530 Water Street
Oakland, California 94607
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# Minutes

**Thursday, June 25, 2026**

**3:30 PM**

**Board Room – 2nd Floor**

## ROLL CALL

President Cluver called the Regular Meeting of June 25, 2026 to order at the hour of 1:20 p.m. and the following Commissioners were in attendance:

**Present:** **7 -** Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Derrick Muhammad, Commissioner Alvina Wong, Second Vice-President Barbara Leslie, First Vice-President Jahmese Myres and President Andreas Cluver

## 1. CLOSED SESSION

President Cluver convened the Board in Closed Session at 1:22 p.m. to hear the following Items:

Commissioner Martinez participate via teleconference under the Just Cause provision.

**1.1**

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

**Property:** 10 Washington St, Oakland, CA 94607
**Negotiating Parties:** JWJ Partners LLC and the Port of Oakland
**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer
**Under Negotiation:** Price and Terms of Payment

**Property:** 1 Hegenberger Road Oakland, CA 94621
**Negotiating Parties:** HLT CA Hilton LLC and the Port of Oakland
**Agency Negotiator:** Dorin Tiutin, Acting Chief Real Estate Officer
**Under Negotiation:** Price and Terms of Payment

**Property:** Oakland Inner and Outer Harbors; Oakland Seaport
**Negotiating Parties:** Port of Oakland; City of Alameda; various property owners surrounding existing Inner; and Outer Harbor Turning Basins
**Agency Negotiator:** Bryan Brandes, Director of Maritime
**Under Negotiation:** Price and Terms of Payment

**Property:** 1 Market Street, Oakland, CA
**Negotiating Parties:** Industrial Realty Group LLC; Oakland Roots Sports Club; and the Port of Oakland
**Agency Negotiator:** Dorin Tiutin, Acting 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:** Rebekah Bray, Manager of Airport Properties
**Under Negotiation:** Price and Terms of Payment

**File ID:** [176-26]

**1.2** **PUBLIC EMPLOYEE PERFORMANCE EVALUATION -** (Pursuant to California Government Code Section 54957)

**Title:** Port Attorney

**File ID:** [185-26]

**1.3 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:** [186-26]

## OPEN SESSION/ROLL CALL

President Cluver called the Regular Meeting of June 25, 2026 to order in Open Session at the hour of 3:30 p.m.

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

**Excused:** **1 -** Commissioner Arabella Martinez

## 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 Second Vice-President Leslie, seconded by Commissioner Muhammad, to approve the Consent Agenda. The motion carried by the following vote:**

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

**Excused:** **1 -** Commissioner Martinez

**2.1 Resolution 26-45:** Approve and Authorize the Executive Director to Execute a Consent to Assignment of Operating Agreement for Ground Transportation and Curbside Management Services, and Shuttle Bus Services from SP Plus Corporation to Metropolis Technologies, Inc., and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [155-26]

**This Resolution was approved.**

**2.2 Resolution 26-46:** Approve and Authorize the Executive Director to Execute a Memorandum of Understanding Agreement with Alameda County Fire Department to Reimburse for Staffing, Training, and Equipment Costs that Support the Water Rescue Program at Oakland San Francisco Bay Airport from July 1, 2026 through June 30, 2031, for an Amount Not to Exceed $560,000; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [183-26]

**This Resolution was approved.**

**2.3 Ordinance 4852:** Approve and Authorize the Executive Director to Execute a Fourth Amendment to License and Concession Agreement with Bank of America, National Association, to Extend the Term for an Additional Five Years, With an Initial Monthly Rent of $1,407.60 For the Extended Term; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

**File ID:** [144-26]

**This Ordinance was approved.**

**2.4 Ordinance 4853:** Approve and Authorize the Executive Director to Execute a Third Amendment to License and Concession Agreement with the Association for the Preservation of the Presidential Yacht Potomac, to Extend their Term for an Additional Five Years, at an Initial Monthly Rent of $3,354.00 for the Extended Term; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act **(CRE)**

