



## MINUTES

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Thursday, June 8, 2017

Board Room – 2nd Floor

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### ROLL CALL

President Colbruno called the Regular Meeting of June 8, 2017 to order at the hour of 1:15 p.m. and the following Commissioners were in attendance:

**Present:** 6 - Commissioner Earl Hamlin, Commissioner Arabella Martinez, Commissioner Alan Yee, Second Vice-President Joan Story, First Vice-President Ces Butner and President Michael Colbruno

### 1. CLOSED SESSION

President Colbruno convened the Board in Closed Session at 1:18 p.m. to hear the following Items:

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

**Property:** Maritime Street, Oakland (Approx. 27 acres, former Oakland Army Base)

**Negotiating Parties:** CenterPoint Properties, and Port of Oakland

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

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

**Property:** Berths 25-33, Port of Oakland

**Negotiating Parties:** TraPac, LLC and Port of Oakland

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

**Under Negotiation:** Price and Terms of Lease and Development

**Property:** Hangars 4 and 3 West at Oakland International Airport

**Negotiating Parties:** KaiserAir, Inc. and Port of Oakland

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

**Under Negotiation:** Terms of Settlement Agreement

**File ID:** [161-17]

**OPEN SESSION/ROLL CALL**

President Colbruno reconvened the Regular Meeting of June 8, 2017 to order at the hour of 2:36 p.m. and the following Commissioners were in attendance:

**Present:** 6 - Commissioner Earl Hamlin, Commissioner Arabella Martinez, Commissioner Alan Yee, Second Vice-President Joan Story, First Vice-President Ces Butner and President Michael Colbruno

**CLOSED SESSION REPORT**

Port Attorney, Danny Wan, reported that the Board had taken the following action in Closed Session:

**A Motion was made by Vice-President Butner, seconded by Commissioner Martinez, to approve Resolution 17-36. The Motion carried by the following vote:**

**Ayes:** 7 - Commissioner Cluver, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Vice-President Story, Vice-President Butner and President Colbruno.

**Resolution 17-36:** Resolution Approving And Authorizing Settlement Of All Claims By The Port Of Oakland Against Kaiserair, Inc. For Unpaid Fuel Flowage Fees, Landing Fees, Delinquency Fees And Audit Costs And All Claims By Kaiserair, Inc. Against The Port Of Oakland For Overcharging Rent In The Net Payment Amount Of \$5,508 To The Port Of Oakland By Kaiserair, Inc.

**2. CONSENT AGENDA**

Board Secretary, John Betterton, introduced the Consent Items.

**A motion was made to approve the Consent Agenda. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

- 2.2 Ordinance 4425:** Six-Month Term Extension of a Temporary Rental Agreement with Seafarer's Ministry of the Golden Gate for a Parcel of Land located at 4001 7th Street, Oakland **(Maritime)**

**File ID:** [\[140-17\]](#)

**This Ordinance was approved on First Reading.**

- 2.3 Ordinance 4420**, 2nd Reading Of An Ordinance Approving Airline Operating Agreement With Iberia Lineas Aereas De Espana, S.A. Operadora, Doing Business As Level, Operating At Oakland International Airport.

File ID: [\[154-17\]](#)

**This Ordinance was approved.**

- 2.4 Ordinance 4421**, 2nd Reading Of An Ordinance Approving Space/Use Permit With Airport Terminal Services, Inc. Operating As An Airline Services Provider At Oakland International Airport.

File ID: [\[155-17\]](#)

**This Ordinance was approved.**

- 2.5 Ordinance 4422**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Enter Into An Approximately 13-Month Space Assignment With Trapac, LLC For Approximately 24-Acres At Berth 24 For A Monthly Rent Of \$0.205/sf/Month And \$0.010/Sf/Month Lighting Related Charges.

File ID: [\[156-17\]](#)

**This Ordinance was approved.**

- 2.6 Ordinance 4423**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A License And Concession Agreement With Ray Hayame (DBA Nisei Plastics) For A One-Year Term For Property Located At 7721 Oakport Street, Oakland.

File ID: [\[157-17\]](#)

**This Ordinance was approved.**

- 2.7 Ordinance 4424**, 2nd Reading Of An Ordinance Amending Port Ordinance No. 867 To Add A New Section And Create The Legal Assistant I - Records Management Classification And To Assign The New Classification To An Existing Salary Grade.

