



## **SUPPLEMENTAL BOARD AGENDA**

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Thursday, December 14, 2017

Board Room – 2nd Floor

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***The Public Portion Of The Meeting Will Begin At 3:30 p.m.***

### **ROLL CALL**

*Commissioner Colbruno, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Cluver, 1st Vice President Butner and President Story.*

### **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): Number of **Matters** **1**

*West Oakland Environmental Indicators Project Title VI Complaint: DOT#2017-0093, EPA File Nos. 13R-17-R9 (City of Oakland) and 14R-17-R9 (Board of Port Commissioners and Port of Oakland)*

**File ID:** [409-17]

- 1.2 CONFERENCE WITH LABOR NEGOTIATORS** (Pursuant to California Government Code Section 54956.6):

- 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:** [410-17]

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

- Executive Director

**File ID:** [411-17]

**1.4 PUBLIC EMPLOYMENT** (Pursuant to California Government Code Section 54957).

- Chief Audit Officer

**File ID:** [412-17]

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

**Property:** Hangars 2, 230C & 230D

**Negotiating Parties:** KaiserAir, Inc. and Port of Oakland

**Agency Negotiator:** Bryant Francis, Director of Aviation & Brandon J. Mark, Manager of Airport Properties

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

**Property:** All Food & Beverage Concession Units at Oakland International Airport (approx. 21,000 sf in sixteen locations)

**Negotiating Parties:** Port-contracted consultant SI Partners, Inc. (represented by Susan C. Schooley and O.B. Schooley) and Port of Oakland

**Agency Negotiator:** Bryant Francis, Director of Aviation & Brandon J. Mark, Manager of Airport Properties

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

**Property:** Oakland International Container Terminal (Berths 55-59) 1717 Middle Harbor Road and Matson Terminal (Berths 60-63) 1579 Middle Harbor Road - Port of Oakland

**Negotiating Parties:** SSA Terminals, LLC, SSA Terminals (Oakland), LLC and Port of Oakland

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

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

**Property:** Berth 34 and Berths 35-38, Port of Oakland

**Negotiating Parties:** Everport Terminal Services, Inc. and Port of Oakland

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

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

**File ID:** [408-17]

**OPEN SESSION/ROLL CALL**

*Commissioner Colbruno, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Cluver, 1st Vice President Butner and President Story.*

**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 Ordinance:** Authorize the Executive Director to Enter into a First Amendment to a 1999 Grant of Easement Agreement with the San Francisco Bay Area Rapid Transit District for 8,390 square feet within the Berths 25-33 Marine Terminal at No Cost (\$0). **(Maritime)**

**File ID:** [\[395-17\]](#)

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

- 2.2 Ordinance:** Approval of an Amendment to an Existing License and Concession Agreement with California Generator Service Corporation to Expand Their Premises to Include 7719 Oakport Street, Increase the Term of the Agreement and Increase the Monthly Rent by \$4,125.00 **(CRE)**

**File ID:** [\[394-17\]](#)

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

- 2.3 Resolution:** Authorize the Executive Director to Extend the Contract for Security Services at Middle Harbor Shoreline Park (MHSP) with ABC Security Services, Inc. through July 1, 2018 for approximately \$90,000. **(SRD)**

**File ID:** [\[392-17\]](#)

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

- 2.4 Building Permit:** for Southwest Airlines for Tenant Improvement for their In-Flight/Quiet Area, 1 Airport Drive, Terminal 1, Lower Level, Building # M103 **(Engineering)**

**File ID:** [\[397-17\]](#)

**Attachments:** [Building Permit 5162](#)  
[Resolution Item 2.4](#)

- 2.5 Building Permit:** for DHL for Improvements to their Sort Building and Demolition of the Airside Annex, 7201 Earhart Road, Building # L812 **(Engineering)**

