



## **SUPPLEMENTAL BOARD AGENDA**

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Thursday, October 25, 2018

Board Room – 2nd Floor

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

### **ROLL CALL**

*Commissioner Hamlin, Commissioner Lee, Commissioner Martinez, Commissioner Story, 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:** 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

**Property:** 333 Maritime Street, Oakland, CA

**Negotiating Parties:** Port of Oakland and Burlington Northern Santa Fe (BNSF) Railway Company

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

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

**File ID:** [335-18]

- 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:** [336-18]

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

- Executive Director
- Port Attorney
- Secretary of the Board

**File ID:** [337-18]

## OPEN SESSION/ROLL CALL

*Commissioner Hamlin, Commissioner Martinez, Commissioner Story, 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:** Approve a Grant of Easement to Pacific Gas and Electric Company for Access, Repair, and Maintenance of Facilities Located in a Joint Trench Along Maritime Street from 14th Street to Approximately 18th Street, To Serve the Portion of the Former Oakland Army Base Property Owned by the City of Oakland, for No Monetary Consideration. **(Maritime)**

**File ID:** [\[323-18\]](#)

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

- 2.2 Resolution:** Approve and Authorize the Executive Director to Renew or Modify Certain Employee Health and Welfare Benefit Plan Contracts for Five Years, Ending December 31, 2023, in an Amount Not to Exceed 10% Increases Over the Previous Year's Contract Rate. **(Finance & Admin)**

**File ID:** [\[322-18\]](#)

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

- 2.3 Building Permit:** for Southwest Airlines for a New Storage Building Outside Terminal 2, 1 Airport Drive **(Engineering)**

**File ID:** [\[294-18\]](#)

**Attachments:** [Building Permit](#)  
[Resolution](#)

- 2.4 Ordinance 4494,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A First Amendment To The Temporary Rental Agreement With Jacobs Engineering Group, Inc. Through December 31, 2020 For Data Collection, Land Surveying, Utility Potholing, And Soil Testing In Support Of The GoPort Projects At Locations Within The Seaport.

**File ID:** [\[330-18\]](#)

**Attachments:** [Ordinance 4494](#)

- 2.5 Ordinance 4495,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Third Supplemental To Lease With Radio Mirchi, Inc. To Extend The Term Through December 31, 2028 For A Monthly Rental Amount Of \$13,733.63, With Increases, For Premises Located On The Northerly Side Of The Bay Bridge In Oakland.

**File ID:** [\[331-18\]](#)

**Attachments:** [Ordinance 4495](#)

- 2.6 Ordinance 4496,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Third Supplemental To Lease With AMFM Broadcasting, Inc. To Extend The Term Through December 31, 2028 For A Monthly Rental Amount Of \$13,414.65, With Increases, For Premises Located On The Northerly Side Of The Bay Bridge In Oakland.

**File ID:** [\[332-18\]](#)

**Attachments:** [Ordinance 4496](#)

- 2.7 Ordinance 4497**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Third Supplemental To Lease With Multicultural Radio Broadcasting, Inc. To Extend The Term Through December 31, 2028 For A Monthly Rental Amount Of \$13,913.24, With Increases, For Premises Located On The Northerly Side Of The Bay Bridge In Oakland.

**File ID:** [\[333-18\]](#)

**Attachments:** [Ordinance 4497](#)

- 2.8 Ordinance 4499**, 2nd Reading Of An Ordinance Amending Port Of Oakland ("Port") Ordinance No. 867 Ratifying And Setting The Compensation For Certain Nonrepresented Employees Of The Port Department Belonging To Port Employee Representation Unit H; And, Ratifying And Approving The Authority Of The Executive Director And The Port Attorney To Award Additional Compensation Of Up To Four Percent Annually To Individual Unit H Employees Consistent With The Merit Pay Criteria Set Forth In Administrative Policy And Procedure 432 (Annual Compensation Adjustments For Employees In Unit H).

**File ID:** [\[334-18\]](#)

**Attachments:** [Ordinance 4499](#)

- 2.9 Minutes:** Approval of the Minutes of the Regular Meeting of September 27, 2018. **(Board)**

**File ID:** [\[327-18\]](#)

**Attachments:** [September 27, 2018 Minutes](#)

- 2.10 Report:** Report of Appointments, Separations and Leaves of Absence for FY 2018-19, 1st Quarter (July 1, 2018 - September 30, 2018). **(Finance & Admin)**

**File ID:** [\[245-18\]](#)

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

### 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:** Fiscal Year 2018 Financial Highlights. **(Finance & Admin)**

**File ID:** [\[242-18\]](#)

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

## 5. STRATEGY & POLICY

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

### 5.1 **Report:** 2017 Seaport Air Emissions Inventory Summary **(Engineering)**

**File ID:** [\[310-18\]](#)

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

## 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:** Authorize the Executive Director to: Accept Federal FY18 Department of Homeland Security/Federal Emergency Management Agency Port Security Grant Program Funding in the Amount of \$1,350,000 **(Maritime)**

**File ID:** [\[324-18\]](#)

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

### 6.2 **Resolution:** Authorization to Enter into a Professional Services Agreement with Orion Engineers and Associates for a five-year term and an initial contract amount not to exceed \$1,200,000 for Engineering Design Services and Approval of a \$2,190,000 Design Budget for Pavement Rehabilitation at Oakland International Airport. **(Engineering/Aviation)**

**File ID:** [\[270-18\]](#)

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

## 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 November 8, 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.

Daria Edgerly, Secretary of the Board  
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(510) 627-1337

### 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.