



MINUTES

Thursday, June 11, 2015

Board Room – 2nd Floor

ROLL CALL

President Yee called the meeting to order at the hour of 1:03 p.m., and the following Commissioners were in attendance:

Present: **6 -** Commissioner Michael Colbruno, Commissioner James Head, Commissioner Bryan Parker, Second Vice-President Earl Hamlin, First Vice-President Ces Butner, and President Alan Yee

1. CLOSED SESSION

President Yee convened the meeting into Closed Session at the hour of 1:05 pm.

- 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): 1 Matter

File ID: [331-15]

- 1.2** CONFERENCE WITH LABOR NEGOTIATORS - (Pursuant to California Government Code Section 54957.6).

Employee Organizations: International Federation of Professional and Technical Engineers, Local 21 (IFPTE-Local 21); Services Employees International Union, Local 1021 (SEIU-Local 1021); Western Council of Engineers (WCE); and International Brotherhood of Electrical Workers, Local 1245 (IBEW-Local 1245)

Unrepresented Employees: Unit H and M

File ID: [330-15]

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

Title: Board Secretary

Title: Port Auditor

File ID: [323-15]

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

Property: Former Oakland Army Base

Negotiating Parties: Prologis, LP; California Capital & Investment Group (CCIG), Oakland Global, LLC; Centerpoint Properties, Oakland Global Rail Enterprises, LLC, City of Oakland and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: Berths 25-26 (Port of Oakland)

Negotiating Parties: Ports America Outer Harbor Terminal, LLC, TraPac, LLC and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: 555 Maritime Street, Oakland (Approximately 38 acres of land currently occupied by Shippers Transport Express that is adjacent to the Port-owned rail terminal operated by Burlington Northern Santa Fe in the Port's Maritime area).

Negotiating Parties: Lineage Logistics/Dreisbach Enterprises and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Tenancy

Property: Two Parking Lot Properties located at Broadway & Embarcadero and Alice Street & Embarcadero, Oakland, CA

Negotiating Parties: Jack London Square Ventures, LLC and Port of Oakland

Agency Negotiator: Pamela Kershaw, Director of Commercial Real Estate

Under Negotiation: Price and Terms of Payment

File ID: [329-15]

OPEN SESSION/ROLL CALL

President Yee reconvened the meeting in Open Session at the hour of 3:46 p.m., and the following Commissioners were in attendance:

Present: **6 -** Commissioner Michael Colbruno, Commissioner James Head, Commissioner Bryan Parker, Second Vice-President Earl Hamlin, First Vice-President Ces Butner, and President Alan Yee

CLOSED SESSION REPORT

Port Attorney, Danny Wan, reported that the Board had taken no final actions in Closed Session.

CONSENT ITEMS

A motion was made by Commissioner Uno, seconded by Second Vice-President Hamlin, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 2.1** Resolution: Authorization Approving Consent to Assignment of Contract and Rights from URS Corporations Americas to URS Corporation, and Approval of Term Extension of First Supplemental Agreement Between the Port of Oakland and URS Corporation for Environmental Consulting Services for the Airport Perimeter Dike Improvement Project (Contract No.13-53) (Environmental Programs and Planning Division), and Contract and Budget Increase Authorization for URS Corporation Engineering Design Services for the Airport Perimeter Dike Improvement Project (Contract No. 07212) (Engineering)

File ID: [\[294-15\]](#)

This Resolution was approved.

- 2.2** Building Permit: Approval of Building Permit for Verizon Wireless for Upgrade of Equipment in the Terminal Buildings, 1 Airport Drive(Engineering)

File ID: [\[315-15\]](#)

This Resolution was approved.

- 2.3** Building Permit: Approval of Building Permit for AT&T for Upgrade of Wireless Equipment in the Terminal Buildings, 1 Airport Drive(Engineering)

File ID: [\[317-15\]](#)

This Resolution was approved.

- 2.4** Building Permit: Approval of Building Permit for Piedmont Hawthorne Aviation, LLC for Tenant Improvements in the Executive Terminal (#L550), 8633 Earhart Road (Engineering)

File ID: [\[321-15\]](#)

This Resolution was approved.

- 2.5** 2nd Reading of Ordinance 4334: Approval of Space/Use Permit with Sky Chefs, Inc. at Oakland International Airport. (Aviation)

File ID: [\[332-15\]](#)

This Ordinance was approved.

- 2.6** 2nd Reading of Ordinance 4335: Approval of a Space/Use Permit with Alaska Airlines, Inc. for Space in the Port's Air Cargo Building (Aviation)

File ID: [\[333-15\]](#)

This Ordinance was approved.

- 2.7** 2nd Reading of Ordinance 4336: Approval of a Space/Use Permit with PrimeFlight Aviation Services, Inc. (Aviation)

File ID: [\[250-15\]](#)

This Ordinance was approved.

