

**Public Engagement Meeting for the
Former Oakland Army Base (OAB)**

Thursday, October 1, 2020

10:00 am - 12:00 pm

Meeting held virtually via Zoom platform

Meeting video and documents available at <https://www.oaklandseaport.com/development-programs/seaport-logistics-complex/public-engagement-meetings/>

Meeting Objectives

- Continue the engagement with West Oakland stakeholders in the OAB redevelopment process
- Provide West Oakland stakeholders with timely information on OAB projects
- Gather West Oakland stakeholders' feedback on OAB projects and share process for future engagement

Meeting Start and Format Overview

Facilitator Surlene Grant welcomed attendees to the meeting at 10:07 a.m. and stated the purpose of the meeting.

Welcome and Meeting Purpose

Ms. Grant reviewed the format for the meeting and reviewed the agenda. She introduced Danny Wan, Executive Director of the Port of Oakland for opening remarks. Mr. Wan welcomed attendees to the first in a series of community meetings regarding development plans at the former Oakland Army Base (OAB). He acknowledged the presence of Port Commissioner Story, and that Commissioners Lee and Colbruno also were expected to attend. He gave a history beginning in 2003 of how and when the Port and City received the property. He explained that 570 acres of land were transferred after the base was decommissioned for military use and divided between the City of Oakland and the Port of Oakland. Both the City and Port decided to develop their portions: the City receiving 228 acres for leasing, warehousing, and logistics and the Port receiving 241 acres. He explained that the Port of Oakland has rebranded its 241-acre portion of the land as the Seaport Logistics Complex. He said that CenterPoint has agreed to a community benefits agreement for Oakland residents that includes a comprehensive job and training program along with other community benefits. These efforts serve as a model for what the Port would like to do at the complex. He noted the Port's ongoing robust community engagement efforts at the seaport. He explained that this forum is to discuss and share information for the use and development of the former Oakland Army Base and wanted to make sure that discussions remained focused on the use and development of the former OAB.

Acknowledgment of Key Port and City Staff

Ms. Grant acknowledged key City and Port staff including Danny Wan, Executive Director; Amy Tarpe, Director of Social Responsibility; Bryan Brandes, Director of Maritime; Kristi McKenney,

Chief Operating Officer; Richard Sinkoff, Director of Environmental Programs & Planning; Mike Zampa, Director of Communications; Matt Davis, Director of Governmental Affairs; Delphine Prevost, Maritime Administration Manager; Eric Napralla, Chief Wharfinger; Julina Bonilla, Workforce Development Manager; Laura Arreola, Community Relations Manager; Luana Espana, Community Affairs Representative; Andrea Gardner, Port Associate Environmental Planner/Scientist; Khamly Chuop, Port Associate Environmental Planner/Scientist; Robert Bernardo, Media/Public Relations Manager; and Corey Alvin, Environmental Coordinator for the City of Oakland and Alicia Parker, Environmental Coordinator, City of Oakland.

Background of the OAB

Overview of OAB Public Engagement – Amy Tharpe

Amy Tharpe, Director of Social Responsibility for the Port gave an overview of the timeline of public engagement surrounding the former Oakland Army Base, including its historical significance in West Oakland. Since it was built in 1941 it has been an integral part of the community's social and economic fabric and served as a transportation and industry hub and served as a bolster for families. Ms. Tharpe recapped the public engagement efforts the Port has initiated over roughly two decades which include:

- The formation of the West Oakland Community Advisory Group (WOCAG) in 1996 to provide counsel as the development process began.
- 2002 Environmental Impact Report (EIR) came from WOCAG public engagement process.
- Amendment to Oakland Army Base Reuse Plan in 2012 and the City Council decides more robust public engagement is needed.
- 2012 Port Job Policy came into play. It built on elements of the City plan including local hiring provisions that include a task force to monitor.
- 2017 Port Jobs Policy came into play and added elements to job policy including target employment and job training.
- Title VI complaint filed in 2017 resulted in the Public Engagement Plan now in operation that encourages consistent City/Port Project Updates and project-specific updates.
- Ms. Tharpe reiterated that while today's presentations recap the past 20 years of public engagement the Port's outreach efforts have been in existence for more than 50 years.