**File ID:** [166-26]

**This Ordinance was approved.**

**2.5 Resolution 26-47:** Approve and Authorize the Port Risk Manager to Renew the Port of Oakland's Contractors Pollution Liability Insurance Policy with Navigators Specialty Insurance Company, Arranged and Paid Through Alliant Insurance Services, for an Amount Not to Exceed $232,000, Delegate Authority to the Port Risk Manager to Execute any Necessary Documents, and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Finance & Admin)**

**File ID:** [164-26]

**This Resolution was approved.**

**2.6** **Resolution 26-48:** Approve and Authorize the Port of Oakland's Risk Manager to Execute a Two-Year Airport Liability Insurance Policy and Rate Cap Agreement for Auto Liability Insurance and Excess Workers Compensation Insurance, and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Finance & Admin)**

**File ID:** [167-26]

**This Resolution was approved.**

**2.7** **Resolution 26-49:** Approve the Creation of a Bond Underwriting Pool Comprised of 11 Bond Underwriting Firms for a Five-Year Term and Authorize the Chief Financial Officer to Select Bond Underwriting Syndicates from the Pool for Future Bond Financings, and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Finance & Admin)**

**File ID:** [181-26]

**This Resolution was approved.**

**2.8** **Resolution 26-50:** Approve and Authorize the Port Attorney to Execute Fiscal Year 2027 Outside Counsel and Consultant Retention Agreements with Selected Law Firms and Consultants and Related Actions, in an Initial Total Amount of $2,812,500, Subject to Adjustments Under the Port Attorney's Contracting Authority and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Port Attorney)**

**File ID:** [180-26]

**This Resolution was approved.**

**2.9** **Ordinance 4848,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute The Third Amendment To Space/Use Permit With Clean Energy Fuels Corporation Operating In The North Field Of Oakland San Francisco Bay Airport For An Additional Five-Year Term From June 22, 2026 To June 21, 2031, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [169-26]

**This Ordinance was approved.**

**2.10** **Ordinance 4849,** 2nd Reading Of An Ordinance Amending Appendix C-3 Of The Port Of Oakland Administrative Code To Include New Fees Related To The General Aviation T-Hangar Waiting List Under An Airport Directive Issued By The Director Of Aviation, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [170-26]

**This Ordinance was approved.**

**2.11 Ordinance 4850,** 2nd Reading Of An Ordinance Approving And Authorizing The Director Of Aviation To Execute Private-Owned Hangar And Ramp Space Agreements And Port-Owned Hangar And Ramp Space Agreements With Multiple General Aviation Tenants, For A Five Year Term Commencing July 1, 2026, And Expiring June 30, 2031; And Amending Appendix C-1 Of The Port Of Oakland Administrative Code To Adjust The General Aviation Monthly Rental Rates; And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [171-26]

**This Ordinance was approved.**

**2.12 Ordinance 4851,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute An Easement With Pacific Gas And Electric Company For The Property Located At Assessor Parcel Number 042-4425-011 For Installation Of Electrical Utility Infrastructure, And A Second Amendment To Lease With WattEV Ca4, Inc. For Certain Consent And Indemnification Provisions Related To Such Easement, And Finding That The Proposed Action Is Exempt Under The California Environmental Quality Act.

**File ID:** [172-26]

**This Ordinance was approved.**

**2.13 Minutes:** Approval of the Minutes of the Regular Meetings of April 23, 2026, May 14, 2026 and May 28, 2026.. **(Board)**

**File ID:** [168-26]

**The Minutes were approved.**

## 3. MAJOR PROJECTS

**3.1 Resolution 26-51:** Approve and Authorize the Executive Director to Execute a Design Agreement with the U.S. Army Corps of Engineers to Design the Oakland Harbor Turning Basins Widening Project in the Amount of $2,700,000 and Find that the Proposed Action Complies with the California Environmental Quality Act as Analyzed in the Final Environmental Impact Report for the Oakland Harbor Turning Basins Project **(Maritime)**

**File ID:** [148-26]

Director of Maritime, Bryan Brandes, introduced Item 3.1.

