

PORT ORDINANCE NO. 4703
ORDINANCE APPROVING AND AUTHORIZING THE EXECUTIVE
DIRECTOR TO EXECUTE A FIVE-YEAR TERM EXTENSION OF
MULTIPLE AGREEMENTS WITH AIRPORT TENANTS AND SERVICE
PROVIDERS OPERATING AT OAKLAND INTERNATIONAL AIRPORT.

WHEREAS, from 1997 through 2023, the Board of Port Commissioners of the City of Oakland ("Board") adopted ordinances and resolutions approving the terms and conditions of forty-eight agreements for tenants and service providers occupying space and/or operating throughout Oakland International Airport, as set forth in Exhibit 1; and

WHEREAS, the Board has reviewed and evaluated the Agenda Report for Agenda Item 2.1, dated May 11, 2023 (the "Agenda Report") and related agenda materials, has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; now, therefore

BE IT ORDAINED by the Board of Port Commissioners of the City of Oakland as follows:

Section 1. The Board hereby finds and determines that the proposed action is not subject to the California Environmental Quality Act ("CEQA") because the proposed action does not involve an activity that may cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment as further defined in Section 21065 of the Public Resources Code.

Section 2. In acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in related agenda materials and in testimony received.

Section 3. The Board hereby approves of the extension of the forty-eight agreements listed on Exhibit 1 for one or more additional terms ending no later than June 30, 2028 under their existing rent structures.

Section 4. The Board hereby authorizes the Executive Director to execute the extension agreements, subject to approval as to form and legality by the Port Attorney.

Section 5. This ordinance is not evidence of and does not create or constitute (a) a contract(s), or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until separate written contract(s) are duly executed on behalf of the Board as authorized by this ordinance, are signed as approved as to form and legality by the Port Attorney, and are delivered to other contracting party, there shall be no valid or effective contract(s).

The Board of Port Commissioners, Oakland, California, May 11, 2023.
Passed to print for one day by the following vote: Ayes: Commissioners
Butner, Cluver, Colbruno, Lee, Martinez, Story, and President Leslie - 7.

Daria Edgerly,

Secretary of the Board

Exhibit 1

Aviation Properties Agreements

Party	Use ¹	Location	Agreement ²	Board # ³	Board Date	Monthly Rent	FY2023 Revenue ⁴
Air Culinaire Worldwide	Airline Services	No Premises	SUP	O:4574	44051	\$ 500.00	\$ 6,000.00
Airport Mailers	Passenger Amenity	South Field: M103	TRA	O:4480	6/14/2018	\$ 300.00	\$ 3,600.00
Airport Terminal Services, Inc.	Airline Services	South Field: M103	SUP	O:4221	42873	\$ 15,853.48	\$ 371,515.00
Alaska Airlines, Inc.	Warehouse	South Field Cargo Building	SUP	O:4335	5/28/2015	\$ 20,275.66	\$ 231,356.00
Alameda County Mosquito Abatement	Environmental Investigation	No Premises	SUP	O:4242	7/11/2013	\$ -	\$ -
ARINC	Airline Services	South Field: M367	SUP	O:4320	1/15/2015	\$ 250.00	\$ 3,000.00
Cal-Air Aviation Services, Inc.	Airline Services	No Premises	SUP	R:09-140	10/6/2009	\$ 250.00	\$ 3,000.00
Chevron U.S.A., Inc.	Environmental Investigation	South Field Tank Farm	L&C	R:06-060	3/7/2006	\$ -	\$ -
City of Oakland – Oakland Police Department	Aircraft Storage	North Field: L710	L&C	O:4385	7/14/2016	\$ -	\$ -
Civil Air Patrol	Squadron Headquarters	North Field: L105	SUP	O:4560	6/11/2020	\$ -	\$ -
CleanNet of the Bay Area	Airline Services	No Premises	SUP	O:4233	6/13/2013	\$ 250.00	\$ 4,200.00
Unifi Aviation Services LLC (f/k/a DAL Global Services LLC)	Warehouse	South Field Cargo Building	L&C	R:04-004	1/20/2004	\$ 10,208.16	\$ 392,080.00
DeSilva Gates Construction	Construction Storage	Doolittle Drive @ Eden Road	TRA	R:12-121	9/20/2012	\$ 2,700.00	\$ 32,400.00

¹ Airline Services include: passenger, ground, and cargo handling; airline catering; aircraft and equipment maintenance and repair; airline facilities janitorial.

² Agreement Types: Lease = Lease; L&C = License and Concession Agreement; ROE = Right-of-Entry and Indemnity Agreement; SUP = Space/Use Permit; MOU = Memorandum of Understanding; TRA = Temporary Rental Agreement.

³ Board action taken: R = Resolution and O = Ordinance, or where “No Action”; this action will be the first time the Board has approved the agreement.

⁴ Projected revenue in the Board’s adopted FY2023 Budget.