Community Historical Perspective – Margaret Gordon

Ms. Margaret Gordon, Founder, and Co-Director of the West Oakland Environmental Indicators Project (WOEIP) and a Former member of the Port's Board of Commissioners offered a varied perspective of community engagement relative to the Oakland Army Base. Ms. Gordon said while there has been engagement by the Port of Oakland with the community, that engagement occurred only because members of the West Oakland community took legal action and filed suit against the Port of Oakland. She said that the Title VI complaint was filed because the community could not get meaningful engagement from the Port and City around air quality and mitigation issues. The City allowed US Customs a permit that enables trucks to reenter the

neighborhood. The community needed to create a strategic plan to get the attention of the City and Port. She agreed that there is communication and engagement now, but this was not always the case.

Vision of the Oakland Army Base – Port of Oakland Bryan Brandes, Director of Maritime

Port of Oakland Maritime Director Bryan Brandes began his presentation by pointing to the significant growth potential that exists at the Port of Oakland. He stated that as the Port prospers, the community, our neighbors, and City benefit. As we develop the army base, the development will support our marine growth and will match the market demand. It will take time, but we will never lose sight of our purpose to stimulate the Oakland economy and create jobs for local residents. He stated that we have the foundation in place to recover from the pandemic, and grow responsibly with community support. He gave an overview of the current projects at the seaport that include:

- **Seaport Logistics Complex** – CenterPoint Properties is a 27-acre site containing 466,000 square feet of warehouse space. It is set up for electrical and solar charging. CenterPoint is currently negotiating with several customers for use of the project. Expected to be complete by the end of the year. Expected to bring significant employment to the local area.
- **Public Engagement efforts.** The Jobs and Workforce Development Stakeholder Working Group have held Bi-monthly meetings related to the CenterPoint Landing Project. The next meeting is scheduled for 10/21.
- **Seaport Logistics Complex** – Shippers' Transport Express is on a 32-acre site, which is a container yard. Currently completing pavement by mid-2021. The grant project will have 10 electric charging stations and 10 electric off-road trucks will be housed here.
- **Energy and Travel Center** – No longer a project as negotiations fell through. Currently reviewing land use needs.
- **Public Truck Parking & Container Depot** – Not directly related to OAB but the Port is aware that truck parking is an ongoing community concern. Currently, there are 3 sites for truck parking. A few acres are being lost but the Port believes that there will be sufficient truck parking. Effective January 21 there will be 25 acres at Howard Terminal. and 15 acres at the Roundhouse. Only allowing trucks and containers related to marine terminal activities into this facility.
- **The GoPort Program** consists of two programs. 7th Street Grade Separation expected to start in 2022. The FITS (Freight Intelligent Transportation System) project will modernize technology at the seaport. Completion is expected in Summer 2021. Most FITS projects are already underway.

QUESTIONS

- Can Bryan Brandes discuss the support that the Port is providing to OMSS, the community initiative/solution to the truck parking mandates?
 - Laura Arreola responded that OMSS is not a Port project initiative but is a City of Oakland initiative. City staff gave a status update that the City is currently

operating on 7.5 acres for truck parking and working to get the other 7.5 acres in temporary operation by November.

- Will businesses along 14th and Maritime streets need to be relocated when development opportunities arise?
 - Bryan Brandes replied that all properties to the north are fully leased out. Existing businesses would need to be relocated and the Port will provide sufficient support with development opportunities. There is no active development right now that would necessitate relocating but the Port would start outreach when there is a plan in place.
- Via email, David Peters asked, "How are the Port and City encouraging /fostering capacity building, organizing/consolidating investment opportunities for underrepresented residents in the project area to address the racial inequities in income and wealth in West Oakland that result from the legacy of past City and Port practices in disinvestment in West Oakland as documented in the City of Oakland's Department of Race and Equity Racial Equity Indicators data? What policies & programs are in place, or should be in place to leverage this unique, historic, and limited period opportunity to address these inequities? There can be no racial equity without financial equity."
 - Amy Tharpe replied that the Port is engaged in several programs around equity through its air quality and truck management programs. She said that the Port has passed a Seaport Air Quality Plan to make sure that air quality recommendations get to zero emissions. The Port, she said, wants to ensure that its air quality efforts are targeted to the community and in line with AB617. Secondly, the Truck Management Plan has an equity focus and frequent community engagement. Recommendations also have an equity lens. The Jobs Policy needs improvement and the Port is working on that with the community on the jobs policy. Oversight bodies ensure that there is equitable impact. Equity is the center and the Port is dependent upon the community to make sure the port is upholding our responsibilities. Ms. Tharpe said that the Port is in consultation with the City's Department of Race and Equity.

