



## **PORT OF OAKLAND**

*530 Water Street  
Oakland, California 94607  
510.627.1337*

### **Minutes**

**Thursday, December 3, 2020**

**3:30 PM**

**Board Room – 2nd Floor**

## ROLL CALL

President Cluver called the Regular Meeting of December 3, 2020 to order at the hour of 1:05 p.m. and the following Commissioners participated remotely:

Commissioner Butner joined the meeting at 1:37 p.m.

**Present:** 7 - Commissioner Ces Butner, Commissioner Michael Colbruno, Commissioner Arabella Martinez, Commissioner Joan Story, Second Vice-President Yui Hay Lee, First Vice-President Barbara Leslie and President Andreas Cluver

## 1. CLOSED SESSION

President Cluver convened the Board in Closed Session at 1:07 p.m. to hear the following Items:

- 1.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION -** (Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matter(s): 2 (additional information provided on the Closed Session Agenda Report, "Potential Litigation Under California Government Code Section 54956.9 [one (1) Matters]," attached hereto)**

**File ID:** [\[361-20\]](#)

- 1.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR -** (Pursuant to California Government Code Section 54956.8)

**Property:** 1 Market Street, Oakland, CA (Howard Terminal)

**Negotiating Parties:** The Oakland Athletics and Port of Oakland

**Agency Negotiator:** Pamela Kershaw, Director of Commercial Real Estate

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

**Property:** Vicinity of 7th Street, generally between Maritime Street to the west and Interstate 880 to the east, Oakland, CA

**Negotiating Parties:** Union Pacific Railroad (UP), Alameda County Transportation Commission (ACTC), and Port of Oakland

**Agency Negotiator:** Bryan Brandes, Maritime Director

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

**Property:** All Food & Beverage Concessions Units at Oakland International Airport (approximately 21,000 SF in seventeen locations)

**Negotiating Parties:** High Flying Foods, Rylo Management, Soaring Foods Group and SSP America and Port of Oakland

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

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

**File ID:** [\[362-20\]](#)

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

Employee Organizations: International Federation of Professional and Technical Engineers, Local 21; Service Employees International Union, Local 1021; Western Council of Engineers; International Brotherhood of Electrical Workers, Local 1245 And Unrepresented Employees: Port Employee Units H/M

File ID: [\[363-20\]](#)

**OPEN SESSION/ROLL CALL**

President Cluver called the Regular Meeting of December 3, 2020 to order in Open Session at the hour of 3:37 p.m.

**Present:** 7 - Commissioner Ces Butner, Commissioner Michael Colbruno, Commissioner Arabella Martinez, Commissioner Joan Story, Second Vice-President Yui Hay Lee, First Vice-President Barbara Leslie and President Andreas Cluver

**CLOSED SESSION REPORT**

Port Attorney, Michele Heffes, reported that the Board had taken no final action in Closed Session.

**2. CONSENT ITEMS**

Secretary of the Board, Daria Edgerly, introduced the Consent Items.

**A motion was made by Commissioner Colbruno, seconded by Commissioner Butner, to approve the Consent Agenda. The motion carried by the following vote:**

**Ayes:** 7 - Commissioner Butner, Commissioner Colbruno, Commissioner Martinez, Commissioner Story, Second Vice-President Lee, First Vice-President Leslie and President Cluver

**2.1 Minutes:** Approval of the Minutes of the Regular Meeting of November 5, 2020. **(Board)**

File ID: [\[360-20\]](#)

**The Minutes were approved.**

**2.2 Ordinance 4579, 2nd Reading Of An Ordinance Amending And Restating Rules And Regulations For Oakland International Airport, Which Shall Supersede Port Ordinance No. 4445 And Shall Be Effective January 1, 2021.**

File ID: [\[372-20\]](#)

**This Ordinance was approved.**

**2.3 Ordinance 4580, 2nd Reading Of An Ordinance Authorizing And Approving The Extension Of**

Space Assignment Agreements That Have Been In Effect For More Than One Year As Of November 19, 2020, And The Extension Of Certain Space Assignment Agreements That Are Likely To Be In Effect For More Than One Year As Of December 31, 2020, Through December 31, 2021, Resulting In An Annual Revenue Of Approximately \$13.9 Million.

