



**BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY
AGENDA**

**REGULAR MEETING
WEDNESDAY, 8:00 AM
JULY 24, 2024**

**CHAIR: LORIANNA KASTROP
VICE CHAIR: STAN MAUPIN
SECRETARY: NANCY C. RADCLIFFE
COMMISSIONER: RICHARD S. CLAIRE
COMMISSIONER: RALPH A. GARCIA**

*****HYBRID MEETING — IN-PERSON AND BY VIDEOCONFERENCE*****

The BOARD OF PORT COMMISSIONERS (BOARD) hereby provides notice that it will hold a regular meeting of the BOARD. This meeting of the Board will be held in the Port Administrative Offices (located at 675 Seaport Boulevard, Redwood City, California 94063), an alternative location of 244 Alameda de las Pulgas Boulevard, Redwood City, California 94062, and by teleconference pursuant to Government Code Section 54953(e). Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person at the Port Administrative Offices and at the location referred to above. Some of the COMMISSIONERS may attend the meeting and participate remotely to the same extent as if they were present. The public is welcome to attend in person or alternatively via Zoom. PURSUANT TO THE RALPH M. BROWN ACT, ALL VOTES SHALL BE BY ROLL CALL.

Members of the public may also access and observe the meeting by joining by video teleconference via Zoom at: <https://zoom.us/join> Meeting ID: 985 1201 8699 Password: 85917060
Or use this link: <https://us06web.zoom.us/j/98512018699?pwd=dTc3a09SMWN5bDFQMFZMSDM4WVNSZz09>

To join by audio teleconference: Phone: (669) 900-6833 or (346) 248-7799 Meeting ID: 985 1201 8699

The Port of Redwood City is not responsible for a member of the public's technical ability to participate in the meeting.

HOW TO PROVIDE PUBLIC COMMENTS BEFORE THE BOARD MEETING:

Members of the public may also submit public comments on items of public interest that are within the subject matter jurisdiction of the Board via email to publiccomments@redwoodcityport.com. All public comments received by 7:45 AM on the date of the Board meeting will be read into the record with a time limit of three minutes per commenter unless otherwise indicated.

HOW TO PROVIDE PUBLIC COMMENTS DURING THE BOARD MEETING:

By video conference, use the "Raise Hand" feature to request to speak.

By teleconference, press *9 to "Raise Hand" (request to speak) and *6 to unmute.

Members of the public in attendance at the meeting who wish to speak on a matter within the jurisdiction of the Board of Port Commissioners should complete a speaker's slip to be recognized by the Chair at the appropriate time. Public comment from video teleconference will be heard first.

AGENDA ITEM

- I. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE
- II. PUBLIC COMMENT — The Chair of the Board will recognize members of the public to make public comments on items of public interest that are within the subject matter jurisdiction of the Board. Comments on non-agendized items will be taken during the Public Comment period. Comments pertaining to agendized items will be taken at the time the agenda item is considered. Public comments received via email as provided above will be read into the record with a time limit of three minutes per commenter. No action will be taken on any public comment on a matter not appearing on the Agenda as a separate item unless otherwise authorized by law.
- III. APPROVAL OF MINUTES — JUNE 12, 2024, AND JUNE 26, 2024
- IV. APPROVAL OF CLAIMS — JUNE 26, 2024, AND JULY 11, 2024
ACTION: MOTION TO APPROVE; PUBLIC COMMENT; ROLL CALL VOTE

V. ORDINANCES — NONE

VI. RESOLUTIONS

A. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING THE BELOW SUBLEASE AGREEMENTS:

- 1. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD FIRST AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (KYO AUTISM THERAPY, LP)**
- 2. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (CAPCONNECT+, INC.)**
- 3. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING SECOND AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (CAPITAL PROGRAM MANAGEMENT, INC.)**
- 4. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (ETALON, INC.)**

CEQA: THE ACTION BEFORE THE BOARD IS NOT SUBJECT TO CEQA REVIEW PROCESS PURSUANT TO RESOURCE CODE, SECTION 21065 AND GUIDELINES, SECTION 15378