- 2.8** 2nd Reading of Ordinance 4337: Approval of Amendment No. 1 to the Temporary Rental Agreement with Security Point Media, LLC to Extend Term and Modify Rent Terms. (Aviation)

File ID: [\[334-15\]](#)

This Ordinance was approved.

- 2.9** 2nd Reading of Ordinance 4338: Approval of Amendments to Telecommunications License Agreements with Wireless Telecommunications Carriers Operating at Oakland International Airport. (Aviation)

File ID: [\[335-15\]](#)

This Ordinance was approved.

- 2.10** 2nd Reading of Ordinance 4339: Various Changes to Tariff No. 2-A Regarding Space Assignment Rates, Termination and Modification Rights for Wharf and Space Assignments, and Shore Power Maintenance Rates, effective July 1, 2015; and Amendment of Port Ordinance No. 3439 to Revise Shore Power Vessel Commissioning Charge effective July 1, 2015. (Maritime)

File ID: [\[338-15\]](#)

This Ordinance was approved.

3. MAJOR PROJECTS

There were no "Major Project" items to discuss.

4. BUDGET & FINANCE

There were no "Budget & Finance" Items to discuss.

5. STRATEGY & POLICY

- 5.1 Report: Policy Enhancement to the Port of Oakland Non-Discrimination and Small Local Business Utilization Policy (SRD)

File ID: [\[327-15\]](#)

Amy Tharpe, Director of the Social Responsibility Division, presented the report.

Mara Rosales, of Rosales Business Partners LLC and Julian Gross of Julian Gross Consulting, LLC. gave testimony on the report.

This Report was received and filed.

- 5.2 Resolution: Adoption Of Airport Labor Pool Program (SRD)

File ID: [\[325-15\]](#)

Amy Tharpe, Director of the Social Responsibility Division, presented Item 5.2.

Bryan Parker left the meeting at 4:55.

A motion was made by Commissioner Head, seconded by Commissioner Uno, that this Resolution be approved. The motion carried by the following vote:

Ayes: 6 - Commissioner Colbruno, Commissioner Head, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

Absent: 1 - Commissioner Parker

- 5.3 Resolution: Approval to Establish and Implement a Community Investment Policy (SRD)

File ID: [\[328-15\]](#)

Commissioner Parker returned 5:09 pm.

Amy Tharpe, Director of the Social Responsibility Division, presented Item 5.3.

A motion was made by Commissioner Head, seconded by Second Vice-President Hamlin, that this Resolution be approved. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

6. REMAINING ACTION ITEMS

- 6.1** Ordinance: Approval of a 3% Increase in Target Rental Rates and Holdover Rental Rates for the Commercial Real Estate Division Portfolio of Properties (CRE)

File ID: [\[322-15\]](#)

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

A motion was made by Commissioner Head, seconded by Commissioner Uno, that this Ordinance be approved. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 6.2** Ordinance: 7th Supplemental Agreement with BNSF Railway Company for the Joint Intermodal Terminal (Maritime).

File ID: [\[291-15\]](#)

The Agenda Report was pulled.

- 6.3** Resolution: Approval of Consultant Contract to Perform Architect/Engineering Services and Related Approvals for the Upgrades to the International Arrivals Building, Oakland International Airport (OAK) (Engineering)

File ID: [\[300-15\]](#)

Engineering Director, Chris Chan, introduced item 6.3.

A motion was made by Commissioner Uno, seconded by Second Vice-President Hamlin, that this Report was .. The motion carried by the following vote:

Ayes: 7 - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 6.4** Resolution: Approval of the Professional Services Agreement with Enovity, Inc. at the Oakland Maintenance Center. (Aviation)

File ID: [\[316-15\]](#)

Aviation Director, Deborah Ale-Flint, introduced 6.4.

A motion was made by Commissioner Head, seconded by Second Vice-President Hamlin, that this Resolution be approved. The motion carried by the following vote:

Ayes: **7** - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

- 6.5** Resolution: Authorization to Approve Change Orders and Other Related Actions for the North Field Runway Safety Area (RSA) Project, Oakland International Airport (OAK) (Engineering)

File ID: [\[318-15\]](#)

A motion was made by Commissioner Uno, seconded by Commissioner Head, that this Resolution be approved.. The motion carried by the following vote:

Ayes: **7** - Commissioner Colbruno, Commissioner Head, Commissioner Parker, Uno, Second Vice-President Hamlin, First Vice-President Butner, and President Yee

7. UPDATES/ANNOUNCEMENTS

Commissioner Parker Reported on fundraiser for the Alameda County's Meals on Wheels, St Vincent's Day Home and the Fairyland Gayla.

8. SCHEDULING

There were no "Scheduling" items.

OPEN FORUM

There were no speakers in Open Forum.

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 5:33 p.m.

Date

John Betterton
Secretary of the Board