Aaron Wright addressed the Board on Item 3.1.

**A motion was made by Commissioner Wong, seconded by Commissioner Dominguez Walton, that the Resolution be approved. The motion carried by the following vote:**

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

**Excused:** **1 -** Commissioner Martinez

## 4. BUDGET & FINANCE

**4.1** **Resolution 26-52:** Approve the Annual Operating and Capital Budgets for Fiscal Year Ending June 30, 2027; Authorize the Payment of Operating and Other Expenses, and the Payment of Debt Service of the Port of Oakland for the Fiscal Year Ending June 30, 2027; Authorize the Payment of $316,358,000 of Total Capital Expenditures, as Provided for in the Capital Budget for the Fiscal Year Ending June 30, 2027; Authorize FY 2026 Carryover Spending in FY 2027; Authorize Transfers Between Operating and Capital Budgets Due to Changes in Accounting Treatment; **and** Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Finance & Admin)**

**File ID:** [178-26]

Chief Financial Officer, Julie Lam, introduced Item 4.1.

**A motion was made by Commissioner Wong, seconded by Commissioner Muhammad, that the Resolution be approved. The motion carried by the following vote:**

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

**Excused:** **1 -** Commissioner Martinez

**4.2** **Ordinance 4854:** Approve and Authorize the Proposed Fiscal Year 2027 Airline Landing Fee Rates, Terminal Space Rental Rates, and Other Fees Generating $101.5 Million in Revenue at Oakland San Francisco Bay Airport and Amend Appendix C-1 of the Port of Oakland Administrative Code to Adjust the Proposed Fiscal Year 2027 Fees; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [179-26]

Director of Aviation, Craig Simon, introduced Item 4.2.

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

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

**Excused:** **1 -** Commissioner Martinez

## 5. STRATEGY & POLICY

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

## 6. REMAINING ACTION ITEMS

**6.1** **Ordinance 4855:** Approve and Authorize the Executive Director to Execute an Amendment to the Amended and Restated Space/Use Permit with each of the Four Food & Beverage Concessionaires Operating at Oakland San Francisco Bay Airport; Specifically: HFF OAK Venture, LLC; Rylo Management; SSP America OAK, LLC and NNF Grewal, Inc. to Revise Terms and Conditions of the Space/Use Permits and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [165-26]

Director of Aviation, Craig Simon, introduced 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:** **6 -** Commissioner Dominguez Walton, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver

**Excused:** **1 -** Commissioner Martinez

**6.2** **Ordinance 4856:** Amend Chapter 8.01 of the Port of Oakland Administrative Code to Authorize Personal Vehicle Sharing Services at Oakland San Francisco Bay Airport and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

**File ID:** [177-26]

Director of Aviation, Craig Simon, introduced Item 6.2.

**A motion was made by Commissioner Wong, seconded by Commissioner Dominguez Walton, that the Ordinance be approved. The motion carried by the following vote:**

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

**Excused:** **1 -** Commissioner Martinez

**6.3** **Resolution 26-53:** Approve and Authorize the Executive Director to Execute Project Supplement No. 4 and Project Supplement No. 5 with the California State Transportation Agency to (a) Consolidate Funding and Delivery for Certain Roadway Projects on 3rd Street and Adeline Street With the Port and Freight Infrastructure Program, and (b) Create a New Marine Terminal Modernization Subproject; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Maritime)**

**File ID:** [173-26]

Director of Maritime, Bryan Brandes, introduced Item 6.3.

Aaron Wright addressed the Board on Item 6.3.

Executive Director, Kristi McKenney, addressed the Board on Item 6.3.

