



**PORT OF
OAKLAND**

*530 Water Street
Oakland, California 94607
510.627.1337*

Minutes

Thursday, July 24, 2025

3:00 PM

Board Room – 2nd Floor

www.portofoakland.com

ROLL CALL

President Cluver called the Regular Meeting of July 24, 2025 to order at the hour of 1:17 p.m. and the following Commissioners were in attendance:

1. CLOSED SESSION

President Cluver convened the Board in Closed Session at 1:19 p.m. to hear the following Items:

Commissioner Martinez left the meeting at 3:05 p.m.

Present: 5 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Second Vice-President Barbara Leslie, Commissioner Jahmese Myres and First Vice-President Andreas Cluver

Excused: 2 - Commissioner Derrick Muhammad and Commissioner Alvina Wong

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

Property: 1101 Embarcadero West, Oakland, CA

Negotiating Parties: Radius Recycling, Inc. and The Port of Oakland

Agency Negotiator: Bryan Brandes, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: 1 Airport Drive, Food Hall; Concourse Cafe

Negotiating Parties: HG OAK F&B Concessionaires JV and the Port of Oakland

Agency Negotiator: Jon Cimperman, Acting Manager of Airport Properties

Under Negotiation: Price and Terms of Payment

File ID: [\[233-25\]](#)

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: [\[234-25\]](#)

1.3 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - (Initiation of litigation pursuant to paragraph (4) of subdivision (d) of California Government Code Section 54956.9): **Number of Matters 2.**

File ID: [\[235-25\]](#)

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

File ID: [\[236-25\]](#)

OPEN SESSION/ROLL CALL

President Cluver called the Regular Meeting of July 24, 2025 to order in Open Session at the hour of 3:08 p.m.

Present: 4 - Commissioner Stephanie Dominguez Walton, Second Vice-President Barbara Leslie, Commissioner Jahmese Myres and First Vice-President Andreas Cluver

Excused: 3 - Commissioner Arabella Martinez, Commissioner Derrick Muhammad and Commissioner Alvina Wong

CLOSED SESSION REPORT

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

Port Attorney, Mary Richardson, announced that Commissioner Martinez participated Closed Session remotely in accordance with the Just Cause provision of AB 2449.

Chief Public Engagement Officer, Matt Davis, introduced the 2025 Summer Items.

2. CONSENT ITEMS

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

A motion was made by Second Vice-President Leslie, seconded by First Vice-President Myres, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

- 2.1 Resolution 25-63:** Approving Cal/OES Form 130 to Designate Authorized Agents for a Reimbursement Request From a FEMA Disaster Assistance Program, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Executive Office)**

File ID: [\[228-25\]](#)

This Resolution was approved.

- 2.2 Resolution 25-64:** Approving and Authorizing the Executive Director to Assign a Professional Services Agreement with Mandiant, Inc. to Google LLC, and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology and Innovation)**

File ID: [\[226-25\]](#)

This Resolution was approved.

- 2.3 Ordinance 4802,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A License And Concession Agreement With Courtsmith Basketball Industries Inc. For The Premises Located At 424 Pendleton Way, Oakland, For A Term Of Three Years With One Two-Year Mutual Option To Extend, At An Initial Monthly Rent Of \$5,053, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[230-25\]](#)

This Ordinance was approved.

- 2.4 Ordinance 4803,** 2nd Reading Of An Ordinance Approving The Renaming Of OAK To "Oakland San Francisco Bay Airport," And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

File ID: [\[231-25\]](#)

This Ordinance was approved.

- 2.5 Ordinance 4804,** 2nd Reading Of An Ordinance Amending Port Of Oakland Environmental Provisions In Chapter 9.01 Of The Port Of Oakland Administrative Code (POAC).

File ID: [\[232-25\]](#)

This Ordinance was approved.

- 2.6 Minutes:** Approval of the Minutes of the Regular Meeting of June 12, 2025. **(Board)**

File ID: [\[237-25\]](#)

The Minutes were approved.

- 2.7 Information Report:** Report of Appointments, Separations and Leaves of Absence for FY 2024-25 4th Quarter (April 1, 2025 - June 30, 2025). **(Finance & Admin)**

File ID: [\[224-25\]](#)

This Report was received and filed.

Nicholas Lewis and Kenley Farmer addressed the Board on the Consent Items.

3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

4. BUDGET & FINANCE

- 4.1 Information Report:** Unaudited Financials for the 11 Months Ended May 31, 2025. **(Finance & Admin)**

File ID: [\[216-25\]](#)

Chief Financial Officer, Julie Lam, presented 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 4805:** Approve and Authorize 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. **(Aviation)**

File ID: [\[204-25\]](#)

Director of Aviation, Craig Simon, introduced Item 6.1.

Kevin Westle and Joesph Cook addressed the Board on Item 6.1.

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

Ayes: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

- 6.2 Resolution 25-65:** Approve and Authorize the Executive Director to Submit Passenger Facility Charge Application #18 to the Federal Aviation Administration in the amount of \$53,454,553 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[223-25\]](#)

Director of Engineering, Emilia Sanchez, introduced Item 6.2.

