



## MINUTES

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Thursday, July 26, 2018

Board Room – 2nd Floor

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### ROLL CALL

President Butner called the Regular Meeting of July 26, 2018 to order at the hour of 1:01 p.m. and the following Commissioners were in attendance:

**Present:** 7 - Commissioner Earl Hamlin, Commissioner Arabella Martinez, Commissioner Joan Story, Commissioner Alan Yee, Second Vice-President Michael Colbruno, First Vice-President Andreas Cluver and President Ces Butner

### 1. CLOSED SESSION

President Butner convened the Board in Closed Session at 1:02 p.m. to hear the following Items:

#### 1.1 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

**Property:** One Airport Drive, Oakland, CA 94621

**Negotiating Parties:** Airlines Operating at Oakland International Airport and Port of Oakland

**Agency Negotiator:** Bryant L. Francis, Director of Aviation

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

**Property:** Premises on the North Field of Oakland International Airport used for aircraft apron, hangar, office, shop, storage, and vehicle parking, serving as a Fixed Base Operator ("FBO") and commonly referred to as Hangar 3 West and Hangar 4

**Negotiating Parties:** KaiserAir and Howard Fields; and Port of Oakland

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

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

**File ID:** [269-18]

**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:** [267-18]

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

- Chief Audit Officer
- Assistant Secretary **of the Board**

**File ID:** [268-18]

**OPEN SESSION/ROLL CALL**

President Butner called the Regular Meeting of July 26, 2018 to order in Open Session at the hour of 3:37 p.m.

**Present:** 7 - Commissioner Earl Hamlin, Commissioner Arabella Martinez, Commissioner Joan Story, Commissioner Alan Yee, Second Vice-President Michael Colbruno, First Vice-President Andreas Cluver and President Ces Butner

**CLOSED SESSION REPORT**

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

**CONSENT ITEMS**

Board Secretary, Daria Edgerly, introduced the Consent Items.

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

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

- 2.1 Ordinance 4487**, 2nd Reading Of An Ordinance Amending Section 2.06 Of Port Ordinance No. 867 Ratifying And Setting The Compensation Of Employees Of The Port Department Represented By The International Brotherhood Of Electrical Workers, Local 1245, Amending Section 1.191 Providing Professional Development Benefits For Certain Employees, And Adding Section 1.292 Providing Certain Employees With A One Time Only, Non Base Building Payment Of \$1500.

File ID: [\[266-18\]](#)

**This Ordinance was approved.**

- 2.2 Minutes:** Approval of the Minutes of the Regular Meeting of June 28, 2018. **(Board)**

File ID: [\[262-18\]](#)

**The Minutes were approved.**

- 2.3 Report:** Executive Director Awards of Public Works and Professional Services Contracts for the Period from May 2017 through April 2018. **(Engineering)**

File ID: [\[257-18\]](#)

**This Report was received and filed**

- 2.4 Report:** Report of Appointments, Separations and Leaves of Absence for FY 2017-18, 4th Quarter (April 1, 2018 - June 30, 2018). **(Finance & Admin)**

File ID: [\[074-18\]](#)

**This Report was received and filed**

### **3. MAJOR PROJECTS**

Social Responsibility Director, Amy Tharpe, introduced the Port's 2018 High School Interns from McClymonds High School.

**High School Interns:** Kelvin Dunn, Richard Pittman, Samone Sanders, Jalen Williams and

**College Intern:** Corrine Girard addressed the Board and thanked the Board for the opportunity to intern at the Port.

There were no "Major Projects" on the Agenda.

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

**4.1 Report:** Unaudited Financials for 11 months ended May 31, 2018. **(Finance & Admin)**

**File ID:** [\[073-18\]](#)

Chief Financial Officer, Sara Lee, presented Item 4.1.

**This Report was received and filed.**

**5. STRATEGY & POLICY**

There were no Strategy & Policy Items to approve.

**6. REMAINING ACTION ITEMS**

- 6.1 Resolution 18-70:** Approve and Authorize the Executive Director to (1) Execute a Second Supplemental Agreement to the Professional Services Agreement, dated June 15, 2018, with Advent Intermodal Solutions, LLC for Development of the Oakland Portal Website to (a) Add Additional Scope of Work to Develop Truck Turn Time Calculations and (b) Increase the Total Maximum Compensation from \$130,000 to \$230,000; and (2) Waive Formal Competitive Procurement Procedures. **(Maritime)**

**File ID:** [\[259-18\]](#)

Maritime Director, John Driscoll, introduced Item 6.1.

