



SUPPLEMENTAL BOARD AGENDA

Thursday, October 11, 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 (8:00 a.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 PUBLIC EMPLOYMENT - (Pursuant to California Government Code Section 54957)

- Chief Audit Officer
- Assistant Secretary of the Board

File ID: [317-18]

1.2 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: All Food & Beverage Concessions Units at Oakland International Airport (approximately 29,000 SF in seventeen locations located throughout the Terminal Complex)

Negotiating Parties: Port of Oakland and Potential Awardees of the Four Food & Beverage Concessions Opportunities

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

Under Negotiation: Price and Terms of Tenancy

File ID: [318-18]

- 1.3 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: [319-18]

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

- Executive Director
- Port Attorney
- Secretary of the Board

File ID: [320-18]

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:** Authorize the Executive Director to Enter into a First Amendment to Extend the Term of a No-Cost Temporary Rental Agreement with Jacobs Engineering Group, Inc. Through December 31, 2020 for Data Collection, Land Surveying, Utility Potholing and Soil Testing at Premises Located Adjacent to and Within the-Right-Of-Way of: (1) Middle Harbor Road from Adeline Street Bridge to 7th Street; (2) Maritime Street from Chungking Street to Middle Harbor Road; and (3) 7th Street from Caltrans Right-of-Way to Ben E. Nutter Terminal in Support of GoPort Projects. **(Engineering)**

File ID: [\[284-18\]](#)

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

- 2.2 Ordinance:** Approve and Authorize the Executive Director to Execute a Third Supplemental to Lease with Radio Mirchi, Inc. for Premises Located on the Northerly Side of the Bay Bridge for a Monthly Rental Amount of \$13,733.63. **(CRE)**

File ID: [\[307-18\]](#)

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

- 2.3 Ordinance:** Approve and Authorize the Executive Director to Execute a Third Supplemental to Lease with AMFM Broadcasting, Inc. for Premises Located on the Northerly Side of the Bay Bridge for a Monthly Rental Amount of \$13,414.65. **(CRE)**

File ID: [\[308-18\]](#)

Attachments: [Agenda Report](#)
[Ordinance Item 2.3](#)

- 2.4 Ordinance:** Approve and Authorize the Executive Director to Execute a Third Supplemental to Lease with Multicultural Radio Broadcasting, Inc. for Premises Located on the Northerly Side of the Bay Bridge for a Monthly Rental Amount of \$13,913.24. **(CRE)**

File ID: [\[309-18\]](#)

Attachments: [Agenda Report](#)
[Ordinance Item 2.4](#)

- 2.5 Ordinance 4493,** 2nd Reading Of An Ordinance Approving And Ratifying The Executive Director's Execution Of A First Amendment To The Temporary Rental Agreement With The City Of Oakland Through July 31, 2019 At Berth 33 In The Seaport.

File ID: [\[316-18\]](#)

Attachments: [Ordinance 4493](#)

- 2.6 Minutes:** Approval of the Minutes of the Regular Meeting of September 13, 2018. **(Board)**

File ID: [\[321-18\]](#)

Attachments: [September 13, 2018 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.

- 3.1 Ordinance:** Approve the Evaluation Committees' Recommended Awardees for the Request for Proposals for Four Separate Food & Beverage Concession Opportunities at Oakland International Airport Covering Seventeen Units Totaling 27,400± Square Feet in Terminals 1 and 2; Specifically, Approve a Space/Use Permit for Each of the Following Concessionaires: HFF OAK Venture, LLC; Rylo Management; Soaring Food Group, LLC; and, SSP America OAK, LLC for Total Projected Rental Revenue of \$6.9 Million in the First Full Year of Operations (Calendar Year 2020) For a Term of Ten Years and Eleven Months Through December 31, 2029; Report on Any Protests Received. **(Aviation)**

File ID: [\[306-18\]](#)

Attachments: [Agenda Report](#)
[Ordinance Item 3.1](#)

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.

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:** Authorization to Enter into a Professional Services Agreement with West Yost Associates for a five-year term and an initial contract amount not to exceed \$1,225,000 for Design Services and Approval of a \$2,005,000 Design Budget for Lift Stations AP06P and AP08P; and Earhart Road and Airport Drive Sanitary Sewer Pipeline Rehabilitation. **(Engineering/Aviation)**

File ID: [\[237-18\]](#)

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

- 6.2 Ordinance:** Enactment of the Ordinance Necessary to Ratify and Set the Salaries and Salary Increases for Port of Oakland Non-Represented Employees in Port Employee Representation Unit H. **(Finance & Admin)**

File ID: [\[311-18\]](#)

Attachments: [Agenda Report](#)
[Attachment](#)
[Salary Table Attachment](#)
[Ordinance Item 6.2](#)

- 6.3 Resolution:** Adoption of a Resolution Necessary to Appoint Danny Wan as the Acting Executive Director Effective October 19, 2018 Through December 3, 2018, or Upon Return of the Executive Director, whichever is Earlier, and to Provide Temporary Supplemental Compensation of Six Percent for the Duration of the Temporary Appointment. **(Finance & Admin)**

File ID: [\[313-18\]](#)

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

- 6.4 Resolution:** Adoption of a Resolution Necessary to Appoint Michele Heffes as the Acting Port Attorney Effective October 19, 2018 through December 3, 2018, or Upon Return of the Port Attorney, whichever is Earlier, and to Provide Temporary Supplemental Compensation of Six Percent for the Duration of the Temporary Appointment. **(Finance & Admin)**

File ID: [\[314-18\]](#)

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

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 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

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.