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

Ayes: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

- 6.3 Resolution 25-66:** Approve and Authorize the Executive Director to Award and Execute Contracts with Blocka Construction, Inc., OBR Electric LLC, SilMan Venture Corporation DBA SilMan Industries, and Tulum Innovation Engineering, Inc. for On-Call Electrical Distribution Infrastructure Construction in the Aggregate Amount Not to Exceed of \$15,000,000 Commencing September 1, 2025 and Ending August 31, 2026, 2027, or 2028; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering)**

File ID: [\[185-25\]](#)

Director of Engineering, Emilia Sanchez, introduced Item 6.3.

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

Ayes: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

- 6.4 Resolution 25-67:** Approve and Authorize the Executive Director to Award and Execute Contracts with Andrew M Jordan Inc. DBA A&B Construction, D-Line Constructors, Inc., Marinship Development Interest LLC, McGuire and Hester, and A. Teichert & Son, Inc. DBA Teichert Construction for On-Call Civil Utility Infrastructure Construction in the Aggregate Amount Not to Exceed of \$15,000,000 Commencing September 1, 2025 and Ending August 31, 2026, 2027, or 2028; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering)**

File ID: [\[197-25\]](#)

Director of Engineering, Emilia Sanchez, introduced Item 6.4.

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: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

- 6.5 Resolution 25-68:** Approve and Authorize the Executive Director to Award and Execute Contracts with Nibbi Bros. Associates, Inc., SilMan Venture Corp DBA SilMan Industries, and Suffolk Construction Company, Inc. for On-Call Building Related Construction in the Aggregate Amount Not to Exceed of \$24,000,000 Commencing September 1, 2025 and Ending August 31, 2026, 2027, or 2028; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering)**

File ID: [\[198-25\]](#)

Director of Engineering, Emilia Sanchez, introduced Item 6.5.

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

Ayes: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

- 6.6 Resolution 25-69:** Approving and Authorizing the Executive Director to Enter into a Professional Service Agreement with Greenbelt Alliance/People for Open Space to Lead Community Engagement for the Climate Adaptation Planning for Oakland's Frontline Communities Project for a Total Combined Amount Not to Exceed \$500,000 for a Term up to Three Years with an Option for One Year Extension; and if Negotiations with Greenbelt Alliance/People for Open Space are Unsuccessful, to Execute a Professional Services Agreement with the Next Highest Rated Firm, for a Maximum Compensation Not to Exceed \$500,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Environmental)**

File ID: [\[206-25\]](#)

Director of Information Technology, Kyle Mobley, introduced Item 6.6.

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

Ayes: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

- 6.7 Resolution 25-70:** Approve and Authorize the Executive Director to Enter into an Agreement with Questivity, Inc. (or the Next Lowest Responsive and Responsible Bidder) to Renew VMware Licensing/Support for Three Years for an Amount Not to Exceed \$479,938.56 (or Next Corresponding Low Bid Amount); and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology & Innovation)**

File ID: [\[229-25\]](#)

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: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

The Following Items Were Posted In Accordance With The Brown Act, 72hrs Prior To The Board Meeting, However, It Was Not Reasonably Possible Based On Technical Difficulties To Meet The Additional Notice Requirements Of The Port's Sunshine Ordinance And So We Need A Motion To Hear These Two Items In Compliance With The Port's Sunshine Ordinance.

A motion was made by First Vice-President Myres, seconded by Commissioner Dominguez Walton, that the motion to hear Items 6.8 and 6.9 be approved. The motion carried by the following vote:

Ayes: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

6.8

SUPPLEMENTAL Resolution 25-71: Approve and Authorize: (1) the Executive Director to Execute a Contract Procure a Battery Electric Water Truck at a Total Cost Not to Exceed \$580,000; and (2) the Designation of an Existing Diesel Powered Water Truck as No Longer Used, Inadequate, Obsolete or Worn-Out and the Sale, Donation, and/or Other Disposition of Such Other Existing Vehicles; and (3) Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[215-25\]](#)

Director of Maritime, Bryan Brandes, introduced Item 6.8.

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: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

- 6.9 SUPPLEMENTAL Resolution 25-72:** Approve and Authorize the Executive Director to Execute an Agreement with Lost Sox LLC dba Distill for Airport Marketing Services at the Oakland Airport for a Term of Two Years with One-Year Option to Extend in a Total Amount Not to Exceed \$1,500,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[219-25\]](#)

Director of Aviation, Craig Simon, introduced Item 6.9.

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: 4 - Commissioner Dominguez Walton, Second Vice-President Leslie, Commissioner Myres and First Vice-President Cluver

Excused: 3 - Commissioner Martinez, Commissioner Muhammad and Commissioner Wong

7. UPDATES/ANNOUNCEMENTS

Director of Engineering, Emilia Sanchez, provided details on a hosted tour of Airport and Seaport facilities with Girls Inc.

President Cluver appointed commissioners to the vacancies on the Ad hoc Committees and the one Standing Committee. He appointed Commissioner Wong to the Environmental & Sustainability Ad hoc, Commissioner Muhammad to the Workforce Development Ad hoc, and First Vice-President Myres to the Audit Committee.

8. SCHEDULING

President Cluver announced that the Board will be on Recess for the month of August.

OPEN FORUM

There were no Public Speakers in Open Forum.

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 4:18 p.m.

Approved:

Daria Edgerly
Secretary of the Board

DRAFT