BREAKOUT SESSION #1

Notes from the Breakout Session are attached to the end of this summary

RETURN TO MAIN SESSION 11:10 a.m.

Vision for OAB – City of Oakland

Corey Alvin and Alicia Parker, Environmental Coordinators

Corey Alvin from the City of Oakland gave an overview of the current City of Oakland projects planned and in progress. Projects discussed include:

- Gateway Industrial District -160 acres adjacent to the Port and the West. Oakland Community and divided into 4 segments. They are North, East, Central, and West Gateway. Mr. Alvin said the City is currently in the implementation phase of its projects and that most parcels are leased. Three tenants are operating. The City actively

engages the community in making sure that it is conducting outreach and being transparent in its processes.

- North Gateway is reserved for recycling companies. The City is in negotiations with CWS and CASS to develop recycling facilities. CWS is further along in the negotiations process to purchase the property from the City. CWS has provided a framework for its Public Engagement Plan and its being implemented.
- East Gateway has 2 tenants, PODs and Good Eggs.
- Central Gateway houses ConGlobal, warehousing, and two Port-related use yards.
- OMSS houses trucks and is part of the North and Central Gateway.
- West Gateway is a bulk terminal and will be further developed in the future.

Mr. Alvin gave greater detail on the California Waste Solutions (CWS) site. He said that CWS is involved in negotiations with the City to purchase a 14-acre parcel to build a 171,000 square-foot recycling facility. The company is relocating from two sites in West Oakland. The site plan is close to design completion and has been approved by the Design Review Board. The Planning Commission will recommend action from the City Council. This is anticipated to happen later this year. Construction should start later in 2021 following stakeholder meetings on air quality. Public engagement with CWS has been ongoing.

OTHER PROJECTS COMPLETED OR IN PROGRESS

- Prologis has completed the construction of 3 warehouse buildings totaling 700,000 square feet.
- The container storage yard is 13 acres and operated by Conglobal.
- Just completed construction of a 14 acres container storage yard.
- CASS and City are in an Exclusive Negotiating Agreement (ENA) for 10-acre development to relocate to OAB from West Oakland which will mean two recyclers adjacent to each other in the North Gateway area.
- The City is in lease negotiations with OMSS who is currently operating a 7.5-acre truck parking/services facility in the Gateway Industrial District. The City is working to bring another 7.5 acres of truck parking into operation by November.

UPDATED WEBSITE

Mr. Alvin pointed out that an important communication tool being utilized by the City is its Gateway Industrial District website. He highlighted some of the uses of the website including:

- Up-to-date Information
- Project-specific engagement
- Air Quality information
- Jobs oversight information
- Zoning Information
- Reuse plans and Environmental documents
- Staff contact information
- Newsletter to be launched and will be housed on the website. The City is in discussion with community groups for input.

Alicia Parker added that the website illustrates where the activity is occurring at the Gateway Industrial District, it's funding status, construction completion dates, and other metrics. Ms. Parker said that she would love feedback on the site and urged participants to view the site.

Mr. Alvin completed his presentation by summarizing actions that the City will be focused on over the next several months including continued acquisitions, community engagement regarding air quality issues, and emissions reduction.

QUESTION

Brent Bucknum asked, "Can the City and Port provide links to more substantive detailed traffic studies, emissions models or other documentation as to how these projects are quantitatively demonstrating reducing air pollution and noise in the local community of West Oakland?"

- Port Executive Director Danny Wan addressed the question and acknowledged that the question first arose in the breakout session. He added that there is an existing, robust air quality program at the Port and asked Richard Sinkoff to provide greater detail.
- Richard Sinkoff added additional comments in answering Bucknum's question.
 - He told the group that the Port periodically publishes its Seaport Air Quality Emissions Inventory that allows tracking of emissions reductions from the entire portfolio of mobile sources at the seaport. It allows readers to see the Port's progress from 2009 to 2020.
 - Each project at OAB has its own construction phase air quality plan which is project-specific and includes other environmental features. He added that there is an overall seaport air quality plan in addition to the Seaport Air Quality 2020 and Beyond Plan, The Pathway to Zero Emissions" <https://rb.gy/fz7vz8>.
 - Mr. Sinkoff said that the Port had recently published its year-one progress report that can be found on the Port of Oakland website at <https://rb.gy/s49z6t>

Corey Alvin added that the City is actively looking to reduce emissions through many efforts including a circulation plan

- Partnering with PODs, Good Eggs, and others. ConGlobal is looking to improve technology and reduce emissions. He cited the efforts underway by Good Eggs with its employee shuttle to and from BART. The company hopes that the idea will become a regional partnership.
- ConGlobal has been using electric equipment to move its containers and perform other outdoor work with non-diesel equipment.

