530 Water Street
Oakland, California 94607
510.627.1696

PORT OF OAKLAND

www.portofoakland.com

SUPPLEMENTAL BOARD AGENDA

Thursday, June 25, 2015 **Board Room – 2nd Floor**

The Public Portion Of The Meeting Will Begin At 4:00 p.m.

ROLL CALL

Commissioner Colbruno, Commissioner Head, Commissioner Parker, Commissioner Uno, 2nd Vice-President Hamlin, 1st Vice President Butner and President Yee.

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: Oakland Army Base
Negotiating Parties: Prologis, LP; California Capital & Investment Group ("CCIG"), CenterPoint Properties, Oakland Global Rail Enterprises, City of Oakland and Port of Oakland
Agency Negotiator: John Driscoll, Director of Maritime
Under Negotiation: Price and Terms of Tenancy and Rail Operations

Property: Berths 25-26 (Port of Oakland)
Negotiating Parties: TraPac, LLC, Ports America Outer Harbor Terminal, LLC, SSA Terminals, and Port of Oakland
Agency Negotiator: John Driscoll, Director of Maritime
Under Negotiation: Price and Terms of Payment

Property: 555 Maritime Street, Oakland (Approximately 38 acres of land currently occupied by Shippers Transport Express that is adjacent to the Port-owned rail terminal operated by Burlington Northern Santa Fe in the Port's Maritime area).
Negotiating Parties: Lineage Logistics/Dreisbach Enterprises and Port of Oakland
Agency Negotiator: John Driscoll, Director of Maritime
Under Negotiation: Price and Terms of Tenancy

File ID: [351-15]

1.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9): *CMC Food Services LLC and NNF Grewal, Inc., v. Port of Oakland, et al.; Alameda County Superior Court Case No.: RG13685134*

File ID: [350-15]

1.3 CONFERENCE WITH LABOR NEGOTIATORS - (Pursuant to California Government Code Section 54957.6).

Employee Organizations: International Federation of Professional and Technical Engineers, Local 21 (IFPTE-Local 21); Services Employees International Union, Local 1021 (SEIU-Local 1021); Western Council of Engineers (WCE); and International Brotherhood of Electrical Workers, Local 1245 (IBEW-Local 1245)

Unrepresented Employees: Unit H and M

File ID: [352-15]

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

Title: Chief Audit Officer

Title: Board Secratary

File ID: [353-15]

OPEN SESSION/ROLL CALL

Commissioner Colbruno, Commissioner Head, Commissioner Parker, Commissioner Uno, 2nd Vice-President Hamlin, 1st Vice President Butner and President Yee.

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 **Resolution:** Authorization Approving Consent to Assignment of Contract and Rights from URS Corporations Americas to URS Corporation, and Approval of Term Extension of First Supplemental Agreement Between the Port of Oakland and URS Corporation for Environmental Consulting Services for the Airport Perimeter Dike Improvement Project (Contract No.13-53) (Environmental Programs and Planning Division), and Contract and Budget Increase Authorization for URS Corporation Engineering Design Services for the Airport Perimeter Dike Improvement Project (Contract No. 07212) **(Engineering)**

File ID: [294-15]

Attachments: Agenda Report
Resolution Item 2.1

2.2 **Building Permit**: Approval of Building Permit for Fed Ex for Replacement of a Light Pole at their Sort Facility, 1 Sally Ride Way (**Engineering**)

File ID: [319-15]

Attachments: Building Permit
Map
Resolution Item 2.2

2.3 **Building Permit**: Approval of Building Permit for Fed Ex for Installation of Solar Panels on the Roof of the International Sort Building, 1 Sally Ride Way (**Engineering**)

File ID: [320-15]

Attachments: Building Permit
Proposal Layout
Resolution Item 2.3

2.4 **Ordinance 4340:** 2nd Reading Of An Ordinance Approving A 3% Increase To Target Rental Rates And Holdover Rents For Properties In The Commercial Real Estate Division Portfolio And Authorizing The Executive Director To Negotiate And Execute Agreements Or Adjust Existing Agreements.

File ID: [347-15]

Attachments: Ordinance 4340

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.

4.1 **Report:** Unaudited Financials for 10 months ended April 30, 2015. **(Finance and Admin.)**

File ID: [146-15]

Attachments: Financial Report

4.2 **Resolution:** Approval of the Annual Operating and Capital Budgets for Fiscal Year Ending June 30, 2016 **(Finance and Admin.)**

File ID: [144-15]

Attachments: Agenda Report
Attachment A
Attachment B
Resolution Item 4.2

5. STRATEGY & POLICY

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

5.1 **Resolution:** Authorization for the Executive Director to Extend the Maritime and Aviation Project Labor Agreement (MAPLA) to September 30, 2015 **(SRD)**

File ID: [345-15]

Attachments: Agenda Report
3 Month MAPLA Extension
Resolution Item 5.1

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 **Resolution:** Authorization to Enter Into an Agreement for Managed Print Services and Equipment Lease with Ray A. Morgan Company**. (Finance and Administration)**

File ID: [293-15]

Attachments: Agenda Report
Resolution Item 6.1

6.2 **Ordinance:** Proposed Fiscal Year 2016 Airline Landing Fee Rates and Terminal Space Rental Rates **(Aviation)**

File ID: [340-15]

Attachments: Agenda Report
Ordinance Item 6.2

6.3 **Resolution**: Authorization to Increase Project Budget and other Associated Actions related to the TSA Recapitalization Project (**Aviation**)

File ID: [342-15]

Attachments: Agenda Report
Resolution Item 6.3

6.4 **Resolution**: Authorization to Approve Change Order and Other Related Actior Construct the Runway 10R-28L Shoulder Rehabilitation Project Under the North Runway Safety Area (NFRSA) Project, Oakland International Airport (OAK) (**Engineering**)

File ID: [344-15]

Attachments: Supplemental Agenda Report
Resolution Item 6.4

6.5 **Resolution:** Authorization to Establish Fiscal Year 2015-16 Outside Counsel and Consultant Retention Agreements with Selected Law Firms and Consultants and Related Actions. **(Port Attorney)**

File ID: [346-15]

Attachments: Agenda Report
Appendix A
Resolution Item 6.5

7. UPDATES/ANNOUNCEMENTS

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

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 July 9, 2015.

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.portofoakland.com <http://www.portofoakland.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.