File ID: [\[158-17\]](#)

**This Ordinance was approved.**

- 2.8 Ordinance 4419**, 2nd Reading Of An Ordinance (I) Approving An Amendment To Space Use Permit For Non Exclusive Rental Car Concession With Avis Budget Car Rental , LLC DTG Operations, Inc., Enterprise Rent A Car Company Of San Francisco, Fox Rent A Car, Inc., The Hertz Corporation And Vanguard Car Rental USA Holdings, Inc. (Ii) Approving Space Use Permits For Non-Exclusive Rental Car Concession With Avis Budget Car Rental, LLC Enterprise Rent A Car Company Of San Francisco, Fox Rent A Car, Inc. And The Hertz Corporation, And (Iii) Approving A Third Supplemental Agreement To A Lease With Enterprise Rent A Car Company Of San Francisco, For Property And Operations At Oakland International Airport.

**File ID:** [\[159-17\]](#)

**This Ordinance was approved.**

- 2.9 Minutes:** Approval of the Minutes of the Special Meeting of May 18, 2017. **(Board)**

**File ID:** [\[160-17\]](#)

**The Minutes were approved.**

- 2.10 Resolution: 17-37**, Building Permit: For Clean Energy Fuels For Installation of a Canopy Over Existing CNG Fuel Station, North Field, Oakland International Airport. **(Engineering)**

**File ID:** [\[162-17\]](#)

**This Resolution was approved.**

- 2.11 Resolution: 17-38**, Building Permit: For Remodel Of Assigned Ticket Counter Area For *American Airlines* **(Engineering)**

**File ID:** [\[163-17\]](#)

**This Resolution was approved.**

- 2.1 Ordinance 4425:** Approval of Amendment No.1 to the Space/Use Permit for Self Service Luggage Cart Concession with Smarte Carte, Inc. at Oakland International Airport. **(Aviation)**

**File ID:** [\[145-17\]](#)

Item 2.1 was removed from the Consent Calendar at the request of Commissioner Cluver.

Aviation Director, Bryant Francis, introduced the item.

**A motion was made by Second Vice-President Story, seconded by Commissioner Hamlin, that the Ordinance be introduced on first reading. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

### **3. MAJOR PROJECTS**

- 3.1 Resolution 17-39:** Authorization for the Executive Director to Take Certain Actions to Further Implement the Alameda County Transportation Commission Port Priority Project Intelligent Transportation Systems and Technology, to Apply for Grant Funds for Project Implementation, and to Assume Responsibilities for Project Operations and Maintenance **(Engineering/Maritime)**

**File ID:** [\[147-17\]](#)

Maritime Director, John Driscoll, and Sr. Maritime Projects Administrator, Eric Napralla, introduced Item 3.1.

Art Dao, Executive Director of ACTC addressed the Board.

**A motion was made by Commissioner Cluver, seconded by Commissioner Yee, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

#### 4. BUDGET & FINANCE

- 4.1 Resolution:** Approval of the Issuance of the Port of Oakland Intermediate Lien Refunding Revenue Bonds 2017 Series D (Private Activity/AMT), 2017 Series E (Governmental/Non-AMT), 2017 Series F (Private Activity/Non-AMT), and 2017 Series G (Taxable); Redemption of all or a portion of the Port of Oakland Intermediate Lien Revenue Bonds 2007 Series A (AMT), 2007 Series B (Non-AMT), and 2007 Series C (Non-AMT); and authorization of Certain Related Actions and Documents. **(Finance & Admin)**

**File ID:** [\[414-16\]](#)

Chief Financial Officer, Sara Lee, introduced Item 4.1.

**A motion was made by Commissioner Yee, seconded by Commissioner Martinez, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

#### 5. STRATEGY & POLICY

There were no Strategy & Policy Items to approve.

#### 6. REMAINING ACTION ITEMS

- 6.1 Amended: Resolution 17-41:** Ordinance: Amending and Restating Rules and Regulations for Oakland International Airport. **(Aviation)**

**File ID:** [\[150-17\]](#)

Aviation Director, Bryant Francis, and Assistant Aviation Director, Kristi McKenney, introduced Item 6.1.

By Resolution, the makers of the original motion agreed to the language of the proposed Ordinance extending the operating permits with the TNCs through October 31, 2017.

Stephen Hartley, General Manager of Uber, Silicon Valley/San Francisco, addressed the Board.

**A motion was made by Commissioner Yee, seconded by Second Vice-President Story, that the Resolution be approved amending the proposed Ordinance. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

- 6.2 Ordinance 4427:** Approval of Amendment No. 1 to Space Use Permit with Boingo Wireless, Inc. to provide Wireless Internet Access at Oakland International Airport **(Aviation)**

File ID: [\[146-17\]](#)

Aviation Director, Bryant Francis, introduced Item 6.2.