Amy Tharpe added that links would be made available through the chat box for later reference.

BREAKOUT SESSION #2

Notes from the Breakout Session are attached to the end of this summary

Feedback from Breakout Session #2

Upon returning from the second round of breakout sessions participants randomly shared comments and feedback on what might be improved for these meetings in the future.

- Andrea Gardner said one suggestion that came out of her breakout sessions was the idea that there should be short and frequent email blasts on the progress of projects as they go forward.
- Scott Taylor thought the breakout discussions should be longer as many good ideas came from them. He suggested 30 minutes.
- Danny Wan commented that the sentiment from the breakout conversations suggested that there is significant engagement on the part of the Port and the City. Where there needs to be an improvement is in what we do with the feedback we receive and how we arrive at decisions.
- David Peters asked if there is a way to weave in all of the Port's engagements together, so as a resident he can know holistically what is happening on all of the fronts . He said that he did not know about some of the outreach efforts mentioned here today.
- Sharee asked about the responsibility of recycling facilities that will be leaving West Oakland. What is its responsibility to the area once they leave? Will they leave chemicals, debris? Is there beautification planned, trees planted? With anticipated dollars coming into the community, how does it help the kids in the community? She said that it would be nice to be able to highlight West Oakland culture and history. She suggested a museum or gallery highlight West Oakland's rich cultural history.
- Corey Alvin addressed the question of the responsibility of the recyclers once they leave the neighborhood. There are discussions underway relative to the West Oakland Specific Plan. There will not be a recycler at that location. The owners have a better update, but there is no clear idea of their plan. He said that the City will be more transparent when information is gathered.
- How important are the City and Port's plans at the Bulk Terminal and what are the alternatives? Corey Alvin said that the Bulk Terminal is very important to the City and is a priority. Negotiations are ongoing in determining what is appropriate.
- Ray Kidd asked how dependent is the Bulk Terminal on the use of coal? Corey Alvin could not comment as he is not involved in that conversation. Surlene Grant said that we could revisit this question at a later meeting.
- Steve Lowe asked if the Schnitzer Steel lawsuit impacts Port operations. Danny Wan responded that the Port would like Schnitzer to obey rules and regulations where air quality is concerned. However, Schnitzer is privately owned and the Port does not control the property.
- Saabir Lockett asked if CWS, CASS, Good Eggs are in compliance with the job policies for both construction and operations? What role does City/Port play in enforcement? Are they subject to the commissions that oversee the jobs policy? Amy Tharpe responded that "yes" and that the Port's Jobs Policy is tied to the developer and part of any future development. Corey Alvin added that from the City's side yes, the companies mentioned are subject to jobs policy per agreement. This information will be included on the website in the future.

- Brent Bucknum asked concerning the Howard Terminal Community Benefits Agreement, between the Port and the City, is there a plan to plant and maintain trees, and a strategy to fund maintenance of this work? Danny Wan replied that the Howard Terminal Community Benefits Agreement (CBA) is not within the OAB Project and directed the inquiry to the CBA process group. Brent clarified and asked if there is a plan by the Port and the City to do similar planning for the OAB site. Surlene Grant said that this can be discussed in a future meeting.

Laura Arreola concluded the meeting with directions on where to find information on documents and upcoming meetings and ongoing engagement activities for residents.

The meeting concluded at 12:05 p.m.

Attachment – MEETING AGENDA

Public Engagement Meeting for the Former Oakland Army Base (OAB)

October 1, 2020

10:00 a.m. – 12 p.m.

Meeting Objectives:

- Continue the engagement with West Oakland stakeholders in the OAB redevelopment process
- Provide West Oakland stakeholders with timely information on OAB projects
- Gather West Oakland stakeholders’ feedback on OAB projects and share process for future engagement

This will be a virtual meeting on the Zoom platform. If this is your first time participating in a Zoom meeting, please join approximately 15 mins early to download the software.

