



## PORT OF OAKLAND

### SUPPLEMENTAL BOARD AGENDA

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Thursday, May 14, 2015

Board Room – 2nd Floor

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***The Public Portion Of The Meeting Will Begin At 4:00 p.m.***

#### ROLL CALL

*Commissioner Colbruno, Commissioner Head, Commissioner Parker, Commissioner Uno, 2nd Vice-President Hamlin, 1st Vice President Butner and President Yee.*

#### 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 - ANTICIPATED LITIGATION** (Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of California Government Code Section 54956.9): **4 Matters**

**File ID:** [269-15]

- 1.2 CONFERENCE WITH LABOR NEGOTIATORS** - (Pursuant to California Government Code Section 54957.6).

**Employee Organizations:** International Federation of Professional and Technical Engineers, Local 21 (IFPTE-Local 21); Services Employees International Union, Local 1021 (SEIU-Local 1021); Western Council of Engineers (WCE); and International Brotherhood of Electrical Workers, Local 1245 (IBEW-Local 1245)

**Unrepresented Employees:** Unit H and M

**File ID:** [271-15]

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

**Consultation with:** Douglas Mansel, Aviation Security Manager

**File ID:** [272-15]

**1.4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION -** (Pursuant to California Government Code Section 54957.6).

**Title:** Port Attorney

**Title:** Chief Audit Officer

**File ID:** [222-15]

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

**Property:** Oakland Army Base

**Negotiating Parties:** Prologis, LP; CCIG Oakland Global, LLC; Oakland Global Rail Enterprises, LLC and Port of Oakland

**Agency Negotiator:** John Driscoll, Director of Maritime

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

**Property:** Berths 25-26 (Port of Oakland)

**Negotiating Parties:** Ports America Outer Harbor Terminal, LLC, TraPac, LLC and Port of Oakland

**Agency Negotiator:** John Driscoll, Director of Maritime

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

**Property:** 555 Maritime Street, Oakland (Approximately 38 acres of land currently occupied by Shippers Transport Express that is adjacent to the Port-owned rail terminal operated by Burlington Northern Santa Fe in the Port's Maritime area).

**Negotiating Parties:** Lineage Logistics/Dreisbach Enterprises and Port of Oakland

**Agency Negotiator:** John Driscoll, Director of Maritime

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

~~Property: Metropolitan Golf Links 10051 Doolittle Drive Oakland, CA 94603~~

~~Negotiating Parties: Port of Oakland, City of Oakland and Oakland Golf, LLC (represented by Thomas B. Isaak of CourseCo, Inc., and President of O.G.P., Inc., General Partner)~~

~~Agency Negotiator: Deborah Ale Flint, Director of Aviation & Brandon J. Mark, Manager of Airport Properties, Port of Oakland~~

~~Under Negotiation: Price and Terms of Tenancy~~

**File ID:** [270-15]

**OPEN SESSION/ROLL CALL**

*Commissioner Colbruno, Commissioner Head, Commissioner Parker, Commissioner Uno, 2nd Vice-President Hamlin, 1st Vice President Butner and President Yee.*

**CLOSED SESSION REPORT**

*The Port Attorney or Board Secretary will report on any final actions taken in Closed Session.*

## **Public Hearing**

- 1 Public Hearing:** Administrative Appeals on the Environmental Impact Report Development Permit (#5016) for the Proposed Hotel at 195 Hegenberger Road - Continued Hearing (**Engineering**)

**File ID:** [\[258-15\]](#)

**Attachments:**    [Agenda Report - Continued Hearing](#)  
                          [Agenda Report](#)  
                          [Applicant Response](#)  
                          [Exhibit 3 - Decision Memo](#)  
                          [Exhibit 4 - UNITEHERE appeal letter](#)  
                          [Exhibit 5 - Carpenters McMorgan Appeal letter](#)  
                          [195 Hegenberger Ex6- Site Plan with Parking Layout.pdf](#)  
                          [SUPPLEMENTAL - Alameda Labor Council Letter](#)  
                          [SUPPLEMENTAL-Letter from UNITE HERE Local 2850](#)  
                          [SUPPLEMENTAL: Letter Re: 195 Hegenberger Road Appeal of Permit No. 501](#)  
                          [Resolution Item - Public Hearing](#)

## **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 Ordinance:** Creation of Two New Classifications of Airport Operations Specialist I and Airport Operations Specialist II. (**Finance and Administration**)

**File ID:** [\[252-15\]](#)

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

- 2.2 Resolution:** Extension of the Custodian Eligible List from May 13, 2015 through May 13, 2016..(**Finance & Administration**)

**File ID:** [\[254-15\]](#)

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

- 2.3 Ordinance 4330:** 2nd Reading of An Ordinance Amending Port Ordinance No. 867 To Create Director Of Governmental Affairs Classification. (**Admin.**)

**File ID:** [\[262-15\]](#)

**Attachments:** [Ordinance 4330](#)

- 2.4 Ordinance 4331:** 2nd Reading of An Ordinance Approving Amendment No. 2 To Space/Use Permit - Public Pay Telephone Concession With Jaroth, Inc. Doing Business As Pacific Telemanagement Services For Public Pay Telephone Concession Privileges At Oakland International Airport.

