



PORT OF OAKLAND

SUPPLEMENTAL BOARD AGENDA

Thursday, October 27, 2016

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:00 p.m.

ROLL CALL

Commissioner Cluver, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Story, 1st Vice President Butner and President Colbruno.

1. CLOSED SESSION (1:00 p.m.)

Closed Session discussions and materials may not be disclosed to a person not entitled to receive it, unless the Board authorizes disclosure of that confidential information.

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

Property: 2 Broadway, Oakland, California

Negotiating Parties: Scott's Jack London Seafood, Inc. and Port of Oakland

Agency Negotiator: Pamela Kershaw, Director of Commercial Real Estate

Under Negotiation: Price and terms of payment

Property: Berths 25-33 and Portions of Berth 24 (Port of Oakland)

Negotiating Parties: TraPac, LLC; and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: NEPAA for Berths 25-33 (and portions of Berth 24), Price and Terms of Payments, Various Others

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 and Development

File ID: [315-16]

1.2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION - (Pursuant to California Government Code Section 54957)

Title: Secretary of the Board, Port Attorney and Chief Audit Officer.

File ID: [316-16]

OPEN SESSION/ROLL CALL

Commissioner Cluver, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Story, 1st Vice President Butner and President Colbruno.

CLOSED SESSION REPORT

The Port Attorney or Board Secretary will report on any final actions taken in Closed Session.

2. CONSENT ITEMS

Action by the Board under "Consent Items" means that all matters listed below have been summarized and will be adopted by one motion and appropriate vote. Consent Items may be removed for further discussion by the Board at the request of any member of the Board.

- 2.1 Building Permit: #5119, Soil Remediation for Exxon Mobile Site, Exxon Mobile, Berths 23-24, Outer Harbor (Engineering)**

File ID: [\[309-16\]](#)

Attachments: [Building Permit 5119](#)
[Resolution](#)

- 2.2 Building Permit: #5107, Yard and Gate Improvements for Berths 24-26 and 30-33, TraPac, Maritime Street, Outer Harbor(Engineering)**

File ID: [\[310-16\]](#)

Attachments: [Building Permit 5107](#)
[Resolution](#)

- 2.3 Ordinance 4396, 2nd Reading:** Approving a Non-Exclusive Preferential Assignment Agreement With TraPac, LLC For An Expanded Marine Terminal Comprising Approximately 123 Acres Of Land And 13 Acres Of Water At Berths 24-33 With An Initial Term Of 14 Years And Fixed (Minimum) Rent Of Approximately \$7.2 Million In Contract Year 1 That Escalates To \$21.3 Million In Contract Year 14.

File ID: [\[318-16\]](#)

Attachments: [Ordinance 4396.docx](#)

- 2.4 Ordinance 4397, 2nd Reading:** Amending Port Ordinance No. 867 Ratifying and Setting The Compensation For Certain Port Of Oakland Non-Represented Employees In Port Employee Representation Unit H. **(Finance and Admin)**

File ID: [\[319-16\]](#)

Attachments: [Ordinance 4397.docx](#)

- 2.5 Minutes:** Approval of the Minutes for the Regular Meetings of September 22, 2016 and October 13, 2016.

File ID: [\[317-16\]](#)

Attachments: [September 22, 2016 Minutes](#)
[October 13, 2016 Minutes](#)

- 2.6 Report:** Appointments, Separations and Leaves of Absence for FY 2016-17 1st Quarter (July 1, 2016 - September 30, 2016). **(Finance & Admin.)**

File ID: [\[313-16\]](#)

Attachments: [Report](#)

3. MAJOR PROJECTS

This segment of the meeting is reserved for action and discussions regarding the status of Major Projects and issues of special importance.

4. BUDGET & FINANCE

This segment of the meeting is reserved for action or discussion regarding the status of Budget and Finance issues.

5. STRATEGY & POLICY

This segment of the meeting is reserved for action or discussion on Strategy and Policy Issues.