To join the zoom meeting by computer or telephone:

*Each participant will need to register at <https://conta.cc/3cwl9N1> and will be given a unique link to join the meeting via computer or telephone

Please note: This meeting will be recorded for Port files and use.

Meeting Facilitator: Surlene Grant, Envirocom Communications Strategies, LLC

Meeting Notetaker: Janice Adam, Envirocom Communications Strategies, LLC

I.	Meeting Start and Format Overview	Surlene Grant, Facilitator, Envirocom
II.	Welcome and Meeting Purpose	Danny Wan, Executive Director, Port of Oakland
III.	Acknowledgement of Key Port and City Staff	Surlene Grant, Facilitator, Envirocom
IV.	a. Background of the OAB and Overview of the OAB Public Engagement Plan	Amy Tharpe, Director of SRD, Port of Oakland
	b. Historical Perspective of Why We Have the OAB Public Engagement Plan	Ms. Margaret Gordon, West Oakland Environmental Indicators Project
V.	a. Vision for the Oakland Army Base	Bryan Brandes, Director of Maritime, Port of Oakland
	b. Port Related OAB Projects	
VI.	Breakout Rooms	City and Port Facilitators & Notetakers
VII.	a. Vision for the OAB	Corey Alvin, Environmental Coordinator, City of Oakland
	b. City Related OAB Projects	
	c. OAB Redevelopment Digital Resources	
VIII.	Breakout Rooms	City and Port Facilitators & Notetakers
IX.	Reconvening and Key Learnings	Surlene Grant, Facilitator, Envirocom
X.	Future Public Engagement, Next Steps, & Meeting Conclusion	Laura Arreola, Community Relations Manager, Port of Oakland

Attachment – NOTES FROM BREAKOUTS

Notetaker: Delphine Prevost

Facilitator: Julina Bonilla

Session #1:

How have you been engaged on the OAB so far:

Business opportunities

General interest

Working with WOEIP and wanting to make sure work is collaborative

Tracking mitigations and impacts

What would you like to see done differently?

More collaborative, less informative

What additional info would you like to receive?

DBE and other goals like DBE (small biz, for ex) that may be applicable

Availability to document review, traffic plans, CEQA docs, mitigations, etc.

Session #2:

What's missing or that you haven't heard?

Non-profit opportunities

Key issues not addressed?

What's going on with the community fund that has \$4m in it?

What's the update on Mr. Tagami's development?

What process/medium do you prefer for future communication?

Website

Email blasts

Session #1

- **Getting to Know Your Breakout Room**
 - Who here is involved with the previous community advisory group related to the Army Base? Raise your hand **1 Participant**
 - Raise your hand if you live in West Oakland? **0 Participants**
 - Raise your hand if you use or serve the Port, industry or maritime? Raise your Hand **2 Participants**
 - Raise your hand if you are interested in doing business with the Port? **2 Participants**

- **Question 1:** How have you engaged in the Oakland Army Base? How would you like to engage in the future?
 - **Pat McGowan (retired City Planner)**– In favor of public Zoom meeting, looks forward to finding current information on the website.
 - **Vicki Joseph (Director of Community Relations)** – Focused on workforce development. Questioned where we are with community engagement and wants to stay connected and put on a contact list.
 - **Travis Durfee (Prologis)** – Participating to observe and learn about the process
 - **Diane Castleberry (AC Transit)** – Participating to observe and learn how to conduct community meetings and that any public access concerns raised should be forwarded to AC Transit
 - **Dominic Dutra – ?**
 - **Katerina Natividad (Independent Logistics Consultant)**- Concerned with the development of warehousing and affordability of posh new spaces. Concerned existing logistics providers would be pushed out. Encourages outreach to maritime support providers.

Question 2: What additional information would you like to hear about the projects in future engagements?

- More information on Air quality and technology advances to improve air quality.
- More information on Jobs Policy, job training,
- Ongoing community engagement
- Better community access to transit so pedestrians can get to work
- More info on maritime activities, Howard Terminal, A's stadium.

Session #2

- **Question 1:** What information is missing or that you didn't hear in the project updates?
 - Information on A's Stadium
 - What is status with AMS? Why is it taking so long? Is the delay from the City or is it OMSS?
 - Demonstrate how the TMP Plan ties in with West Oakland, entry and exit to the Port and how it will affect neighborhood residential areas.

