



MINUTES

Thursday, March 22, 2018

Board Room – 2nd Floor

ROLL CALL

President Story called the Regular Meeting of March 22, 2018 to order at the hour of 1:02 p.m. and the following Commissioners were in attendance:

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

Excused: 1 - Commissioner Arabella Martinez

1. CLOSED SESSION

Ron Brown and Sharon Jenkins addressed the Board on Item 1.4.

President Story convened the Board in Closed Session at 1:13 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 1**

File ID: [103-18]

1.2 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 and Port of Oakland

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

Under Negotiation: Price and Terms of Tenancy

Property: One Market Street, Oakland, CA (Howard Terminal)

Negotiating Parties: Oakland Athletics and Port of Oakland

Agency Negotiator: Pamela Kershaw, Director of Commercial Real Estate

Under Negotiation: Price and Terms of Tenancy

File ID: [104-18]

1.3 THREAT TO PUBLIC SERVICES OR FACILITIES - (Pursuant to California Government Code Section 54957(a)):

Consultation with: Douglas Mansel, Port of Oakland, Aviation Security Manager

File ID: [105-18]

1.4 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: [106-18]

OPEN SESSION/ROLL CALL

President Story reconvened the Regular Meeting of March 22, 2018 to order at the hour of 3:35 p.m.

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

Excused: 1 - Commissioner Arabella Martinez

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 First Vice-President Butner, seconded by Second Vice-President Cluver, to approve the Consent Agenda. The motion carried by the following vote:

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

Excused: 1 - Commissioner Martinez

2.1 Resolution: Adoption of a Resolution Necessary to Extend the Appointment of Katherine Buckley as the Acting Chief Audit Officer and to Provide Temporary Supplemental Compensation

of Six Percent. **(Finance & Admin)**

File ID: [\[107-18\]](#)

This Resolution was approved.

- 2.2 Ordinance 4466**, 2nd Reading Of An Ordinance Approving A Grant Of Easement With The City Of San Leandro For Approximately 18,000 Square Feet Of Port Owned Real Property Within Eden Road For The Construction, Maintenance And Repair Of A Two Lane Roadway Connecting Doolittle Drive And Davis Street In San Leandro For A Term Of 66 Years For No Monetary Consideration.

File ID: [\[108-18\]](#)

This Ordinance was approved.

- 2.3 Ordinance 4467**, 2nd Reading Of An Ordinance Approving A Grant Of Easement With Pacific Gas And Electric Company For A Term Of 66 Years For No Monetary Consideration For Approximately 1,565 Linear Feet In Length By Approximately 3 Feet In Width, Or 4,695 Square Feet Of Real Property Along Earhart Road At Oakland International Airport, And Accept All Right, Title And Interest In Relinquished Pipeline Infrastructure From Pacific Gas And Electric Company.

File ID: [\[109-18\]](#)

This Ordinance was approved.

- 2.4 Ordinance 4468**, 2nd Reading Of An Ordinance Amending Port Ordinance 3439 Relating To Shore Power Rates For Provision Of Power Provided To Vessels Berthing At The Port Of Oakland.

File ID: [\[110-18\]](#)

This Ordinance was approved.

- 2.5 Ordinance 4469**, 2nd Reading Of An Ordinance Amending Port Ordinance No. 2833 Amending Tariff No. 2-A.

File ID: [\[111-18\]](#)

This Ordinance was approved.

- 2.6 Minutes:** Approval of the Minutes of the Regular Board Meeting of February 8, 2018. **(Board)**

File ID: [\[102-18\]](#)

This Minutes were approved.

- 2.7 Report:** Deferred Compensation Plan Audit for the Year Ended June 30, 2017. **(Finance & Admin)**

File ID: [\[028-18\]](#)

This Report was received and filed.

3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

4. BUDGET & FINANCE

- 4.1 Report:** FY 2019 Operating and Capital Budget Update #1. **(Finance & Admin)**

File ID: [\[010-18\]](#)

Chief Financial Officer, Sara Lee, presented Item 4.1

Vice-President Cluver left the meeting at the hour of 4:00 p.m.

This Report was received and filed.

5. STRATEGY & POLICY

There were no Strategy & Policy Items to approve.

6. REMAINING ACTION ITEMS

- 6.1 Ordinance:** Authorize the Executive Director to: (1) Extend the Lease with SSA Terminals (Oakland), LLC for an approximate 14-Acre Parcel in the Roundhouse Area, through December 31, 2018, at a Higher Rental Rate resulting in up to \$1.2 million of revenue; and (2) Extend the Temporary Assignment by SSA Terminals, LLC of an Approximate 19-acre Parcel from the Berths 60-63 Marine Terminal to SSA Terminals (Oakland), LLC at the Berths 55-59 Marine Terminal through December 31, 2018, at no additional cost. **(Maritime)**

File ID: [\[098-18\]](#)

Maritime Director, John Driscoll, introduced Item 6.1.

Maritime Manager, Delphine Prevost, addressed the Board's questions on Item 6.1.

A motion was made by Commissioner Colbruno, seconded by Commissioner Yee, that the Ordinance be introduced on first reading. The motion carried by the following vote:

Ayes: **5** - Commissioner Colbruno, Commissioner Hamlin, Commissioner Yee, First Vice-President Butner and President Story

Excused: **2** - Commissioner Martinez and Second Vice-President Cluver

- 6.2 Resolution:** Authorize the Executive Director to Enter into a Contract with VSS International Inc. in the amount of \$281,120, and Delegate Authority to Approve Plans and Project Manual to the Director of Engineering for the Middle Harbor Road Pavement Improvements (Slurry Seal) Project. **(Engineering)**

File ID: [\[099-18\]](#)

Engineering Director, Chris Chan, introduced Item 6.2.

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

Ayes: **5** - Commissioner Colbruno, Commissioner Hamlin, Commissioner Yee, First Vice-President Butner and President Story

Excused: **2** - Commissioner Martinez and Second Vice-President Cluver

7. UPDATES/ANNOUNCEMENTS

Communications Director, Mike Zampa, presented a video showcasing the Tall Ships docked in Jack London Square.

8. SCHEDULING

There were no "Scheduling Items" on the Agenda.

OPEN FORUM

The following members of the Public addressed the Board in Open Forum:

Sejal Babaria

ADJOURNMENT

President Story reconvened the Board in Closed Session at 4:20 p.m. to hear the following Items:

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

Property: One Market Street, Oakland, CA (Howard Terminal)

Negotiating Parties: Oakland Athletics and Port of Oakland

Agency Negotiator: Pamela Kershaw, Director of Commercial Real Estate

Under Negotiation: Price and Terms of Tenancy

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

There being no additional business, the Meeting was adjourned at the hour of 5:10 p.m.

Approved: April 26, 2018

Daria Edgerly
Secretary of the Board