ACTION: MOTION TO APPROVE; PUBLIC COMMENT; ROLL CALL VOTE

VII. MOTIONS — NONE

VIII. REPORTS/PRESENTATIONS

A. RECOGNITION OF FINAL MEETING OF OUTGOING COMMISSIONERS CLAIRE, GARCIA, AND KASTROP

IX. EXECUTIVE DIRECTOR'S REPORT

X. MATTERS OF BOARD INTEREST

XI. CLOSED SESSION — NONE

XII. ADJOURNMENT — TO REGULAR MEETING OF AUGUST 14, 2024

ACTION: MOTION TO APPROVE; PUBLIC COMMENT; ROLL CALL VOTE

DOCUMENTS: Public records that relate to an agenda item for an open session of a regular meeting of the Board of the Port Commissioners, which are released less than 72 hours prior to the meeting, are available to the public at the Port offices at 675 Seaport Boulevard, Redwood City, CA, 94063.

ALTERNATIVE AGENDA FORMATS: The Board of the Port Commissioners will provide public records in appropriate alternative formats upon request by any person with a disability consistent with the federal Americans with Disabilities Act of 1990 and disability related accommodation to enable participating in the public meeting consistent with federal Americans with Disabilities Act of 1990. Please send a written request to the Clerk of the Board at the Port of Redwood City, 675 Seaport Boulevard, Redwood City, CA, 94063, or via email at info@redwoodcityport.com and include address, phone number and brief description of the requested materials and preferred alternative format or auxiliary ad or service at least seven calendar days before the meeting.



**BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY
MINUTES
REGULAR MEETING
WEDNESDAY, 8:00 AM
JUNE 12, 2024**

**CHAIR: LORIANNA KASTROP
VICE CHAIR: STAN MAUPIN
SECRETARY: NANCY C. RADCLIFFE
COMMISSIONER: RICHARD S. CLAIRE
COMMISSIONER: RALPH A. GARCIA**

I. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

The Board of Port Commissioners held its regular meeting in person at the Port Administrative Offices and via video/teleconference, pursuant to Government Code Section 54953(e). Members of the public participated in the meeting as well as remotely via the Zoom platform or in person at the Port Administrative Offices. Pursuant to the Ralph M. Brown Act, all votes were by roll call and the meeting was available to the public to attend and provide public comments via audio/video teleconference.

Chair Lorianna Kastrop, presiding

Commissioners Present: Richard Claire, Ralph Garcia, Nancy C. Radcliffe, Stan Maupin and Lorianna Kastrop

Commissioners Absent: None

Port Executives Present: Executive Director, Kristine A. Zortman

Chair Kastrop called the meeting to order at 8:00 AM. Clerk of the Board Linda Alvarado conducted roll call and confirmed a meeting quorum with Commissioners Claire, Garcia, Radcliffe, Maupin and Kastrop in attendance. Commissioner Radcliffe led the Pledge of Allegiance.

II. PUBLIC COMMENT

Executive Director Zortman confirmed that there were no members of the public in attendance at the meeting who wished to make public comment on non-agendized items.

III. APPROVAL OF MINUTES — MAY 22, 2024

After inviting public comment, Chair Kastrop confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to approve minutes dated May 22, 2024, was made by Commissioner Garcia and was seconded by Commissioner Radcliffe. The motion passed 4-1 by voice roll call vote with Commissioner Claire abstaining due to his excused absence.

IV. APPROVAL OF CLAIMS — MAY 23, 2024

After inviting public comment, Chair Kastrop confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to approve claims dated May 23, 2024, was made by Commissioner Radcliffe and was seconded by Commissioner Maupin. The motion passed by a unanimous voice roll call vote of all Commissioners present.

V. ORDINANCES — NONE

VI. RESOLUTIONS

A. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SIXTH AMENDMENT TO SUBLEASE AGREEMENT — (PORTSIDE INVESTORS — PHASE I LEASE AGREEMENT) — (ACCUSTART, INC.)