Pia Franzese, Sr. Maritime Projects Administrator, presented Item 6.1.

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

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

- 6.2 Resolution 18-71:** Authorization for the Executive Director to enter into Reimbursement Agreements with Cool Port Oakland, LLC for Pavement Maintenance Work within the Maritime Support Center for an Amount not to Exceed \$460,000. **(Maritime)**

**File ID:** [\[261-18\]](#)

Maritime Director, John Driscoll, introduced Item 6.2.

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

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

- 6.3 Resolution 18-72:** Authorize the Executive Director to enter into a Professional Services Contract with HNTB Corporation to Perform Comprehensive Utilities and Civil Mapping, Conditions Assessment and Demand-Capacity Analysis at Oakland International Airport (OAK) for an amount not to exceed \$1,600,000. **(Aviation/Engineering)**

**File ID:** [\[238-18\]](#)

Aviation Director, Bryant Francis, introduced Item 6.3.

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

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

- 6.4 Resolution 18-73:** Approve Capital Budget of \$2,340,000 for Fiscal Year 2018/2019 for the Design Phase of Various Projects. **(Engineering/Maritime/Commercial Real Estate)**

**File ID:** [\[187-18\]](#)

Engineering Director, Chris Chan, introduced Item 6.4.

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

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

- 6.5 Resolutions 18-74 - 18-93:** Authorization for the Executive Director to (i) Award Future On-Call Contracts totaling \$43,050,000 (ii) Modify the Term and/or Expenditure Limit of Various Existing On-Call Contracts totaling \$8,900,000 and (iii) Assign Contract currently held by AMEC Foster Wheeler Environment & Infrastructure Inc. to Wood Environment & Infrastructure Solutions, Inc. and **Report:** Fiscal Year 2017/2018 On-Call Contract Usage. **(Engineering)**

**File ID:** [\[218-18\]](#)

Engineering Director, Chris Chan, introduced Item 6.5.

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

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

- 6.6 Resolution 18-94 & Ordinance 4490:** Adoption of a Resolution to Approve the Terms and Conditions of Employment and Certain Benefits as Set Forth in the Memorandum of Understanding between the Port of Oakland and Western Council of Engineers for the period January 1, 2018 through June 30, 2022 ("successor MOU") and Enactment of An Ordinance to Amend Port Ordinance No. 867 to Set the Salaries and Certain Benefits as set forth in the successor MOU. **(Finance & Admin)**

**File ID:** [\[264-18\]](#)

Human Resources Director, Michael Mitchell, introduced Item 6.6.

**A motion was made by Commissioner Yee, seconded by First Vice-President Cluver, that the Resolution be approved and the Ordinance be introduced on first-reading. The motion carried by the following vote:**

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

- 6.7 Ordinance 4486,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Enter Into A License And Concession Agreement With Schnitzer Steel Inc. For A 5-Year Term For Approximately 2 Acres Of Submerged Land Adjacent To A Pier On Real Property Commonly Referred To As 1101 Embarcadero West, Located Adjacent To The Southerly Side Of Embarcadero West Street And The Westerly Boundary Of Howard Terminal For Annual Rent Ranging From Approximately \$143,000 To Approximately \$165,000.

**File ID:** [\[265-18\]](#)

Board Secretary, Daria Edgerly, introduced Item 6.7.

Maritime Director, John Driscoll, presented Item 6.7.

Adam Simon addressed the Board's questions on Item 6.7.

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

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

**7. UPDATES/ANNOUNCEMENTS**

Commissioner **Hamlin** reported on the July 19, 2018 Audit Committee

Communications Director, Mike Zampa, introduced former Port Employee, Bob Crandall

Engineering Director, Chris Chan, announced the retirement of Imee Osantowski, Port Principal Engineer, after 35 years of service.

**8. SCHEDULING**

President **Butner** announced that the Board would be on recess until September 13th.

**OPEN FORUM**

There were no Public Speakers in Open Forum.

**ADJOURNMENT**

There being no additional business, the Meeting was adjourned at the hour of 4:35 p.m.

Approved: September 13, 2018

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Daria Edgerly  
Secretary of the Board