Ace Parking Iii, LLC For Self-Parking Services And With Valet Hospitality Services - Jack London Square, LLC For Valet Parking Services For Various Port-Owned Parking Facilities In Jack London Square For A Term That Will Extend Beyond One (1) Year, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.
- File ID:** [\[126-26\]](#)
- Attachments:** [Ordinance 4841](#)
- 2.11 Ordinance 4842**, 2nd Reading Of An Ordinance Amending Section 2.06 Of Port Ordinance No. 867 Ratifying And Setting The Compensation Of Employees Of The Port Department Represented By The International Brotherhood Of Electrical Workers, Local 1245 And Amending Section 1.191 Providing Professional Development Benefits For Certain Employees.
- File ID:** [\[127-26\]](#)
- 2.12 Ordinance 4843**, 2nd Reading Of An Ordinance Amending Port Of Oakland Ordinance No. 867 Ratifying And Setting The Annual Salary For The Unrepresented Position Of Director Of Social Responsibility In Port Employee Representation Unit H.
- File ID:** [\[128-26\]](#)
- Attachments:** [Ordinance 4843](#)
- 2.13 Ordinance 4844**, 2nd Reading Of An Ordinance Amending Port Of Oakland Ordinance No. 867 Ratifying And Setting The Annual Salary For The Unrepresented Position Of Secretary Of The Board In Port Employee Representation Unit H.
- File ID:** [\[129-26\]](#)
- Attachments:** [Ordinance 4844](#)
- 2.14 Ordinance 4845**, 2nd Reading Of An Ordinance Amending Port Of Oakland Ordinance No. 867 Ratifying And Setting The Compensation For Certain Unrepresented Positions Of The Port Department Belonging To Port Employee Representation Unit H.
- File ID:** [\[130-26\]](#)
- Attachments:** [Ordinance 4845](#)

2.15 Minutes: Approval of the Minutes of the Regular Meeting of April 9, 2026. **(Board)**

File ID: [\[140-26\]](#)

Attachments: [April 9, 2026 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.

4.1 Report: FY 2027 Operating and Capital Budget Update #2. **(Finance & Admin)**

File ID: [\[114-26\]](#)

Attachments: [Report](#)
[Attachment](#)

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 Ordinance: Amend Chapter 8.01 and Appendix C-3 of the Port of Oakland Administrative Code, Effective July 1, 2026, to Modify Taxi-Related Provisions; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[117-26\]](#)

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

- 6.2 Ordinance:** (a) Approve Amendments to Tariff No. 2-A, Effective July 1, 2026, to Implement a General Rate Increase of Three Percent with Certain Exceptions, Establish New Rates, Establish Vessel Commissioning Rules and Rates for Shore Power Use, and Implement Various Administrative Changes, Generating Approximately \$580,000 in FY 2027; (b) Adopt Tariff No. 2-A as Chapter 5.01 of the Port of Oakland Administrative Code (POAC) by Amending and Restating Port Ordinance No. 2833, as Amended; and (c) Approve Amendments to POAC Chapter 10.03 (Utility Rates and Charges) and Appendix F (Master Utility Fee Schedule) to Remove the Provisions Relating to Vessel Commissioning Corresponding to the Proposed Tariff Amendments **(Maritime)**

File ID: [\[118-26\]](#)

Attachments: [Agenda Report](#)

[Attachment A](#)

[Attachment B](#)

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 May 28, 2026.

PUBLIC PARTICIPATION

To Speak on an Agenda Item

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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

To receive Port Agendas and Agenda Related Materials by email, please email your request to: 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
530 Water Street, Oakland, CA 94607
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(510) 627-1337

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.