After inviting public comment, Chair Kastrop confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to adopt the resolution was made by Commissioner Radcliffe and was seconded by Commissioner Maupin. The motion passed by a unanimous voice roll call vote of all Commissioners present.

VII. MOTIONS — NONE

VIII. REPORTS/PRESENTATIONS — NONE

IX. EXECUTIVE DIRECTOR'S REPORT

On May 28, 2024 Executive Director Zortman was a speaker at the Propeller Club of Northern America Maritime Day Celebration and spoke on the impacts of the goods movement. On June 5, 2024 Executive Director hosted Lisa Gauthier, former Mayor of East Palo Alto, now running for San Mateo County Supervisor for a tour of the Port. Executive Director Zortman stated Port staff, Port Partners and Commissioner Maupin are engaged in meetings regarding the City of Redwood City's (City) proposed Business License Tax rate increase and will be meeting with the City on June 13, 2024. Executive Director Zortman congratulated the Port's newly appointed Commissioners Chu Chang, Mike Claire and Dani Gasparini, their terms will commence on August 14, 2024. From June 10, 2024 through June 13, 2024 Port staff is attending American Association of Port Authorities Finance Committee Conference. Executive Director Zortman introduced Luis Adame, intern from Cal Maritime.

X. MATTERS OF BOARD INTEREST

Commissioner Maupin has attended multiple meetings for the 101/84. On June 10, 2024 Commissioner Maupin attended a meeting with Sims Metal, Port staff and Redwood City Fire Department discussing operations and suppression efforts after the fire that had taken place at Sims Metal on May 23, 2024. Chair Kastrop attended San Francisco Bay Conservation and Development Commission's (BCDC) subcommittee meeting called Sediment and Beneficial Reuse Working Group.

XI. CLOSED SESSION — CONFERENCE WITH LEGAL COUNSEL TWO (2) CASES

A. ANTICIPATED LITIGATION — SIGNIFICANT EXPOSURE TO LITIGATION SUBDIVISION (d)(2) AND (e)(1) OF SECTION 54956.9 OF THE GOVERNMENT CODE ONE (1) CASE

**B. PENDING LITIGATION — SETTLEMENT OF LITIGATION SUBDIVISION (d)(1) OF SECTION 54956.9 OF THE GOVERNMENT CODE ONE (1) CASE
CASE NAME UNSPECIFIED. DISCLOSURE WOULD JEOPARDIZE EXISTING SETTLEMENT NEGOTIATIONS**

Chair Kastrop convened the Board into a Closed Session at 8:19 AM for the above matters.

Chair Kastrop reconvened the Board into Open Session at 8:31 AM, stating no reportable actions from Closed Session.

XII. ADJOURNMENT — TO REGULAR MEETING OF JUNE 26, 2024

After inviting public comment, Chair Kastrop confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to adjourn the meeting was made by Commissioner Garcia and seconded by Commissioner Maupin. The motion passed by a unanimous voice roll call vote of all Commissioners present. The meeting was adjourned by Chair Kastrop at 8:32 AM to its next regularly scheduled meeting on June 26, 2024.



**BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY
MINUTES
REGULAR MEETING
WEDNESDAY, 8:00 AM
JUNE 26, 2024**

**CHAIR: LORIANNA KASTROP
VICE CHAIR: STAN MAUPIN
SECRETARY: NANCY C. RADCLIFFE
COMMISSIONER: RICHARD S. CLAIRE
COMMISSIONER: RALPH A. GARCIA**

I. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

The Board of Port Commissioners held its regular meeting in person at the Port Administrative Offices and via video/teleconference, pursuant to Government Code Section 54953(e). Members of the public participated in the meeting as well as remotely via the Zoom platform or in person at the Port Administrative Offices. Pursuant to the Ralph M. Brown Act, all votes were by roll call and the meeting was available to the public to attend and provide public comments via audio/video teleconference.