**File ID:** [\[398-17\]](#)

**Attachments:** [Building Permit 5166](#)  
[Resolution Item 2.5](#)

- 2.6 Ordinance 4451**, 2nd Reading Of An Ordinance Approving Amendment To Space/Use Permit With Civil Air Patrol To Extend The Term By Five Years At A Monetary Consideration Of \$1.00 Per Annum For Premises At North Field At Oakland International Airport.
- File ID:** [\[400-17\]](#)
- Attachments:** [Ordinance 4451](#)
- 2.7 Ordinance 4452**, 2nd Reading Of An Ordinance Approving Second Supplement To License And Concession Agreement With SFO Hotel Shuttle, Inc. For An Initial Term Of Four Years At A Rental Of \$17,084.10 Per Month, Plus Two Five-Year Options, For 51,770 Square Feet Of Improved Real Property At The North Field At Oakland International Airport.
- File ID:** [\[401-17\]](#)
- Attachments:** [Ordinance 4452](#)
- 2.8 Ordinance 4453**, 2nd Reading Of An Ordinance Approving Amendment No. 1 To Telecommunications License Agreement With New Cingular Wireless Pcs, LLC To Extend The Term By Five Years At An Initial License Fee Of \$11,675 Per Month For A Site On The Rooftop Area At Hangar 3 At Oakland International Airport.
- File ID:** [\[402-17\]](#)
- Attachments:** [Ordinance 4453](#)
- 2.9 Ordinance 4454**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Extend The Term Of Three Temporary Right Of Entry And Construction Access Agreements For Three Years With The City Of Oakland And The Affected Tenants For Installation Of Waterfront Trail Improvements On Three Port-Owned Properties Located Along The Oakland Estuary.
- File ID:** [\[403-17\]](#)
- Attachments:** [Ordinance 4454](#)
- 2.10 Ordinance 4455**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Enter Into A Third Amendment To Temporary Rental Agreement With O.C. Jones And Sons, Inc. To Extend The Term Through June 30, 2018 For Approximately 6 Acres Of Vacant Land By 7th Street And Old Navy Road, Oakland, California.
- File ID:** [\[404-17\]](#)
- Attachments:** [Ordinance 4455](#)

- 2.11 Ordinance 4456**, 2nd Reading Of An Ordinance Approving Airline Operating Agreement With Delux Public Charter, LLC Doing Business As JETSUITEX, Operating At Oakland International Airport.

**File ID:** [\[405-17\]](#)

**Attachments:** [Ordinance 4456](#)

- 2.12 Ordinance 4458**, 2nd Reading Of An Ordinance Authorizing The Executive Director To (1) Extend The Term Of A No-Cost Temporary Rental Agreement With Seafarer's Ministry Of The Golden Gate Through March 31, 2018 And (2) Enter Into A No-Cost Lease With Seafarer's Ministry Of The Golden Gate For A 0.2 Acre Parcel Of Land In The Maritime Area For A Term Of Five Years With One Five-Year Extension Option.

**File ID:** [\[407-17\]](#)

**Attachments:** [Ordinance 4458](#)

- 2.13 Minutes:** Approval of the Minutes of the Regular Board meetings of October 26, 2017 and November 9, 2017.

**File ID:** [\[396-17\]](#)

**Attachments:** [October 26, 2017 Minutes](#)

[November 9, 2017 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 Report:** Maritime Air Quality Improvement Plan ("MAQIP") Status Report **(Engineering)**

**File ID:** [\[295-17\]](#)

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

- 5.2 Resolution:** Authorize the Executive Director to Enter into a Contract with Mason Tillman Associates, Ltd. to Conduct a Race and Gender Disparity Study for an Amount Not to Exceed \$350,000, and Authorize an Increase in FY 2017-18 Budget of \$175,000. **(SRD)**

**File ID:** [\[382-17\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 5.2](#)

## 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:** Approval to Execute an Agreement for Three Years With up to Two One-Year Options with LAZ Parking California LLC for Airport Public Parking Management and Operations, for an Amount Not to Exceed \$25,960,069. **(Aviation)**

**File ID:** [\[366-17\]](#)

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

- 6.2 Resolution:** Approval to Execute an Agreement for Three Years With up to Two One-Year Options with SP+ Transportation, an Operating Division of SP Plus Corporation, for Airport Shuttle Bus, Ground Transportation and Curbside Management Services, for an Amount Not to Exceed \$29,834,767. **(Aviation)**

**File ID:** [\[399-17\]](#)

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

- 6.3 Resolution:** Approve \$945,000 Design Budget for Southfield Pavement Improvements and Airfield Signage Replacement Projects, and Authorization to Apply for and Accept Grant Awards from the Federal Aviation Administration (FAA) for the Following Projects: Southfield Pavement Improvements, Airfield Signage Replacement, Airfield Geometric Study and Airport Layout Plan Update, Oakland International Airport. **(Aviation)**

**File ID:** [\[381-17\]](#)

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

- 6.4 Ordinance:** Authorization to Extend Space Assignment Agreements that have been in effect for more than one year as of December 14, 2017; Authorization to Extend Space Assignment Agreements that are likely to be in effect for more than one year as of December 31, 2018; and Waiver of the Three-Month Security Deposit Requirement for Three Tenants. **(Maritime)**

**File ID:** [\[393-17\]](#)

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

- 6.5 Resolution:** Adoption of a Resolution Necessary to Appoint Katherine Buckley as the Acting Chief Audit Officer and to Provide Temporary Supplemental Compensation of Six Percent. **(Finance & Admin)**

**File ID:** [\[413-17\]](#)

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

- 6.6 Ordinance 4457,** 2nd Reading Of An Ordinance Approving Amendment To Lease With DHL Express (USA), Inc. To Extend The Term For Five Years At An Initial Rental Of \$43,848 Per Month For Premises At North Field At Oakland International Airport.

**File ID:** [\[406-17\]](#)

**Attachments:**    [Ordinance 4457](#)

## **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 January 25, 2018.*

## 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.

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### 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.

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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.