



PORT OF OAKLAND

SUPPLEMENTAL BOARD AGENDA

Thursday, September 13, 2018

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:00 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: 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: Potential Hotel and Restaurant Development Site on Earhart Road on OAK's North Field (approximately 3.86 Acres, 9532 Earhart Road)

Negotiating Parties: Port of Oakland and Potential Developers for the Hotel and Restaurant Development Opportunity

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

Under Negotiation: Price and Terms of Tenancy

File ID: [289-18]

- 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: [290-18]

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

- Chief Audit Officer
- Assistant Secretary of the Board

File ID: [291-18]

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 a Space/Use Permit with QuickFlight Inc., with Anticipated Annual Revenues of \$16,800, Operating at Oakland International Airport. **(Aviation)**

File ID: [\[278-18\]](#)

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

- 2.2 Ordinance:** Approve an Assignment of a License and Concession Agreement from Alta Supply, Inc. to CannRoy Delaware, Inc. and Amendment to the Same License and Concession Agreement to Increase the Performance Deposit, for Premises Located at 424 Pendleton Way, Oakland. **(CRE)**

File ID: [\[281-18\]](#)

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

- 2.3 Resolution:** Approve and Authorize the Executive Director to Execute an Assignment of an Existing Ground Lease and Related Agreements from 10 Clay Street, LLC to Oakland Clay Partners, LLC for Property Located at 10 Clay Street, Oakland. **(CRE)**

File ID: [\[282-18\]](#)

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

- 2.4 Resolution:** Approve an Increase of \$35,000 for a Maximum Not-To-Exceed Contract Authority of \$592,965 with Oliver de Silva, Inc. dba Gallagher & Burk, Inc. for the Howard Terminal Pavement Repair Project. **(Engineering)**

File ID: [\[276-18\]](#)

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

- 2.5 Resolution:** Adoption of a Resolution Necessary to Extend the Appointment of Katherine Buckley as the Acting Chief Audit Officer through December 31, 2018, and to Provide Temporary Supplemental Compensation of Six Percent. **(Finance & Admin.)**

File ID: [\[277-18\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 2.5](#)

- 2.6 Ordinance 4488,** 2nd Reading Of An Ordinance Amending Section 2.07 Of Port Ordinance No. 867 Ratifying And Setting The Compensation Of Employees Of The Port Department Represented By The Western Council Of Engineers, Amending Section 1.191 Providing Professional Development Benefits For Certain Employees, And Adding Section 1.296 Providing Certain Employees With A One Time Only, Non-Base Building Payment Of \$1500 And Five Days Of Leave In Exchange For Deletion Of Port Performance Premium Pay.

File ID: [\[272-18\]](#)

Attachments: [Ordinance 4488](#)

- 2.7 Minutes:** Approval of the Minutes of the Regular Meetings of July 12, 2018 and July 26, 2018. **(Board)**

File ID: [\[283-18\]](#)

Attachments: [July 12, 2018 Minutes](#)
[July 26, 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.

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 Ordinance:** Approval of an Airline Operating Agreement and its Annex "A" Space/Use Permit with Corporate Flight Management, Inc. dba Contour Airlines, with Anticipated Annual Revenues of \$268,000, Operating at Oakland International Airport. **(Aviation)**

File ID: [\[271-18\]](#)

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

- 6.2 Resolution:** Authorize a Budget Increase of \$123,000 for the Design of Security Exit Improvements at Terminal 2 Near the Bag Claim Exit, Oakland International Airport **(Aviation/Engineering)**

File ID: [\[279-18\]](#)

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

- 6.3 Resolution:** Finding and Determining That The Port of Oakland's Electrical Lines and Equipment Do Not Create A Significant Risk Of Catastrophic Wildfire. **(Engineering)**

File ID: [\[286-18\]](#)

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

- 6.4 Resolution:** Approval to Submit an Attestation of the Veracity of the Port's Power Source Disclosure Report and the Power Content Label to the California Energy Commission for Calendar Year 2017. **(Engineering)**

File ID: [\[274-18\]](#)

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 the International Federation of Professional and Technical Engineers, Local 21 ("IFPTE Local 21") 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 for Port employees represented by IFPTE Local 21; and, Enactment of an Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits for Non-Represented Employees in Employee Representation Unit M. **(Finance & Admin)**

File ID: [\[273-18\]](#)

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

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 September 27, 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.