**File ID:** [\[263-15\]](#)

**Attachments:** [Ordinance 4331](#)

- 2.5 Ordinance 4332:** 2nd Reading of An Ordinance Approving An Other Transaction Agreement With The United States Of America, Acting Through The Transportation Security Administration At Oakland International Airport.

**File ID:** [\[264-15\]](#)

**Attachments:** [Ordinance 4332](#)

- 2.6 Minutes:** Approval of the Minutes of The Regular Meeting of April 23, 2015.

**File ID:** [\[268-15\]](#)

**Attachments:** [Minutes](#)

- 2.7 Report:** Executive Director Awards of Public Works and Professional Services Contracts for the Period from May 2014 through April 2015. (**Engineering**)

**File ID:** [\[257-15\]](#)

**Attachments:** [Report](#)

[Report Attachments A-C](#)

### 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.*

**4.1 Report:** FY 2016 Operating and Capital Budget Update #2. (**Finance and Administration**)

**File ID:** [\[141-15\]](#)

**Attachments:** [Financial Report](#)

[SUPPLEMENTAL - FY 2016 Budget Update 2](#)

**4.2 Resolution:** Authorization to Enter into a Letter Agreement with the City of Oakland Outlining Port Pension Payments for FY 2016 as a Result of the City Participating in the CalPERS Pre-Pay Program. (**Finance and Administration**)

**File ID:** [\[251-15\]](#)

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

[Resolution Item 4.2](#)

## **5. STRATEGY & POLICY**

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

**5.1 Resolution** Approval to Establish and Implement a Community Investment Policy (**Social Responsibility Division**)

**File ID:** [\[276-15\]](#)

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

[Attachment A to Community Investment](#)

[SUPPLEMENTAL - Community Investments Presentation](#)

[Resolution Item 5.1](#)

## **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:** Approval of Space/Use Permit with Sky Chefs, Inc. at Oakland International Airport. (**Aviation**)

**File ID:** [\[230-15\]](#)

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

[Ordinance Item 6.1](#)

- 6.2 Ordinance:** Approval of a Space/Use Permit with Alaska Airlines, Inc. for Space in the Port's Air Cargo Building **(Aviation)**

**File ID:** [\[249-15\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 6.2](#)

- 6.3 Ordinance:** Approval of a Space/Use Permit with PrimeFlight Aviation Services, Inc. **(Aviation)**

**File ID:** [\[250-15\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 6.3](#)

- 6.4 Ordinance:** Approval of Amendment No. 1 to the Temporary Rental Agreement with Security Point Media, LLC to Extend Term and Modify Rent Terms. **(Aviation)**

**File ID:** [\[253-15\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 6.4](#)

- 6.5 Resolution:** Budget Authorization and other Approvals Required to Construct the Air Cargo Way Repair Project at the South Field, Oakland International Airport **(Aviation)**

**File ID:** [\[255-15\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 6.5](#)

- 6.6 Resolution:** Affirming Port Consent to the Planned Unit Development Amendment Authorized by the City of Oakland for Various Properties in Jack London Square **(CRE)**

**File ID:** [\[256-15\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 6.6](#)

- 6.7 Resolution:** Additional Budget and Related Approvals for Project Scoping Services Related to Grant Funding Consideration of Port Priority Projects **(Engineering)**

**File ID:** [\[260-15\]](#)

**Attachments:** [SUPPLEMENTAL-Agenda Report](#)  
[Resolution Item 6.7](#)

## 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. Please fill out a speaker card and present it to the Secretary of the Board.*

## **ADJOURNMENT**

*The next Regular Meeting of the Board will be held on May 28, 2015.*

## 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, John Betterton, at: (510) 627-1696, or visit our web page at: [www.portoakland.com](http://www.portoakland.com)  
<<http://www.portoakland.com>>

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

John Betterton, Secretary of the Board  
530 Water Street, Oakland, CA 94607  
[jbetterton@portoakland.com](mailto:jbetterton@portoakland.com)  
(510) 627-1696

### 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 Assistant Secretary of the Board no later than five working days prior to the scheduled meeting date.

Daria Edgerly, Assistant Secretary of the Board  
530 Water Street, Oakland, CA 94607  
[dedgerly@portoakland.com](mailto:dedgerly@portoakland.com)  
(510) 627-1337

### Scented Products

Please refrain from wearing scented products to this meeting so attendees who experience chemical sensitivities may attend

## **Commissioner's 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.