



PORT OF OAKLAND

SUPPLEMENTAL BOARD AGENDA

Thursday, July 12, 2018

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:00 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 REAL PROPERTY NEGOTIATOR - (Pursuant to California Government Code Section 54956.8)

Property: One Market Street, Oakland, CA (Howard Terminal)

Negotiating Parties: Oakland Athletics and Port of Oakland

Agency Negotiator: Pamela Kershaw, Director of Commercial Real Estate

Under Negotiation: Price and Terms of Tenancy

File ID: [250-18]

1.2 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 Matter 1**

File ID: [251-18]

1.3 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: [252-18]

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

- Chief Audit **Officer**
- Assistant Secretary of the Board

File ID: [253-18]

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 Resolution:** Authorize the Executive Director to Execute Consent and Joint Use of Track Agreements with the Union Pacific Railroad Company; Dreisbach Enterprises, Inc.; and Unicold Corporation for Operation of Newly Constructed Track at the Maritime Support Center. **(Maritime)**

File ID: [\[233-18\]](#)

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

- 2.2 Ordinance 4483,** 2nd Reading Of An Ordinance Amending Port Ordinance No. 4430 Relating To Landing And Tenant Terminal Space Rental Fees At Metropolitan Oakland International Airport.

File ID: [\[247-18\]](#)

Attachments: [Ordinance 4483](#)

- 2.3 Ordinance 4484**, 2nd Reading Of An Ordinance (1) Approving And Authorizing The Executive Director To Execute With GSC Logistics, Inc. A Fourth Amendment To Lease For Premises Located At 555 Maritime Street, Extending The Lease Through June 30, 2023 And With An Annual Rent Range Of \$1.45 Million And \$1.68 Million And (2) Authorizing \$85,000 In Operating Expenses For Deferred Maintenance On The Leased Premises.

File ID: [\[248-18\]](#)

Attachments: [Ordinance 4484](#)

- 2.4 Ordinance 4485**, 2nd Reading Of An Ordinance Authorizing The Extension Of (1) A Space Assignment Agreement With Trapac, LLC For Approximately Twenty-Four Acres, And (2) A Temporary Rental Agreement With O.C. Jones And Sons, Inc., For Approximately Six Acres To Support Trapac's Terminal Redevelopment, Both Within The Outer Harbor Terminal, For Up To An Additional Nine Months Beyond The Current Expiration Of June 30, 2018, And Resulting In Minimum Net Revenue Of \$788,000.

File ID: [\[249-18\]](#)

Attachments: [Ordinance 4485](#)

- 2.5 Minutes:** Approval of the Minutes of the Regular Meeting of June 14, 2018.

File ID: [\[240-18\]](#)

Attachments: [June 14, 2018 Draft 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: Draft Seaport Air Quality 2020 and Beyond Plan **(Engineering)**File ID: [\[217-18\]](#)

Attachments: [Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

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:** Approve and Authorize the Executive Director to Enter into a New Lease Agreement for Approximately 2 Acres of Submerged Land Adjacent to a Pier on Real Property Commonly Referred to as 1101 Embarcadero West, Located Adjacent to the Southerly Side of Embarcadero West and Adjacent to the Westerly Boundary of Howard Terminal with Schnitzer Steel Industries, Inc., for a 5-Year Term Through July 26, 2023, Resulting in Annualized Rent Ranging from Approximately \$143,000 to Approximately \$165,000 **(Maritime)**

File ID: [\[214-18\]](#)

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

- 6.2 Resolution:** Authorize the Executive Director to Extend the Term of the Management Agreement with ABM Industry Groups, LLC, dba ABM Parking Services, for the Seaport Interim Truck Parking Facilities for a Term up to Two Years at an Estimated Cost of \$6.9 million. **(Maritime)**

File ID: [\[232-18\]](#)

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

- 6.3 Resolution:** Authorize Construction Budget of \$3,965,000, Authorize the Director of Engineering to Approve Plans and Project Manual, and Award Contract to Vellutini Corporation dba Royal Electric Company for \$2,634,242.00 for Airfield Signage Replacement Project, Oakland International Airport. **(Engineering/Aviation)**

File ID: [\[228-18\]](#)

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

- 6.4 Resolution:** Approving and Authorizing the Executive Director to Enter Into An Interconnection Agreement with the Pacific Gas and Electric Company for the Provision of Wholesale Transmission Service to the Port's Cuthbertson Substation. **(Engineering)**

File ID: [\[241-18\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.4](#)

- 6.5 Resolution and Ordinance:** 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 International Brotherhood of Electrical Workers, Local 1245 for the period January 1, 2018 through June 30, 2022 ("successor MOU") and Enactment of An Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits as set forth in the successor MOU. **(Finance & Admin)**

File ID: [\[231-18\]](#)

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

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

9. ELECTION OF OFFICERS

The President, First Vice-President and Second Vice-President shall be elected by majority vote of the Board from among members of the Board at the first meeting held in the month of July in each year.

- 9.1 Resolution:** Election of Officers **(Board)**

File ID: [\[239-18\]](#)

Attachments: [Election of Officers](#)
[Resolution Item 9.1](#)

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 July 26, 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

To receive Port Agendas and Agenda Related Materials by email, please email your request to: 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
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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.