



**PORT OF
OAKLAND**

*530 Water Street
Oakland, California 94607
510.627.1337*

Minutes

Thursday, November 20, 2025

4:00 PM

Board Room – 2nd Floor

www.portofoakland.com

ROLL CALL

President Cluver called the Regular Meeting of November 20, 2025 to order at the hour of 1:07 p.m. and the following Commissioners were in attendance:

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

Excused: 1 - Commissioner Alvina Wong

1. CLOSED SESSION

President Cluver convened the Board in Closed Session at 1:09 p.m. to hear the following Items:

First Vice-President Myres joined the meeting at 2:55 p.m.

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

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: 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

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

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: Jon Cimperman, Acting Manager of Airport Properties

Under Negotiation: Price and Terms of Payment

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: Director of Maritime, Bryan Brandes

Under Negotiation: Price and Terms of Payment

File ID: [\[328-25\]](#)

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: [\[326-25\]](#)

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

Consultation with Douglas Mansel, Aviation Security Officer

File ID: [\[327-25\]](#)

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: [\[329-25\]](#)

OPEN SESSION/ROLL CALL

President Cluver called the Regular Meeting of November 20, 2025 to order in Open Session at the hour of 4:06 p.m.

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

Excused: 1 - Commissioner Alvina Wong

CLOSED SESSION REPORT

Port Attorney, Mary Richardson, announced that Commissioner Muhammad recused himself from Item 1.1 due to a potential conflict and was not in the room and took no part in the discussion or deliberation of the item.

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

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

2. CONSENT ITEMS

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

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

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

Excused: **1** - Commissioner Wong

- 2.1 Ordinance 4817:** Approve and Authorize the Executive Director to Execute a Space/Use Permit with the City of Oakland Operating in Port Building L-815 of the North Field of Oakland San Francisco Bay Airport for Six Years Six Months from January 1, 2026, to June 30, 2032, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[303-25\]](#)

This Ordinance was approved.

- 2.2 Resolution 25-88:** Approve and Authorize the Executive Director to Execute: (1) a Memorandum of Understanding with the City of Oakland Outlining Roles and Responsibilities for Engineering Design of Two Arterial Roadway Improvement Projects Funded by the Port and Freight Infrastructure Program Grant; and (2) a Cooperative Agreement with California Department of Transportation; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**.

File ID: [\[294-25\]](#)

This Resolution was approved.

- 2.3 Resolution 25-89:** Approve and Authorize the Executive Director to Execute a Grant Agreement with the Federal Emergency Management Agency for \$247,500 of Federal Fiscal Year 2025 (FFY 2025) Port Security Grant Program Funding to Offset the Cost of a Maritime Security Enhancement Project Estimated to Cost \$330,000; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[298-25\]](#)

This Resolution was approved.

- 2.4 Resolution 25-90:** Approval and Authorization for Travel Expenditures Relating to the Trade Delegation to Shanghai China for the Purpose of Promoting Oakland-Based Exports, Imports, and Establishing Relationships with Chinese Port and Commerce Authorities. **(Executive Office)**

File ID: [\[322-25\]](#)

This Resolution was approved.

- 2.5 Ordinance 4816**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Fifth Amendment To The Temporary Rental Agreement With West Oakland Pacific Railroad, LLC, At The Outer Harbor Intermodal Rail Terminal Phase 1 Yard For Interim Rail Switching Services, To Extend The Agreement Term For One Additional Year Through December 31, 2026, With A One-Year Option To Extend, Resulting In Approximately \$6,388 Per Calendar Year Quarter Of Additional Fixed Rent And Approximately \$160 Per Rail Car In Excess Of The Breakpoint; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[325-25\]](#)

This Ordinance was approved.

- 2.6 Minutes:** Approval of the Minutes of the Regular Meeting of October 9, 2025 and the Special and Regular Meetings of October 23, 2025 and the Regular Meeting of November 6, 2025. **(Board)**

File ID: [\[324-25\]](#)

The Minutes were approved.

3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

4. BUDGET & FINANCE

- 4.1 Report:** Unaudited Financials for the Three Months Ended September 30, 2025, Including Capital Expenditure Report. **(Finance & Admin)**

File ID: [\[310-25\]](#)

Chief Financial Officer, Julie Lam, presented Item 4.1.

Director of Maritime, Bryan Brandes, addressed the Board on Item 4.1.

This Report was received and filed.

5. STRATEGY & POLICY

There were no "Strategy & Policy" Items to approve.

6. REMAINING ACTION ITEMS

- 6.1 Ordinance 4818:** Approve and Authorize the Executive Director to Execute Amendments to Space/Use Permits with Each of the Five Food & Beverage Concessionaires Operating at Oakland San Francisco Bay Airport: HFF OAK Venture, LLC; Rylo Management; Soaring Food Group II, LLC; SSP America OAK, LLC and, NNF Grewell, INC., Modifying Rent Commencement Dates for Each Existing Space/Use Permit and Waiving Payment of Minimum Annual Guaranty Rent and Liquidated Damages Associated with Development of Their Food and Beverage Units

at Oakland San Francisco Bay Airport and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[312-25\]](#)

Director of Aviation, Craig Simon, introduced Item 6.1.

Kevin Wesley and Joseph Cook, addressed the Board on Item 6.1.

