



## **SUPPLEMENTAL BOARD AGENDA**

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Thursday, January 22, 2026

Board Room – 2nd Floor

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***The Public Portion Of The Meeting Will Begin At 4:00 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/1603723261>*

*To join by Telephone:*

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

*Webinar ID: 160 372 3261*

*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 - EXISTING LITIGATION -** (Pursuant to Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matter(s): 2:**

(1) City and County of San Francisco v. City of Oakland, etc., et al, U.S. District Court (N.D. Cal.) Case No. 3:24-cv-02311

(2) City and County of San Francisco v. Port of Oakland, U.S. Court of Appeals for the Ninth Circuit, Case No. 24-7532

**File ID:** [\[16-26\]](#)

**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:** [\[17-26\]](#)

**1.3 THREAT TO PUBLIC SERVICES OR FACILITIES -** (Pursuant to California Government Code Section 54957): **Number of Matters: 2.**

Consultation with Douglas Mansel, Aviation Security Officer

**File ID:** [\[18-26\]](#)

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

**Property:** Berth 8 (Water Area Only), 251 Burma Road, Oakland, CA 94607; and Various Properties In or Around the Former Oakland Army Base

**Negotiating Parties:** City of Oakland, Oakland Bulk and Oversized Terminal, DHNC, Inc., and the Port of Oakland

**Agency Negotiator:** Bryan Brandes (Maritime Director); Eric Napralla (Chief Wharfinger); Carolyn Almquist (Manager Business Development & International Marketing)

**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:** Charles P. Howard Marine Terminal - Oakland, CA 94607

**Negotiating Parties:** Various proposers to Howard Property RFP and the Port of Oakland

**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer

**Under Negotiation:** Price and Terms of Payment

**Property:** Oakland Airport Business Park

**Negotiating Parties:** To be determined but may include private properties located within Oakland Airport Business Park, tenants, and the Port of Oakland

**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer

**Under Negotiation:** Price and Terms of Payment

**File ID:** [\[19-26\]](#)

## **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:** Approve and Authorize the Executive Director to Execute a Second Supplemental Agreement to the Professional Services Agreement with Universal Protection Service, LP dba Allied Universal Security Services to: (1) Amend the Scope of Work to Provide Additional Security Guard Services, and (2) Increase the Total Maximum Compensation by \$540,000 for a Total Amount Not to Exceed \$7,690,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

**File ID:** [\[02-26\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 2.1](#)

- 2.2 Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with O.C. Jones and Sons, Inc. in an Amount Not-to-Exceed \$29,853,150.00 for the Berths 32-33 Leveling Project; Execute Contract Change Orders in an Amount Not to Exceed \$8,955,950.00 and Finding that the Proposed Action Complies with the California Environmental Quality Act as Analyzed in the 2002 Oakland Army Base Area Redevelopment Plan EIR. **(Engineering)**

**File ID:** [\[10-26\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 2.2](#)

- 2.3 Resolution:** Approve and Authorize the Executive Director to Waive Formal Competitive Procedures and Execute a Professional Services Agreement with Mark Latimer & Associates, Inc., dba Coda Technology Group to Refresh and Standardize all Conference Room Technology at the Port of Oakland for a Maximum Compensation Not to Exceed \$625,000 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology & Innovation)**

**File ID:** [\[04-26\]](#)

**Attachments:** [Supplemental Agenda Report](#)  
[Resolution Item 2.3](#)

- 2.4 Resolution:** Approve and Authorize the Executive Director to Enter into an Agreement with Packet Fusion, Inc. (or the Next Ranked Vendor) to Procure and Install a Cloud Phone System for a Total Amount Not to Exceed \$1,210,000 for a Term of Five Years with Two, One-Year Extension Options; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Technology & Innovation)**

**File ID:** [\[05-26\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 2.4](#)

- 2.5 Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with Ancon Marine dba Ancon Services, Inc. for Performing Emergency Spill Response or Emergency Repairs in a Hazardous Environment for Port of Oakland Facilities for the Period Commencing April 1, 2026 and Ending March 31, 2027, 2028, or 2029 in an Amount Not to Exceed \$450,000; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Environmental)**