- **Question 2:** Are there key issues that were not addressed in the project updates and that you would like to hear about at future meetings?
 - 7th Street grade separation, need more information.
 - Talk more seriously about bigger and more comprehensive issues including sea rise issues and how they will affect West Oakland, Chinatown and Old Oakland.
 - Better communication with more access to details.
 - More simple emails.

 - **Question 3:** What are the methods and tools that you would prefer to provide updates and increase engagement?
 - Prefer more email blasts, shorter email and more frequent.
 - More meeting with WOCAG
-

Notetaker: Janice Adam,
Facilitator: Richard Sinkoff

Session #1

- **Question 1:** How have you engaged in the Oakland Army Base? How would you like to engage in the future?
- Steve Lowe: Sea Rise. Wrapping projects all into one big regional project makes sense. Advocates for a “Mega Hood.”
- Ray Kidd: Most pressing is having CASS relocated out of the neighborhood. Sea Level Rise, Jobs Policies implemented, FITS implementation to regulate trucks and Env Concerns around Air Quality.
- Dave Peters: How do we get underrepresented community reps/benefits involved in the project area in a way that sees economic benefit?
- Brent Bucknum: How are we bringing environmental issues to the forefront? How do we live up to environmental goals? Example digging another tunnel where we should not (BART project), we should use public dollars for environmental justice and visit strategies to make that happen. Wants to see demonstrative tactics.
- Sharee Adriaola: How does community involvement play a role in decisions as development occurs? Is there a place/room for input by the community? Involved with the West Oakland Community when the 25-year plan was introduced.
- **Question 2:** What additional information would you like to hear about the projects in future engagements? **DID NOT HAVE TIME FOR THIS.**

Session #2

Question 1: What information is missing or that you didn't hear in the project updates?

- Ray Kidd: West Gateway Project is dependent on large volumes of coal. If a bulk terminal is not feasible without coal, what could be economically viable replacement?

Question 2: Are there key issues that were not addressed in the project updates and that you would like to hear about at future meetings?

- Ray Kidd: West Gateway Project is financially dependent on large volumes of coal. If a bulk terminal is unfeasible without coal, what could go there?
- BAAQMD Representative: 7th Street Grade Separation Rail spur in some maps is a private/tug road. What will go there? Opportunity for cargo?

- Technology/FITS Project: How will truckers access and use? What is the cost for independent truckers? Opportunities for those on the West side of the Freeway? ProLogis building already constructed? Do they have wiring for future clean use? Wants more information about the west Gateway Electric, Solar. Future use of West Gate Project/7th Street.
- **Question 3:** What are the methods and tools that you would prefer to provide updates and increase engagement?
- EJ: Zoom seems pretty accessible and allows many to join who may have had issues. Dedicated breakout rooms would be ideal. Many W.O residents are able to benefit.

Notetaker: Khamly Chuop,
Facilitator: Bryan Brandes

Attendees: Sonia Santos (North Central Truck Supply Parts), Axel Rieke (Northgate, Environmental On-Call), Lynne Madera (works at the OAK airport), Evey Hwang (US Customs), Joyce Guy (W. Oakland Jobs Resource Center), Mike Eshleman (AC Transit), Karla Sanchez (Harbor Trucking Association), Kevin Wong (Port), Roberto Bernardo (Port)

Session #1

- **Question 1: How have you engaged in the Oakland Army Base? How would you like to engage in the future?**
 - Evey: Port is the US Customs home Port. She'd like to see success of the Port and hope for the Port and OAB is that it is a place for commerce and jobs for the City; this would be optimum. More business attraction to the Port from OAB development would be great. There are some parts of the Port that need to be revitalized. Yes, upgrades are happening—little by little. Enjoyed hearing about the Port trying to be the first call.
 - Someone is here to learn how this process works.
 - AC Transit is here to learn about how this engagement works. There is a challenge to be serviced at the Port. ADA is a problem for AC Transit operating in the Port. There has been discussion if there could be an AC Transit facility at the Port.
 - Axel Rieke (Northgate)-Working with the Port provides great opportunities for local businesses; their staff works and lives in Oakland. Asks for more information on how to engage folks.
 - Sonia is concerned about businesses being so slow. Rent is so expensive. How can the Port help to support? Bryan responds that she reaches out to whoever she deals with at the Port.
 - Karla (Harbor Trucking Association) just here to listen in.
 - Joyce Guy (W. Oakland Jobs Resource Center)—always concerned about the employment side. A lot of people don't realize that there is work out there—would like more access to the logistics facilities. Would like to have access directly to more Port tenants. **Action Item:** Joyce will reach out to Bryan to start the conversation.

