



## MINUTES

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Thursday, February 8, 2018

Board Room – 2nd Floor

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### ROLL CALL

President Story called the Regular Meeting of February 8, 2018 to order at the hour of 1:03 p.m. and the following Commissioners were in attendance:

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

**Excused:**       **1** - Commissioner Earl Hamlin

### 1. CLOSED SESSION

President Story convened the Board in Closed Session at 1:05 p.m. to hear the following Items:

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

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

**Negotiating Parties:** Prospective Food & Beverage Lessee

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

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

**PULLED:** ~~Property: Parcel 15A – North Gateway – Oakland, Ca~~

~~Negotiating Parties: Port of Oakland, City of Oakland, and Custom Alloy and Scrap Sales, Inc.~~

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

~~Under Negotiation: Price and Terms of Sale~~

**File ID:** [058-18]

**1.2 CONFERENCE WITH LABOR NEGOTIATORS** (Pursuant to California Government Code Section 54956.6):

- 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

**File ID:** [059-18]

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

**Title:** Chief Audit Officer

**File ID:** [060-18]

**1.4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION** - (Pursuant to California Government Code Section 54957):

**Title:** Executive Director

**File ID:** [061-18]

**OPEN SESSION/ROLL CALL**

President Story reconvened the Regular Meeting of February 8, 2018 to order at the hour of 3:30 p.m.

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

**Excused:**       **1** - Commissioner Earl Hamlin

**CLOSED SESSION REPORT**

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

**2. CONSENT ITEMS**

Board Secretary, Daria Edgerly, introduced the Consent Items.

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

**Ayes:**           **6** - Commissioner Colbruno, Commissioner Martinez, Commissioner Yee, Second Vice-President Cluver, First Vice-President Butner and President Story

**Excused:**       **1** - Commissioner Hamlin

- 2.1 Building Permit:** for FedEx for Aircraft Gate Modifications at Sort Facility, 1 Sally Ride Way  
(Engineering)

File ID: [\[049-18\]](#)

**This Resolution was approved.**

- 2.2 Building Permit:** for SSA Terminals, LLC for RTG Runway Construction at OICT Yard, Berths 55/56, 1717 Middle Harbor Road (Engineering)

File ID: [\[051-18\]](#)

**This Resolution was approved.**

- 2.3 Building Permit:** for Oakland CONRAC for Improvements at the Shared Rent A Car Facility, 7600 Earhart Road (Engineering)

File ID: [\[052-18\]](#)

**This Resolution was approved.**

- 2.4 Ordinance 4462,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Five-Year License And Concession Agreement With Oakland Athletic Rowing Society For A Monthly Rental Rate Of \$1,849 Per Month For Premises Located At The Livingston Street Pier In Oakland, California.

File ID: [\[062-18\]](#)

**This Ordinance was approved.**

- 2.5 Report:** Single Audit, Passenger Facility Charges and Customer Facility Charges Reports for the Year Ended June 30, 2017. (Finance & Admin)

File ID: [\[027-18\]](#)

**This Report was received and filed.**

### **3. MAJOR PROJECTS**

There were no "Major Projects" on the Agenda.

### **4. BUDGET & FINANCE**

- 4.1 Report:** Actuarial Valuation of the Miscellaneous Plan of the City of Oakland as of June 30, 2016 (Pension Cost for FY 2018-19). **(Finance & Admin)**

**File ID:** [\[029-18\]](#)

Chief Financial Officer, Sara Lee, introduced Items 4.1 and 4.2.

John Botsford of Milliman presented Item 4.2

**This Report was received and filed.**

- 4.2 Report:** Presentation by Milliman on Port of Oakland Retiree Health Plan Projections and Review of CalPERS Pension Contribution Phase-In. **(Finance & Admin)**

**File ID:** [\[045-18\]](#)

**This Report was received and filed.**

## **5. STRATEGY & POLICY**

There were no Strategy & Policy Items to approve.

## **6. REMAINING ACTION ITEMS**

- 6.1 Resolution:** Approve and Authorize the Executive Director to Extend the Term of the Professional Services Agreement with Cypress Private Security, LP for Port of Oakland Security Operations Center Staffing Services up to Six Months, at an Estimated Cost of \$192,000 **(Maritime)**

**File ID:** [\[053-18\]](#)

Maritime Director, John Driscoll, introduced Item 6.1.

Troy Hosmer, Port Facilities Security Officer, presented Item 6.1.

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

**Ayes:**           **6** - Commissioner Colbruno, Commissioner Martinez, Commissioner Yee, Second Vice-President Cluver, First Vice-President Butner and President Story

**Excused:**       **1** - Commissioner Hamlin

- 6.2 Ordinance:** Approve and Authorize the Executive Director to Execute a Fifth Amendment to the Lease with Yoshi's Japanese Restaurant, Inc. for Property Located at 510 Embarcadero West, Oakland, to Amend Various Rental Compensation Terms. **(CRE)**

**File ID:** [\[048-18\]](#)

Commercial Real Estate Director, Pam Kershaw, introduced Item 6.2.

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

**Ayes:**           **6** - Commissioner Colbruno, Commissioner Martinez, Commissioner Yee, Second Vice-President Cluver, First Vice-President Butner and President Story

**Excused:**       **1** - Commissioner Hamlin

## **7. UPDATES/ANNOUNCEMENTS**

Director of Communications, Mike Zampa, announced the success of the State of the Port.

Director of Commercial Real Estate, Pamela Kershaw, introduced new employee Miguel Duran.

Director of Maritime, John Driscoll, introduced new employees Laura Frank, Jonathan Singh and Jason Garben.

Miguel Duran, Port Delivery-person, Laura Frank, Maritime Development & Business Rep, Jonathan Sign, Port Assistant Management Analyst, and Jason Garben, Senior Maritime Projects Manager addressed the Board.

## **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 4:27 p.m.

Approved: March 22, 2018

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Daria Edgerly  
Secretary of the Board