**A motion was made by Commissioner Yee, seconded by Commissioner Martinez, that the Ordinance be approved. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

- 6.3 Resolution 17-42:** Approval of a Professional Services Agreement with Michael R. McClintock & Co. to Provide Forum Facilitator and Administrative Services to the Oakland Airport/Community Noise Management Forum for Five Years, Fiscal Year 2017-2018 through 2021-2022, for an Amount Not to Exceed \$250,000. **(Aviation)**

File ID: [\[151-17\]](#)

Aviation Director, Bryant Francis, introduced Item 6.3.

**A motion was made by Commissioner Cluver, seconded by Commissioner Hamlin, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

- 6.4 Resolution 17-43:** Approval to Increase the Project Budget, Award the Construction Contract to SilMan Venture Corporation DBA: SilMan Construction, and to Enter into a Modified Other Transaction Agreement with the Transportation Security Administration for the Construction of Checked Baggage Inspection System to Support Explosives Detection System Recapitalization at Terminal 2, South Field, Oakland International Airport **(Aviation)**

File ID: [\[143-17\]](#)

Aviation Director, Bryant Francis, introduced Item 6.4.

**A motion was made by Second Vice-President Story, seconded by First Vice-President Butner, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

- 6.5 Resolution 17-44:** Authorize: Additional Project Budget for the Airport Perimeter Dike (APD) Improvement Project for Construction of the APD Stability Berms During Construction of the Runway 12-30 Rehabilitation Project; Entering into a Second Supplemental Agreement with Wood Rodgers Inc. to Prepare Application Materials to the Federal Emergency Management Agency (FEMA); and Applying for and accepting grant funding from the California Office of Emergency Services (CalOES). **(Aviation)**

**File ID:** [\[144-17\]](#)

Aviation Director, Bryant Francis, introduced Item 6.5.

**A motion was made by Commissioner Yee, seconded by Commissioner Martinez, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

- 6.6 Resolution 17-45:** Authorization to Approve the Plans and Project Manual and Waive Standard Bidding Procedures for Construction of a Service Animal Relief Area, Terminal 2, South Field, at the Oakland International Airport. **(Engineering)**

**File ID:** [\[141-17\]](#)

Engineering Director, Chris Chan, introduced Item 6.6.

**A motion was made by Commissioner Yee, seconded by Commissioner Hamlin, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

- 6.7 Resolution 17-46:** Authorization to Enter into a Professional Services Agreement for Safety Services for the Owner Controlled Insurance Program ("OCIP") for a Three-Year Term and a Not to Exceed Amount of \$182,187, with the Option to Renew for another Two Years at a Not to Exceed Amount of \$121,458, and Related Actions. **(Finance & Admin)**

**File ID:** [\[022-17\]](#)

Chief Financial Officer, Sara Lee, introduced Item 6.7.

**A motion was made by Commissioner Yee, seconded by Commissioner Martinez, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:** 7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno



- 6.8 Resolution 17-47:** Authorization to Increase the Contract Amount with Labor Finders Inc. to a Maximum of \$325,000 annually through June 30, 2020 and Increase the Contract Amount with West Valley Staffing Group to a Maximum of \$195,000 through June 30, 2017. **(Finance and Admin)**

**File ID:** [\[148-17\]](#)

Human Resources Director, Christopher Boucher, introduced Item 6.8.

**A motion was made by First Vice-President Butner, seconded by Commissioner Hamlin, that the Resolution be approved. The motion carried by the following vote:**

**Ayes:**           7 - Hamli, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, Second Vice-President Story, First Vice-President Butner and President Colbruno

## **7. UPDATES/ANNOUNCEMENTS**

Communications Director, Mike Zampa, announced the lighting of the cranes in celebration of the World Champions, the Gold State Warriors.

Commissioner Martinez announced that President Colbruno was honored by the San Francisco Business Times.

Social Responsibility Director, Amy Tharpe, announced a tour of Peralta Aviation Maintenance Facilities hosted by Chancellor LeGarre.

## **8. SCHEDULING**

There were no "Scheduling Items" on the Agenda.

## **OPEN FORUM**

There were no Public Speakers in Open Forum.

## **ADJOURNMENT**

There being no additional business, the Meeting was adjourned at the hour of 4:32 p.m.

Approved: July 13, 2017

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John Betterton  
Secretary of the Board