- **Question 2: What additional information would you like to hear about the projects in future engagements?**
 - Evey—Communication is the strongest thing we need and traffic mitigation is a huge priority in Maritime. Sometimes hard for others to hear about this public engagement. Would like to be added to the email mailing list. **Action:** Robert will work closely with Amy's team on how people would like to receive information—what is best and what can be shared on a regular basis.
 - Sonia—thinks everything so far is great. Happy that the Port has opened opportunities for businesses.
 - Joyce—Social, email, newsletter—good to have in different ways. Points out that timeliness is very important to allow time for response.
 - Mike-Nothing to add.
 - Karla—yes, timely communication is great. HTA sends out email notices on a regular basis and **is willing to help the Port with distribution—Just let HTA know.**

- Lynne—Props to having this meeting information on the SRD department website so it was very easy to sign up. She heard about it during a meeting with SRD and Amy.
- Axel—Axel had members come into the office and Northgate let them come and talk—somewhat like a career day. Wants to stress that many people have a stake in the OAB and can participate.

Session #2: Scott Taylor (GSC), Brent Bucknum (BioFilter), Margena Wade, Sharee Adriaola (has a design and branding company in W. Oakland and have been in the community for 15 years; located on 5th and Adeline; MyGroove Design), Michelle Ghafar (EarthJustice), Lynne Madera (Port/OAK Airport), Tamera White (ACTC public relations), Mike Zampa (Port).

- **Question 1: What information is missing or that you didn't hear in the project updates?**
 - Scott Taylor: What is going to happen on Howard? Whatever happens at Howard will affect the OAB. Port response: Howard project not yet approved.
 - Margena: Would like to be part of the bidding process—wants to be introduced to prime contractors. Port response: when bids go out, and for jobs with tenants. When can students be brought to the Port? Yes, will keep doing that, but it is a little difficult because of the pandemic. Margena was interested in a museum or a facility for children to go and learn—such as the environment, such as trucking, what the Port is doing with the birds—would like to see an intentional facility for the schools.
 - Evey—Whatever is being done at the Port NOW is going to affect the Port. The main commerce is ships coming in; a lot of carriers are making decisions 5 years out and so what is being heard now is going to be spread across the world. Happy to hear that there is truck parking that is being availed to keep trucks off the streets (important to W. Oakland). The Port is the US Customs home Port.
 - Sharee—yes, sees trucks on the street. She has worked here for 15 years. Money is not coming back to businesses. Bart finally fixed the tracks, but the freeway is right here. What will happen to the former recycling facilities cleanup when they move out? Supports education and museums to highlight art, people, culture. Sharee sees that the Port is separate and that there are no contributions to W. Oakland. **Action:** Would be good to follow up with Sharee and let her know that the Port does financially contribute to improvements in W. Oakland (i.e., Fair Share Program).
- **Question 2: Are there key issues that were not addressed in the project updates and that you would like to hear about at future meetings?** Did not get to this question.
- **Question 3: What are the methods and tools that you would prefer to provide updates and increase engagement?** Did not get to this question.

Facilitator: Amy Tharpe
Notetaker: Alicia Parker

Session #1

Job Policy: Existing job policies on the City and Port side should be applied to all projects on the OAB. What are we doing to create a pipeline into those jobs? How are we reporting on compliance with the policies?

Howard Terminal: This is not a compatible use with Maritime activity. It will cause congestion, makes it difficult to have tenants make long -term commitments due to fear of difficulty to operate. It will cause an issue with ships in the Estuary.

OAB Type of Buildings w/ 4-5 inches of pavement unsuitable for existing customers: The warehouses being built do not support heavy industrial work which many of the Port's existing tenants need. We are going in wrong direction; dimensional cargo, overweight cargo, things that are difficult to do anywhere else. Building takes up the entire yard, no parking; we need trucks, we don't want to be in W. Oakland; need truck parking, "Impact Transp." Business; building with acreage for parking, sufficient floor (drive large forklifts, won't destroy pavement or plumbing underneath); build to our existing customers, up to an including HT

No communication with existing tenants to get them ready for new development

The OAB was supposed to be maritime use facilities; two currently operating are non-maritime, and hate to see Centerpoint go that route. Doesn't fit with the goal for land in close proximity to maritime; good union quality jobs; don't want employers that are going to be fighting with employees to join the union, jobs should help sustain families in Oakland and Bay Area.

