



SUPPLEMENTAL BOARD AGENDA

Thursday, September 27, 2018

Board Room – 2nd Floor

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

ROLL CALL

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

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

Property: Premises on the North Field of Oakland International Airport used for aircraft apron, hangar, office, shop, storage, and vehicle parking, serving as a Fixed Base Operator ("FBO") and commonly referred to as Hangar 3 West and Hangar 4

Negotiating Parties: Port of Oakland, KaiserAir and Howard Fields

Agency Negotiator: Bryant L. Francis, Director of Aviation and Brandon J. Mark, Aviation Properties Manager

Under Negotiation: Terms and Conditions of Lease

File ID: [300-18]

1.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - (Initiation of Litigation Pursuant to Paragraph (2) of Subdivision (d) of California Government Code Section 54956.9): Number of Matter 1

File ID: [301-18]

- 1.3 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION** - (Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matter** 1

File ID: [302-18]

- 1.4 CONFERENCE WITH LABOR NEGOTIATORS** - (Pursuant to California Government Code Section 54957.6):

Unrepresented Employees: Unit H

File ID: [303-18]

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

- Chief Audit Officer
- Assistant Secretary of the Board

File ID: [304-18]

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

- Executive Director
- Port Attorney
- Secretary of the Board

File ID: [305-18]

OPEN SESSION/ROLL CALL

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

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:** Approval of First Amendment to Extend the Term of a Rent Free Temporary Rental Agreement with the City of Oakland through July 31, 2019 for Police Officer Staff Training at the Berth 33 Backlands. **(Maritime)**

File ID: [\[287-18\]](#)

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

- 2.2 Ordinance 4489,** 2nd Reading Of An Ordinance Approving Space/Use Permit With Quickflight Inc. Operating As An Airline Services Provider At Oakland International Airport For A Concession Fee Of 10% Of Gross Revenue, With A Minimum Monthly Concession Fee Of \$250 (\$16,800 Anticipated Annual Revenue), For A Term Commencing On April 1, 2018 And Terminating On June 30, 2023.

File ID: [\[296-18\]](#)

Attachments: [Ordinance 4489](#)

- 2.3 Ordinance 4490,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Approve An Assignment Of The License And Concession Agreement With Alta Supply, Inc. To Cannroy Delaware, Inc., And To Amend Said License And Concession Agreement To Increase The Performance Deposit, For Premises Located At 424 Pendleton Way, Oakland.

File ID: [\[297-18\]](#)

Attachments: [Ordinance 4490](#)

- 2.4 Ordinance 4491,** 2nd Reading Of An Ordinance Approving Airline Operating Agreement And Its Annex "A" Space/Use Permit With Corporate Flight Management Doing Business As Contour Airlines Operating At Oakland International Airport For A Term Expiring On September 30, 2021, With Annual Revenue Estimated At \$268,000.

File ID: [\[298-18\]](#)

Attachments: [Ordinance 4491](#)

- 2.5 Ordinance 4492**, 2nd Reading Of An Ordinance Amending Port Of Oakland ("Port") Ordinance No. 867 Ratifying And Setting The Compensation For Certain Employees Of The Port Department Represented By The International Federation Of Professional And Technical Engineers, Local 21, And For Certain Non-Represented Employees Of The Port Department Belonging To Port Employee Representation Unit M; And, Amending Port Ordinance No. 867 Providing Professional Development Benefits For Certain Employees And Providing A One Time Only, Non-Base Building Payment Of \$1,500 And Seven Days Of Leave In Exchange For Deletion Of The Port Performance Premium And Withdrawal With Prejudice Of All Port Performance Grievances.

File ID: [\[299-18\]](#)

Attachments: [Ordinance 4492](#)

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 Resolution:** Authorization of Certain Actions Pursuant to the Tax Equity & Fiscal Responsibility Act of 1982, in Connection with the Financing and Refinancing of Various Port Capital Improvements. **(Finance & Admin)**

File ID: [\[243-18\]](#)

Attachments: [Agenda Report](#)

[Resolution Item 4.1](#)

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** **PULLED:** ~~Resolution: Approval of the Proposed Business Terms and Conditions to be Incorporated into a Second Supplemental Agreement with KaiserAir, Inc. for the Premises and Facilities, including Hangar 3 West, Hangar 4, and Related Airfield Aircraft Apron and Motor Vehicle Parking Spaces, for an additional Term of Four Years and Eleven Months through December 31, 2023 and Rental of \$107,546 per Month, at the North Field, Oakland International Airport and Making Findings and Determining to Terminate Negotiations and Proceedings for the Redevelopment of Hangars 2, 230C & 230D, and the Adjacent Aircraft Apron and Vehicle Parking Lot. (Aviation)~~

File ID: [\[292-18\]](#)

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

- 6.2** **Resolution:** Authorize a Construction Budget of \$1,881,000, Authorize the Director of Engineering to Approve Plans and Project Manual, and Award the Construction Contract to McGuire and Hester for the amount of \$1,295,465 for Construction of Southfield Pavement Improvements, Oakland International Airport. **(Engineering/Aviation)**

File ID: [\[229-18\]](#)

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

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 October 11, 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.