**A motion was made by Commissioner Muhammad, seconded by Commissioner Dominguez Walton, that the Resolution be approved. The motion carried by the following vote:**

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|---|---|---|
| **Ayes:** | **6 -** | Commissioner Dominguez Walton, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver |
| **Excused:** | **1 -** | Commissioner Martinez |



**6.4** **Resolution 26-54:** Approve and Authorize the Executive Director to Execute an Amended Baseline Agreement and All Other Related Documents Necessary for the Port to Amend Its Trade Corridor Enhancement Program Agreement to Reflect a Scope Reduction With a Commensurate Reduction in the Grant Funding Award; and Find that the Proposed Action Complies with the California Environmental Quality Act as Evaluated in the Negative Declaration Adopted for the 2023 Green Power Microgrid Project. **(Maritime)**

**File ID:** [174-26]

Director of Maritime, Bryan Brandes, introduced Item 6.4.

**A motion was made by Commissioner Muhammad, seconded by Commissioner Wong, that the Resolution be approved. The motion carried by the following vote:**

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|---|---|---|
| **Ayes:** | **6 -** | Commissioner Dominguez Walton, Commissioner Muhammad, Commissioner Wong, Second Vice-President Leslie, First Vice-President Myres and President Cluver |
| **Excused:** | **1 -** | Commissioner Martinez |

**6.5** **Resolution 26-55:** Approve and Authorize the Executive Director to Execute Professional Services Agreements with AECOM Technical Services, Inc. and RS&H California, Inc., or the Next Ranked Vendor, for On-Call Airport Pavement Engineering Design Services at the Oakland San Francisco Bay Airport with an Aggregate Maximum Compensation for All Agreements Not to Exceed $12,000,000, for Three-Year Terms Renewable Up to Two Years; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering)**

**File ID:** [93-26]

Director of Engineering, Emilia Sánchez, introduced Item 6.5.

Director of Aviation, Craig Simon, addressed the Board on Item 6.5.

**A motion was made by Commissioner Wong, seconded by Commissioner Dominguez Walton, that the Resolution be approved. The motion carried by the following vote:**

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

**Excused:** **1 -** Commissioner Martinez

**6.6** **Resolution 26-56:** Approve and Authorize the Executive Director to Increase the Professional Services Agreement with Hill International Inc. by $4,100,000 to a Total Not-to-Exceed Amount of $9,100,000; and Find that the Proposed Action is exempt under the California Environmental Quality Act. **(Engineering)**

**File ID:** [115-26]

Director of Engineering, Emilia Sánchez, introduced Item 6.6.

Executive Director, Kristi McKenney, addressed the Board on Item 6.6.

Junaid Mahoon and Robert Luster, addressed the Board on Item 6.6.

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

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

**Excused:** **1 -** Commissioner Martinez

**6.7** **Resolution 26-57:** Approve and Authorize the Executive Director to Waive Formal Competitive Procurement Procedures and Execute a Second Supplemental Agreement to the Professional Services Agreement with Absolute Consulting, Inc., dba Absolute Consulting Software Development, Inc., to Extend the Term Through June 30, 2030 and Add $1,040,000 to the Agreement's Maximum Compensation for a Total Amount Not to Exceed $2,340,000 to Provide Advanced Level Technical Support on the Oracle Enterprise Resource Planning System; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Finance & Admin)**

**File ID:** [184-26]

Director of Engineering, Emilia Sánchez, introduced Item 6.7.

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

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

**Excused:** **1 -** Commissioner Martinez

## 7. UPDATES/ANNOUNCEMENTS

Chief Public Engagement Officer, Matt Davis, introduced the Port's 2026 Summer Interns.

First-Vice President Myres, reported out on Commissioner Muhammad's speaking engagement.

## 8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

## OPEN FORUM

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

Diane Dillon and Paul Millner

## ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 5:03 p.m.

Approved:

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Daria Edgerly
Secretary of the Board