File ID: [\[373-20\]](#)

**This Ordinance was approved.**

### 3. MAJOR PROJECTS

- 3.1 Report:** Update on GoPort Program: Freight Intelligent Transportation System and 7th Street Grade Separation Projects. **(Maritime)**

File ID: [\[288-20\]](#)

Maritime Director, Bryan Brandes, introduced Item 3.1.

Jason Garben, Senior Maritime Project Administrator, presented Item 3.1.

Kanda Raj, Project Manager, Alameda CTC, addressed the Board Item 3.1.

**This Report was received and filed.**

### 4. BUDGET & FINANCE

- 4.1 Report:** Unaudited Financials for 3 months ended September 30, 2020 including Capital Expenditure Report. **(Finance & Admin)**

File ID: [\[011-20\]](#)

Acting Chief Financial Officer, Julie Lam, presented Item 4.1.

Assistant Director of Aviation, Craig Simon, addressed the Board on Item 4.1.

Brandon Mark, Aviation Properties Manager, addressed the Board on Item 4.1.

**This Report was received and filed.**

### 5. STRATEGY & POLICY

- 5.1 Report:** Port of Oakland Wildfire Mitigation Plan and Evaluator Presentation **(Executive Office)**

File ID: [\[341-20\]](#)

Chief Operating Officer, Kristi McKenney, introduced Item 5.1.

Andrew Dressel, Associate Director Risk, Compliance, and Security, Guidehouse Consulting, presented Item 5.1.

**This Report was received and filed.**

**5.2 Report:** Informational Report on the Maritime and Aviation Project Labor Agreement ("MAPLA") Performance and Lessons Learned for Improvements **(SRD)**

**File ID:** [\[354-20\]](#)

President Andreas Cluver recused himself from Item 5.2 due to a potential financial conflict and was not on the call and took no part in the discussion or deliberation of the item.

Julina Bonilla, Workforce Development Manager, presented Item 5.2.

Director of Social Responsibility, Amy Tharpe, addressed the Board on Item 5.2.

Executive Director, Danny Wan, addressed the Board on Item 5.2.

Razia Brooks, Rob Stocker, Rachel Butler, Bob Llewellyn, John Belperio, Tim Nguyen, Beli Acharya, and Eric Christen addressed the Board on Item 5.2.

**This Report was received and filed.**

## **6. REMAINING ACTION ITEMS**

**6.1 Ordinance:** Approve and Authorize the Executive Director to Execute a License and Concession Agreement with Oakland Digital Arts and Literacy Center, Inc. dba BRIDGEGOOD for a Five (5) Year Term with a Three (3) Year Mutually Agreed Upon Option for the Premises Located at 95 Washington Street with an Initial Monthly Rent of \$2,700 and Monthly Common Area Expense Reimbursement of \$800. **(CRE)**

**File ID:** [\[353-20\]](#)

Commercial Real Estate Director, Pam Kershaw, introduced Item 6.1.

**A motion was made by Commissioner Colbruno, seconded by First Vice-President Leslie, that the Ordinance be approved. The motion carried by the following vote:**

**Ayes:** 7 - Commissioner Butner, Commissioner Colbruno, Commissioner Martinez, Commissioner Story, Second Vice-President Lee, First Vice-President Leslie and President Cluver

## **7. UPDATES/ANNOUNCEMENTS**

Acting Director of Communications, Robert Bernardo, shared a video announcing the annual Jack London Square Christmas Tree Lighting, noting that this year's tree lighting ceremony would be held virtually due to the pandemic.

## **8. SCHEDULING**

There were no "Scheduling Items" on the Agenda.

**OPEN FORUM**

There were no Public Speakers in Open Forum.

**ADJOURNMENT**

President Cluver reconvened the Board in Closed Session at 5:11 p.m. to hear the following Item:

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR** - (Pursuant to California Government Code Section 54956.8)

**Property:** All Food & Beverage Concessions Units at Oakland International Airport (approximately 21,000 SF in seventeen locations)

**Negotiating Parties:** High Flying Foods, Rylo Management, Soaring Foods Group and SSP America and Port of Oakland

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

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

First Vice-President Leslie left the meeting at the hour of 5:50 p.m.

There being no additional business, the Meeting was adjourned at the hour of 5:54 p.m.

Approved:

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Daria Edgerly  
Secretary of the Board