**File ID:** [\[06-26\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Resolution Item 2.5](#)

- 2.6 Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with Ancon Marine dba Ancon Services, Inc. for Removal and Disposal of Hazardous Waste, Universal Waste, and Other Contaminated Materials for the Period Commencing April 1, 2026 and Ending March 31, 2027, 2028, or 2029 in an Amount Not to Exceed \$1,200,000; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Environmental)**

**File ID:** [\[07-26\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Resolution Item 2.6](#)

- 2.7 Ordinance 4824,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A First Amendment Of The Temporary Rental Agreement With Anthony Cirillo For Premises Located At 1853 Embarcadero Road, Oakland, To Extend The Term By Up To One (1) Year, At A Monthly Rental Rate Of \$1,612.00, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [\[14-26\]](#)

**Attachments:**    [Ordinance 4824](#)

- 2.8 Ordinance 4825,** 2nd Reading Of An Ordinance Amending Port Of Oakland Ordinance No. 867 Ratifying And Setting The Annual Compensation For The Director Of Communications Job Classification At \$275,604.

**File ID:** [\[15-26\]](#)

**Attachments:**    [Ordinance 4825](#)

- 2.9 Minutes:** Approval of the Minutes of the Regular Meetings of December 4, 2025 and December 18, 2025. **(Board)**

**File ID:** [\[09-26\]](#)

**Attachments:**    [December 4, 2025 Minutes](#)  
                          [December 18, 2025 Minutes](#)

**2.10 Information Report:** Report of Appointments, Separations and Leaves of Absence for FY 2025-26 2nd Quarter (October 1, 2025 - December 31, 2025). **(Finance & Admin)**

File ID: [\[08-26\]](#)

Attachments: [Report](#)

**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.*

**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 Resolution:** Approve and Authorize the Executive Director to Enter into an Exclusive Negotiating Agreement with TraPac, LLC, for Potential Development and Operation of Container Terminal Facilities at the Outer Harbor Terminal; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

File ID: [\[11-26\]](#)

Attachments: [Agenda Report](#)  
[Resolution Item 6.1](#)

**6.2 Resolution:** Approving and Authorizing the Executive Director to Extend the Maritime and Aviation Project Labor Agreement (**MAPLA**) with the Building and Construction Trades Council of Alameda County, AFL-CIO for Six Months, ~~through~~ July 31, 2026, **and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (Public Engagement)**

File ID: [\[01-26\]](#)

Attachments: [Supplemental Agenda Report](#)  
[Resolution Item 6.2](#)

- 6.3 Ordinance and Resolution:** Adoption of a Resolution to Approve the Terms and Conditions of Employment and Certain Benefits as Set Forth in the Memorandum of Understanding between the Port of Oakland and Service Employees International Union, Local 1021 (SEIU Local 1021) for the period October 1, 2025 through June 30, 2028 (Successor MOU) with Future Cost of Living Adjustments and to Authorize the Executive Director to Execute the Successor MOU; Enactment of an Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits for Port Employees Represented by SEIU Local 1021. **(Finance & Admin)**

**File ID:** [\[12-26\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Ordinance Item 6.3 \(A\)](#)  
                          [Resolution Item 6.3 \(B\)](#)

- 6.4 Ordinance and Resolution:** Adoption of a Resolution to Approve the Terms and Conditions of Employment and Certain Benefits as Set Forth in the Memorandum of Understanding between the Port of Oakland and Western Council of Engineers (WCE) for the period October 1, 2025 through June 30, 2028 (Successor MOU) with Future Cost of Living Adjustments and to Authorize the Executive Director to Execute the Successor MOU; Enactment of an Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits for Port Employees Represented by WCE. **(Finance & Admin)**

**File ID:** [\[13-26\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Ordinance Item 6.4 \(A\)](#)  
                          [Resolution Item 6.4 \(B\)](#)

## **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 February 5, 2026.*

## 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](http://www.portoakland.com)

To receive Port Agendas and Agenda Related Materials by email, please email your request to: [dedgerly@portoakland.com](mailto: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.