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

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

Excused: **1 -** Commissioner Wong

- 6.2 Resolution 25-91:** Approve and Authorize the Executive Director to: (1) Accept and Execute All Necessary Documents to Accept Grant Funds of \$750,000 from the Offshore Wind Energy Waterfront Facility Improvement Program from the California Energy Commission to Perform a Feasibility Study at an Estimated Cost of \$942,000; (2) Waive Formal Competitive Procurement Procedures and Execute a Professional Services Agreement with Alkebulan Financial Solutions, LLC in an Amount Not To Exceed \$99,500; and (3) Waive Formal Competitive Procurement Procedures and Execute a Professional Services Agreement with Moffatt & Nichol in an Amount Not To Exceed \$708,000 and; Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[301-25\]](#)

Director of Maritime, Bryan Brandes, introduced Item 6.2.

Executive Director, Kristi McKenney, addressed the Board on Item 6.2.

A motion was made by Commissioner Dominguez Walton, 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, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: **1 -** Commissioner Wong

- 6.3 Resolution 25-92:** Approving and Authorizing: (1) a New Capital Project for the Purchase of Electrical Infrastructure Equipment Serving Berths 61, 62, and 63, Including a Budget of \$400,000 in Fiscal Year 2026; (2) the Executive Director to: (a) Enter into a Contract with Wesco International, Inc. to Furnish Electrical Equipment, at a Total Cost Not to Exceed \$400,000, that Serves Ship to Shore Cranes at Berths 61, 62, and 63; (b) Designate an Existing Electrical Transformer as No Longer Used, Inadequate, Obsolete or Worn-Out and the Sale, Donation,

and/or Other Disposition of Such Other Existing Equipment; (c) Dispose of Such Equipment through a Variety of Means, Including Surplus Sale, Donation, Scrapping, Recycling, Destruction, and Abandonment in Accordance with Port of Oakland Administrative Code Section 5.12.160; and (3) Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[302-25\]](#)

Director of Maritime, Bryan Brandes, introduced Item 6.3.

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, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: **1** - Commissioner Wong

- 6.4 Ordinance 4819:** Approving and Authorizing the Executive Director to Execute a First Amendment to the License and Concession Agreement with Oakland Digital Arts and Literacy Center, Inc. dba BRIDGEGOOD to Extend the Term By Three (3) Years, at an Initial Monthly Rate of \$3,951 per Month During the Extended Term, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

File ID: [\[313-25\]](#)

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

Shaun Tai and Mubarak Haruna, addressed the Board on Item 6.4.

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

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

Excused: **1** - Commissioner Wong

- 6.5 Ordinance 4820:** Approve and Authorize the Executive Director to Execute an Amendment No. 8 to the Lease with Yoshi's Japanese Restaurant, Inc. for the Premises Located at 510 Embarcadero West, Oakland, to Amend Various Rental Compensation Terms and Extend the Current Term Through December 31, 2035 with One, Mutual Options for a Five-Year Extension, at an Initial Monthly Minimum Rent of \$42,922, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

File ID: [\[315-25\]](#)

Chief Commercial Real Estate Officer, Jonathan Veach, introduced Item 6.5.

A motion was made by First Vice-President Myres, 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, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: 1 - Commissioner Wong

- 6.6 Resolution 25-93:** Approve and Authorize the Executive Director to Take All Actions Necessary to Increase the Port of Oakland Cost Share in an Amount Not to Exceed \$1,930,000 and Increase the Port of Oakland's Additional Contingency Amount in an Amount Not to Exceed \$400,000 for the Temporary License Agreement with HLT CA Hilton, LLC, for Premises Consisting of Approximately 10 Acres Located at 1 Hegenberger Road, Oakland, for Demolition of Certain Improvements, Increase the Port's Fiscal Year 2026 Non-Operating Expense Budget by \$2,130,000 to Accommodate Increase in Unbudgeted Demolition Costs and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

File ID: [\[316-25\]](#)

Chief Commercial Real Estate Officer, Jonathan Veach, introduced Item 6.6.

A motion was made by Commissioner Martinez, 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, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: 1 - Commissioner Wong

- 6.7 Resolution 25-94:** Approve and Authorize the Executive Director to Reimburse the City of Oakland \$3,117,447 for General Services and Lake Merritt Trust Services Rendered in Fiscal Year 2025; Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Finance & Admin)**

File ID: [\[311-25\]](#)

Chief Financial Officer, Julie Lam, introduced Item 6.7.

A motion was made by First Vice-President Myres, 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, Second Vice-President Leslie, First Vice-President Myres and President Cluver

Excused: 1 - Commissioner Wong

7. UPDATES/ANNOUNCEMENTS

Chief Real Estate Officer, Jonathan Veach, announced the annual Tree Lighting ceremony at Jack London Square.

President Cluver read a statement on behalf of the Board of Port Commissioners regarding air cargo activities at OAK.

President Cluver left the meeting at 5:55 p.m.

8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

OPEN FORUM

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

Marjorie Michaels, Luke Allen, Gerald Ocampo, Jack Allen, Gilberto, Bob Britton, Martha Chavez, Ruben Chavez, Rebecca Sales, Darius Marshall, Jocelyn, Casey Watts, Mohamed Shehk, Aisha Nizar, Selma Karamah, Rami Ibrahim, Luka Daacon, Lily Fahsi-Haskell, Nida, Musa Tariq, Lara Kiswani, Nat M., Christopher Taaffe, Stan Woods, Ed Ramano, Voulette, Jane Jewell, Rosita, Marissa Wu, Maleri Harley, Jonathan, Mike Hickey, Jasmine Martin, Jennelle, Arlette, Nura Alleyami, Tash Ngyuen, Luka, Kevin Allan Man, Kari Malkki, Tarnell Abbot, Denise, and Senyaka Bryant

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 6:16 p.m.

Approved:

Daria Edgerly
Secretary of the Board