



BOARD AGENDA

Thursday, September 11, 2025

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 4:30 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/1614703768>

To join by Telephone:

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

Webinar ID: 161 470 3768

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

Property: 1 Hegenberger Rd Oakland, CA 94621

Negotiating Parties: HLT CA Hilton LLC and the Port of Oakland

Agency Negotiator: Jonathan Veach, Chief Real Estate Office

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 Office

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 Office

Under Negotiation: Price and Terms of Payment

Property: 1 Airport Drive, Terminal 1 and Terminal 2 Retail Units

Negotiating Parties: MRG Oakland LLC and the Port of Oakland

Agency Negotiator: Jon Cimperman, Acting Manager of Airport Properties

Under Negotiation: Price and Terms of Payment

Property: Food and Beverage Program Totaling (14) F&B Units

Negotiating Parties: HFF OAK Venture, LLC, SSP America OAK, LLC, Rylo Management, LLC, Soaring Food Group II, LLC, and the Port of Oakland

Agency Negotiator: Jon Cimperman, Acting Manager of Airport Properties

Under Negotiation: Price and Terms of Payment

File ID: [\[250-25\]](#)

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: [\[251-25\]](#)

1.3 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: [\[252-25\]](#)

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: Approve and Authorize the Executive Director to (1) Negotiate and Execute a Grant Agreement with the United States Department of Transportation - Federal Highway Administration to Accept a \$4,056,915 "Reduction of Truck Emissions at Port Facilities" Grant with \$1,014,229 of Matching Funds, Including \$168,000 of Port Funds; and (2) Execute Ancillary Agreements with Eagle Rock Aggregates, Inc. to Enable Grant Funding; and (3) Execute a Contract to Procure a Battery Electric Class 8 Battery Electric Truck and Charger at a Total Cost Not to Exceed \$630,000; and Designate an Existing Diesel Powered Class 8 Electric Truck as No Longer Used, Inadequate, Obsolete or Worn-Out and the Sale, Donation, and/or Other Disposition of Such Other Existing Vehicles; and Find that the Proposed Action Complies with the California Environmental Quality Act as Analyzed in the 2002 Oakland Army Base Area Redevelopment Plan EIR and Supplemental Environmental Impact Report to the 2002 EIR for the Eagle Rock Aggregates Oakland Terminal Project. **(Maritime)**

File ID: [\[239-25\]](#)

Attachments: [Agenda Report](#)

- 2.2 Resolution:** Approve and Authorize the Executive Director to Execute a Contract to Procure a Battery Electric Dive Boat at a Total Cost Not to Exceed \$300,000; Designate an Existing Gas Powered Dive Boat and Trailer as No Longer Used, Inadequate, Obsolete or Worn-Out and the Sale, Donation, and/or Other Disposition of Such Other Existing Vehicles; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[240-25\]](#)

Attachments: [Agenda Report](#)

- 2.3 Ordinance 4805,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Amendment No. 1 To Space/Use Permit With Hg Oak F&B Concessionaires JV At Oakland Airport For An Option To Extend The Primary Term For One Additional Two Year Term With An Expiration No Later Than March 31, 2037, To Delete Unit T1-Fb-C1-1, And To Waive The \$500 Daily Liquidated Damages At Unit T2-FB-G25 Between January 1, 2025 To December 31, 2025 And At Unit T1-FB-C1-1 Between January 1, 2025 To June 30, 2025, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[238-25\]](#)

Attachments: [Ordinance 4805](#)

- 2.4 Minutes:** Approval of the Minutes of the Regular Meetings of June 26, 2025, July 10, 2024 and July 24, 2025. **(Board)**

File ID: [\[253-25\]](#)

Attachments: [June 26, 2025 Minutes](#)

[July 10, 2025 Minutes](#)

[July 24, 2025 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.

5. STRATEGY & POLICY

This segment of the meeting is reserved for action or discussion on Strategy and Policy Issues.