Party	Use ¹	Location	Agreement ²	Board # ³	Board Date	Monthly Rent	FY2023 Revenue ⁴
EcoServices, LLC	Airline Services	No Premises	SUP	O:4230	3/28/2013	\$ 250.00	\$ 12,000.00
Federal Express Corporation ⁵	Drop Box	South Field: M103	ROE	R:09-9151	4/20/1999	\$ 355.00	\$ 355.00
Flying Food Group, LLC	Airline Services	No Premises	SUP	R:10-154	11/16/2010	\$ 500.00	\$ 168,000.00
G2 Secure Staff, LLC	Airline Services	No Premises	SUP	R:19-120	12/12/2019	\$ 250.00	\$ 300,000.00
Gate Gourmet, Inc.	Airline Services	No Premises	ROE	O:4230	4/11/2013	\$ 500.00	\$ 12,000.00
Immaculate Flight LLC	Airline Services	No Premises	SUP	O:4601	5/27/2021	\$ 500.00	\$ 6,000.00
Jet Blast Aircraft Detailing, LLC	Aircraft Cleaning	No Premises	SUP	R:12-036	4/5/2012	\$ 500.00	\$ 6,000.00
Leidos, Inc.	TSA Equipment Maintenance	No Premises	SUP	O:4291	6/26/2014	\$ -	\$ -
Lloyd W. Aubry Co., Inc.	Airline Services	No Premises	L&C	R:04-210	8/3/2004	\$ 250.00	\$ 3,000.00
Master Lightning Security Solutions	Airline Services	No Premises	SUP	O:4233	6/13/2013	\$ 250.00	\$ 54,000.00
Matrix Aviation Services, Inc.	Airline Services	No Premises	ROE	R:09-141	10/6/2009	\$ 250.00	\$ 240,000.00
McGee Air Services	Airline Services	No Premises	SUP	O:4584	2/11/2021	\$ 250.00	\$ 3,000.00
New Tech Aircraft Services, Inc.	Airline Services	No Premises	SUP	R:11-148	1/17/2011	\$ 250.00	\$ 60,000.00
Next Century Aviation	Aircraft Storage	North Field: L710	L&C	R:07-198	8/7/2007	\$ 3,647.00	\$ 43,571.00
Oakland Flyers	Flight and Ground Training School	North Field: L606	L&C	R:04270	10/5/2004	\$ 1,927.00	\$ 28,012.00
Oakland Fuel Facilities Corp.	Modular Structure Parking	South Field Stadium Area	L&C	R:04-039	3/2/2004	\$ 625.18	\$ 7,689.00
Oakland Fuel Facilities Corp.	Vehicle Fueling Facilities	South Field Stadium Area	L&C	O:3379	9/2/1997	\$ 2,500.11	\$ 30,388.00
Oakland Aviation Museum	Storage	North Field: L621	L&C	R:4223	4/11/2003	\$ -	\$ -
Passur Aerospace, Inc.	Radar Facilities	ARFF	SUP	R:10-064	6/22/2010	\$ -	\$ -

⁵ FedEx rental is per year, not per month.

Party	Use ¹	Location	Agreement ²	Board # ³	Board Date	Monthly Rent	FY2023 Revenue ⁴	
PrimeFlight Aviation Services, Inc.	Airline Services	No Premises	SUP	O:4336	5/28/2015	\$ 250.00	\$ 72,000.00	
Prospect International Airport Services Corp.	Airline Services	No Premises	SUP	O:44532	9/12/2019	\$ 250.00	\$ 300,000.00	
Rainbow Mobile Wash	Airline Services	No Premises	L&C	R:04-045	3/2/2004	\$ 250.00	\$ 4,800.00	
SCIS Air Security Corp.	Security Services	No Premises	L&C	R:09-157	11/3/2009	\$ 250.00	\$ 3,000.00	
Sky Chefs, Inc.	Airline Services	South Field: M111	SUP	O:4230	4/11/2013	\$ 2,500.00	\$ 132,000.00	
Smarte Carte, Inc.	Carts and Lockers	South Field: Various	SUP	O:4425	6/8/2017	\$ 4,446.21	\$ 60,000.00	
Southwest Airlines Co.	Warehouse	South Field Cargo Building	L&C	R:07-024	2/6/2007	\$ 31,901.71	\$ 362,471.00	
Southwest Airlines Co.	Ground Support	North Field: L617	L&C	R:07-295	12/18/2007	\$ 10,134.71	\$ 97,883.00	
Southwest Airlines Co.	Provisioning Center	South Field: M155	Lease	O:4269	12/19/2013	\$ 34,196.96	\$ 395,843.00	
Sundance Air Services, Inc.	Aircraft Maintenance	North Field: L908	L&C	R:10-110	9/7/2010	\$ 3,410.00	\$ 12,459.00	
Taste, Inc. dba Vino Volo	Storage	South Field: M103	TRA	O:4480	6/14/2018	\$ -	\$ -	
Transportation Security Administration	Storage Magazine	North Field: L922	MOU	O:4480	6/14/2018	\$ -	\$ -	
Transportation Security Administration	Lost and Found Office	South Field: M101	MOU	O:4234	6/13/2013	\$ -	\$ -	
Tricopian, LLC	Automated Retail	South Field: Various	SUP	O:4296	6/5/2014	\$ 1,200.00	\$ 14,400.00	
United Air Lines, Inc.	Radar Facilities	ARFF	L&C	R:04265	10/5/2004	\$ 5,323.54	\$ 61,844.00	
United Parcel Service	Warehouse	South Field Cargo Building	L&C	R:06134	6/6/2006	\$ 240,260.80	\$ 2,833,920.00	
Total FY23 Budgeted Revenue							\$6,371,786.00	