



**PORT OF
OAKLAND**

*530 Water Street
Oakland, California 94607
510.627.1337*

Minutes

Thursday, May 22, 2025

3:05 PM

Board Room – 2nd Floor

www.portofoakland.com

ROLL CALL

President Colbruno called the Regular Meeting of May 22, 2025 to order at the hour of 1:04 p.m. and the following Commissioners were in attendance:

Present: 6 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Jahmese Myres, Second Vice-President Barbara Leslie, First Vice-President Andreas Cluver and President Michael Colbruno

Excused: 1 - Commissioner Yui Hay Lee

1. CLOSED SESSION

President Colbruno convened the Board in Closed Session at 1:05 p.m. to hear the following Items:

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

Property: Seaport Area

Negotiating Parties: City of Alameda, Various Property Owners Surrounding Existing Inner and Outer Harbor Turning Basins, and The Port of Oakland

Agency Negotiator: Bryan Brandes, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: 1 Market Street, Oakland, CA

Negotiating Parties: Various proposers to Howard Property RFQ and The Port of Oakland

Agency Negotiator: Jonathan Veach, Chief Real Estate Officer

Under Negotiation: Price and Terms of Payment

File ID: [\[163-25\]](#)

1.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:

Number of Matter(s): 1

File ID: [\[164-25\]](#)

OPEN SESSION/ROLL CALL

President Colbruno called the Regular Meeting of May 22, 2025 to order in Open Session at the hour of 3:21 p.m.

Present: 6 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Jahmese Myres, Second Vice-President Barbara Leslie, First Vice-President Andreas Cluver and President Michael Colbruno

Excused: 1 - Commissioner Yui Hay Lee

CLOSED SESSION REPORT

Port Attorney, Mary Richardson, reported that the Board had taken no final action in Closed Session.

2. CONSENT ITEMS

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

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

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: 1 - Commissioner Lee

- 2.1 Ordinance 4795:** Adoption of an 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 All 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. **(Aviation)**

File ID: [\[138-25\]](#)

This Ordinance was approved.

- 2.2 Ordinance 4796:** Approve and Authorize the Executive Director to Execute a Twenty-Year Ground Lease with the Federal Aviation Administration to Operate the Air Traffic Control Tower from October 1, 2024, through September 30, 2044, to Include a Total of Approximately 11.47 Acres at No Rent at Oakland Airport and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[155-25\]](#)

This Ordinance was approved.

- 2.3 Resolution 25-46:** Building Permit for Cool Port Oakland DRE, LLC for Installation of Solar Panels on the Roof, 575 Maritime Street **(Environmental/Maritime)**

File ID: [\[154-25\]](#)

This Resolution was approved.

- 2.4 Ordinance 4791**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Amendment To The Temporary License Agreement With Valley Humane Society, Inc. To Extend The Term For Three Years, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[159-25\]](#)

This Ordinance was approved.

- 2.5 Ordinance 4792**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Second Supplemental Agreement To The Lease With Pacific Layberthing South, LLC, For Water And Land Area At Berth 68, To Extend The Agreement Maximum Term By Six Months Through October 31, 2025, Which Provides Approximately \$276,000 Additional Revenue; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[160-25\]](#)

This Ordinance was approved.

- 2.6 Ordinance 4793**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Second Amendment To Temporary Rental Agreement With Delux Public Charter, LLC Dba JSX Operating At Oakland Airport For A Total Term Of Just Over Seven Years From May 7, 2021 Through June 30, 2028, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[161-25\]](#)

This Ordinance was approved.

- 2.7 Ordinance 4794**, 2nd Reading Of An Ordinance Amending Port Of Oakland ("Port") Tariff Number 2-A (Ordinance No. 2833) To: (A) Modify Space Assignment Rates; (B) Modify Wharfage Rates For Containerized Cargo Not Otherwise Specified; And (C) Make Various Minor Administrative Updates, Effective July 1, 2025; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[162-25\]](#)

This Ordinance was approved.

3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

4. BUDGET & FINANCE

4.1 Information Report: Unaudited Financials for the Nine Months Ended March 31, 2025, Including Capital Expenditure Report. **(Finance & Admin)**

File ID: [\[153-25\]](#)

Chief Financial Officer, Julie Lam, presented Item 4.1.

This Report was received and filed.

5. STRATEGY & POLICY

5.1 Ordinance 4797: Approval of Modifications to Electric Rates and Charges for Rate Class B and D at Oakland Airport, Vessel Commissioning Charge, and Maritime Area Rate Schedules Serving the Port of Oakland Seaport by Amending Appendix F of the Port of Oakland Administrative Code; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Utilities)**

File ID: [\[156-25\]](#)

Director of Utilities, Andre Basler, introduced Item 5.1.

A motion was made by First Vice-President Cluver, seconded by Second Vice-President Leslie, that the Ordinance be approved. The motion carried by the following vote:

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: 1 - Commissioner Lee

6. REMAINING ACTION ITEMS

6.1 Resolution 25-47: Approve and Authorize the Executive Director to Execute a Memorandum of Understanding with the U.S. Army Corps of Engineers for In-Kind Services for the Oakland Harbor Turning Basins Widening Project; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act **(Maritime)**

File ID: [\[129-25\]](#)

Director of Maritime, Bryan Brandes, introduced Item 6.1.

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

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: 1 - Commissioner Lee

- 6.2 Resolution 25-48:** Approve and Authorize the Executive Director to Waive Formal Competitive Procurement Procedures and Execute an Agreement with Microsoft Corp. to Renew Microsoft Unified Enterprise Support for a Three-Year Term in an Amount Not to Exceed \$652,057 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology & Innovation)**

File ID: [\[114-25\]](#)

Director of Information Technology, Kyle Mobley, introduced Item 6.2.

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

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: 1 - Commissioner Lee

- 6.3 Resolution:** Approve and Authorize the Executive Director to Waive Formal Competitive Procurement Procedures; Execute a Professional Services Agreement with Securitas Technology Corporation to Provide a New Access Control Solution for the Port of Oakland Headquarters Building and Harbor Facilities Complex for an Amount Not to Exceed \$475,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology and Innovation)**

File ID: [\[124-25\]](#)

Director of Information Technology, Kyle Mobley, introduced Item 6.3.

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

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: 1 - Commissioner Lee

7. UPDATES/ANNOUNCEMENTS

There were no Updates or Announcements.

8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

OPEN FORUM

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

Katrina Tomas and Gabby Alvira

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 3:47 p.m.

Approved:

Daria Edgerly
Secretary of the Board

DRAFT