Health issues in community in terms of community violence
Eagle Rock Development is an incompatible use to existing businesses.
More truck parking is necessary to support existing Maritime clients.

Session #2

The Port of Oakland does a good job gathering feedback, yet would hear back on how the information is considered when decisions are made. We see development that is going on and don't feel like it takes into consideration existing tenant's needs. 2.5 TEUs per month, the first port tenants that moved in don't move any TEU – shameful, move us into the new buildings. So what if Good Eggs has a BART shuttle, what is the point? They don't move TEUs.

Sometimes it feels like you are going to do what you want to do with or without the information. There is an interest in a feedback loop to the stakeholders regarding where comments went.

Development needs to be affordable for logistics providers to actually run their businesses, new buildings look pretty, but they are not affordable to existing tenants.

How was the decision to not move forward with the Truck Energy Center made?

What happens when the recycling facility leaves OAB?

What's going on with Schnitzer Steel and the lawsuit?

Are CASS, CWS, Good Eggs, etc. in compliance with their job policy requirements?

Regarding how best to engage the group, it was recommended that we use short email blasts, continue ZOOM meetings yet give more time to breakout rooms, and develop a way that they can see a feedback loop on major decisions.

Breakout Session #1

Facilitators: Eric Napralla and Laura Arreola, Port of Oakland Facilitators: Eric Napralla and Laura Arreola, Port of Oakland

Summary

Intro – Getting to Know Your Breakout Room

- Jerry Morros (Industry)
- Chris Chang (Industry)
- Mike Murphy (BAAQMD)
- Dan Smith (Maritime Consultant)
- Dan Nerenhausen (East Oakland Stadium Alliance/observer)
- Tamera White (GoPort Public Information Officer)
- Mike Zampa (Port of Oakland)
- Kristi McKenney (Port of Oakland)
- Joan Story (Port Commissioner)
- Dieudonne (Urban Peace Movement)

Question

- How have you engaged in the Oakland Army Base?
- How would you like to engage in the future?

Responses

- Mike Murphy: Very happy this information is being brought in a comprehensive and strategic manner with the City and the Port.
- Jerry Morro: I am interested in traffic and the ease of use of truck routes.
- Dieudonne (last name?): I am a native of West Oakland and here to observe. I am concerned and passionate about these matters.
- Chris Chang: I appreciate you organizing this and bringing so many agencies here. I echo Jerry Morro comments as I'm interested in all stakeholders benefiting. My company is trying to do its part in, we have invested in new electric trucks. This is why I am here.
- Dan Nerenhausen: I am with the East Oakland Stadium Alliance and I am here to observe.
- Tamera White: My job is to keep West Oakland informed about the GoPort project.
- Mike Zampa: My point in being here is to tell the Port of Oakland story in my role as Port Communications Director.
- Kristi McKenney: In my role as the Port's Chief Operating Officer, I am here to deliver projects that have good planning.

Questions

- What can we do to keep you better informed?

- What additional information would you like to hear about the projects in future engagements?

Responses

- Mike Murphy: The information provided today was very informative. Going forward, I would like to know how these projects are related and when they are who is the agency lead? Also, who at the City is handling these developments? Lastly, I would like to know the reasoning behind decisions. For example, the Port stated that the ENA related to the Energy and Travel Center was terminated. It would be helpful to know why.
- Dieudonn: I would like to see these projects work with an equity lens for maximum community impact and benefit.

Breakout Session #2

Summary

Facilitators: Eric Napralla and Laura Arreola, Port of Oakland

Questions

- What is missing from today's meeting that will help us inform and improve information that we provide?
- What are the methods and tools that you would prefer to provide updates and increase engagement?

Responses

- I would like to have known information and status of the Gateway Park project and its integration into your OAB plans.
- I like having the ability to check the website and newsletter to find information there.
- I would like to have received information on the Port's Jobs policy and know about which tenants on the OAB are subject to this policy?
- I would have liked to receive information on why certain projects, as in the Energy and Travel Center, didn't work out? What was the reason?