- 5.1 Ordinance:** Amending Various Administrative Provisions of Titles 1 and 2 of the Port of Oakland Administrative Code, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Port Attorney)**

File ID: [\[245-25\]](#)

Attachments: [Agenda Report](#)

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:** Approve and Authorize the Executive Director to Execute an *Amendment No. 1 to Space/Use Permit* with MRG Oakland LLC to Delete Unit T2-R-C2-1, Reduce the Footprint at Unit T1-R-1 and T2-R-C2-3, Reduce the Percent Rent from 15% to 10% at the Pre-Security Retail Unit T1-R-1 and T2-FB-1 and Re-Allocate \$350,000 in Port Capital Improvement Funds from Unit T2-R-C2-1 to Other Units Under Development by MRG Oakland LLC at Oakland San Francisco Bay Airport and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[242-25\]](#)

Attachments: [Agenda Report](#)

- 6.2 Ordinance:** Approve and Authorize the Executive Director to Execute a Personal Vehicle Sharing Non-Exclusive Pilot Program Agreement with Turo, Inc. for Operation of a Peer-To-Peer Car-Sharing Service at Oakland San Francisco Bay Airport for a Term of Nine Months, with Estimated Nine Month Revenue of \$180,000; Amending Section 8.01.020 of the Port of Oakland Administrative Code; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[243-25\]](#)

Attachments: [Agenda Report](#)

- 6.3 Ordinance:** Approving and Authorizing the Executive Director to Execute an All Assignment and Amendment of the Lease for the Premises Located Approximately at 1901-1995 Embarcadero Road, Oakland, to Assign the Lease from SSS Investment Group LLC to Waterfront Investments Inc., at an Initial Monthly Minimum Rent of \$20,000, and a One-Time Payment of \$1,500,000 from Waterfront Investments Inc. to the Port for Payment of Deferred Rent and as Prepaid Rent, and Extend the Term by Five (5) Years; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

File ID: [\[199-25\]](#)

Attachments: [Agenda Report](#)
[Exhibit A](#)

- 6.4 Ordinance:** Approve and Authorize the Executive Director to Execute a License and Concession Agreement with Auto Express Towing & Recovery, LLC for the Premises Located at 2400 Embarcadero Road, Oakland, for a Term of Five Years with One Five-Year Mutual Extension Option, at an Initial Monthly Rent of \$3,495, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

File ID: [\[200-25\]](#)

Attachments: [Agenda Report](#)
[Exhibit A](#)

- 6.5 Resolution:** Approve the Port Share Plan for the Jack London Improvement District for Year 2025, and Authorize Payment of \$251,362.09 for Year 2024 and \$263,930.18 for Year 2025 to the City of Oakland Treasurer for Certain Services Provided Within the Jack London District, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act **(CRE)**

File ID: [\[247-25\]](#)

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

- 6.6 Resolution:** Approve and Authorize the Executive Director to Enter into a Third Phase Agreement for the Energy Storage Service Agreement with Trolley Pass Project LLC for a Delivery Term of 20 Years, for a Total Cost Not to Exceed \$13.3 Million, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Utilities)**

File ID: [\[217-25\]](#)

Attachments: [Agenda Report](#)

- 6.7 Resolution:** Approve and Authorize the Executive Director to Submit an Attestation of the Veracity of the Port of Oakland's Power Source Disclosure Report and the Power Content Label to the California Energy Commission for Calendar Year 2024; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Utilities)**

File ID: [\[218-25\]](#)

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

- 6.8 Resolution:** Approving and Authorizing the Executive Director to Enter into a Professional Services Agreement with Cambridge Systematics, Inc. to provide Environmental Federal Grant Administration Support for a Total Combined Amount Not to Exceed \$2,500,000 for a Term up to Five (5) Years and Approving the Inclusion of \$9,450,312 in Reimbursable Clean Heavy-Duty Vehicle Program Operating Expenses and Corresponding Grant Revenues in the Port's Non-Operating Budget for Fiscal Year 2026; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (Environmental)

File ID: [\[173-25\]](#)

Attachments: [Agenda Report](#)

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 October 9, 2025.

PUBLIC PARTICIPATION

To Speak on an Agenda Item

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 conclusion of Closed Session. Cards received after the start of the meeting will be treated as a single request to speak in Open Forum. All speakers will be allotted a minimum of one minute.

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
dedgerly@portoakland.com
(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.