- 5.1 Report:** 2015 Seaport Emissions Inventory Results **(Environmental)**

File ID: [\[307-16\]](#)

Attachments: [Report](#)

- 5.2 Resolution:** Adoption of the Disadvantaged Business Enterprise Overall Triennial Goal and Methodology Report for Fiscal Year 2017-2019, to the Federal Aviation Administration, United States Department of Transportation **(SRD)**

File ID: [\[311-16\]](#)

Attachments: [Agenda Report](#)
[DBE Overall Triennial Goal and Methodology Report](#)
[Resolution](#)

6. REMAINING ACTION ITEMS

Remaining Action Items are items not previously addressed in this Agenda that may require staff presentation and/or discussion and information prior to action by the Board.

- 6.1 Ordinance:** Authorize the Executive Director to Enter into a Lease Agreement with U.S. Customs and Border Protection for Office and Parking Space for a Period of up to One Year with Six, One-Year Options to Extend (Maritime)

File ID: [\[255-16\]](#)

Attachments: [Agenda Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

[Ordinance](#)

- 6.2 Resolution:** Authorization to dispense with standard bidding procedures and negotiate final terms for the purchase of up to two Aircraft Rescue and Fire Fighting (ARFF) vehicles, OAK (**Aviation**)

File ID: [\[293-16\]](#)

Attachments: [Agenda Report](#)

[Resolution](#)

- 6.3 Resolution:** Additional Capital Budget Authorization of \$380,000 and Other Related Actions for the Rehabilitation of Sanitary Sewer Lift Station #1, Oakland International Airport (**Engineering**)

File ID: [\[305-16\]](#)

Attachments: [Agenda Report](#)

[Resolution](#)

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

File ID: [\[306-16\]](#)

Attachments: [Agenda Report](#)

[Resolution](#)

7. UPDATES/ANNOUNCEMENTS

The President, Members of the Board and the Executive Director will report on noteworthy events occurring since the last Board Meeting.

7.1 "Vukasin Way" Presentation In Honor of Former Port Commissioner George Vukasin.

File ID: [\[320-16\]](#)

8. SCHEDULING

This segment of the meeting is reserved for scheduling items for future Agendas and/or scheduling Special Meetings

OPEN FORUM

The Board will receive public comment on non-agenda items during this time. Please fill out a speaker card and present it to the Secretary of the Board.

ADJOURNMENT

The next Regular Meeting of the Board will be held on November 10, 2016

PUBLIC PARTICIPATION

To Speak on an Agenda Item

You may speak on any item appearing on the Agenda. Please fill out a Speaker's Card and give it to the Board Secretary **before the start of the meeting** or immediately after conclusion of Closed Session. Cards received after the start of the meeting will be treated as a single request to speak in Open Forum. All speakers will be allotted a minimum of one minute.

To Receive Agendas & Related Materials

Should you have questions or concerns regarding this Agenda, or wish to review any of the Agenda Related Materials, please contact the Board Secretary, John Betterton, at: (510) 627-1696, or visit our web page at: www.portoakland.com
<<http://www.portoakland.com>>

To receive Port Agendas and Agenda Related Materials by email, please email your request to: jbetterton@portoakland.com

Disability Related Modifications

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the meeting, may submit a written request, electronic request, or telephone request [via the California Relay Service (telephone) for the hearing impaired at (800) 735-2922], to the Secretary of the Board **no later than five working days** prior to the scheduled meeting date.

John Betterton, Secretary of the Board
530 Water Street, Oakland, CA 94607
jbetterton@portoakland.com
(510) 627-1696

Language & Interpretive Services

As a grantee of federal aid grant funds from the US Department of Transportation, the Port is responsible for ensuring equal access to its programs, services, and benefits. To request bilingual interpreters or materials in alternate formats, please contact the Assistant Secretary of the Board no later than five working days prior to the scheduled meeting date.

Daria Edgerly, Assistant Secretary of the Board
530 Water Street, Oakland, CA 94607
dedgerly@portoakland.com
(510) 627-1337

Scented Products

Please refrain from wearing scented products to this meeting so attendees who experience chemical sensitivities may attend

Commissioner's Statement of Intention

We are a governing Board whose authority lies with the entirety of the Board.

We govern in accordance with our fiduciary duty to the Port of Oakland.

We conduct ourselves with clarity and transparency, grounded in the principles of integrity, trust and respect.

We reach our decisions through candid, open and deliberative debate and hold both staff and ourselves accountable for implementing them.