Chair Lorianna Kastrop, presiding

Commissioners Present: Richard Claire, Ralph Garcia, Nancy C. Radcliffe, Stan Maupin and Lorianna Kastrop

Commissioners Absent: None

Port Executives Present: Executive Director, Kristine A. Zortman and Director of Finance and Administration, Rajesh Sewak

Chair Kastrop called the meeting to order at 8:00 AM. Clerk of the Board Linda Alvarado conducted roll call and confirmed a meeting quorum with Commissioners Claire, Garcia, Radcliffe, Maupin and Kastrop in attendance. Commissioner Garcia led the Pledge of Allegiance.

II. PUBLIC COMMENT

Executive Director Zortman confirmed that there were no members of the public in attendance at the meeting who wished to make public comment on non-agendized items.

III. APPROVAL OF MINUTES — NONE

IV. APPROVAL OF CLAIMS — JUNE 6, 2024

After inviting public comment, Chair Kastrop confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to approve claims dated June 6, 2024, was made by Commissioner Maupin and was seconded by Commissioner Radcliffe. The motion passed by a unanimous voice roll call vote of all Commissioners present.

V. ORDINANCES — NONE

VI. RESOLUTIONS

A. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY AUTHORIZING SPECIAL EVENT WITHIN CERTAIN AREA OF THE PORT OF REDWOOD CITY (FOURTH OF JULY CELEBRATION)

Executive Director Zortman introduced Derek Wolfgram, interim Director, Parks, Recreation and Community Services with the City of Redwood City (City). Mr. Wolfgram requested use of the Port for the Fourth of July Celebration. Mr. Wolfgram also stated the celebration will include a band, food trucks and aerial fireworks show in his presentation he also stated the fees for the barge and tug increased by 85%. Executive Director Zortman thanked Mr. Wolfgram for his brief presentation and for stepping in as interim Director. Executive Director Zortman stated despite the rate increase and lack of sponsors Mr. Wolfgram is performing a fantastic job. After inviting public comment, Chair Kastrop confirmed with Executive Director Zortman that there were no members of the public in attendance at the meeting who wished to make a public comment on this agenda item. A motion to adopt the resolution was made by Commissioner Radcliffe and was seconded by Commissioner Garcia. The motion passed by a unanimous voice roll call vote of all Commissioners present.

VII. MOTIONS — NONE

VIII. REPORTS/PRESENTATIONS — NONE

IX. EXECUTIVE DIRECTOR'S REPORT

On June 17, 2024 Congressman Mullin presented the Board of Port Commissioners and Port Staff with appropriated funds from the federal budget for Community Project Funding (CPF, also known as an "earmark") in the amount of \$700,000. These funds are to overhaul the Port's stormwater infrastructure which will eliminate water inundation during storm events, rising sea levels and increase king tides, as well as replace concrete systems that have exceeded their respective life expectancy. On June 12, 2024 the Port hosted the City of Redwood City's (City) Council Member Kaia Eakin. On June 16, 2024 Seaport Industrial Association (SIA), Commissioner Maupin and Port Staff attended the City's briefing and discussion regarding the City of Redwood City's potential business license tax modernization (BLT) effort. On June 26, 2024 Seaport Industrial Association, and Port staff will be attending a follow up to the June 16, 2024 Business License Tax meeting lead by City Mayor Gee. On June 25, 2025 Executive Director Zortman attended and participated at the San Mateo County Economics Development Association's 71st Annual Meeting featuring "Thred Talks"; where she spoke about the Port. Executive Director Zortman stated it was a great meeting with excellent presentations and valuable networking. On June 26, 2024 the Metropolitan Transportation Commission will vote on allocating funds to 101/84 project, should the motion be approved this item will advance to San Mateo County Transportation Authority Board of Directors meeting for their vote on the matter. Executive Director Zortman concluded her report by thanking Port staff for their amazing job in preparation of the City's 4th of July show.

X. MATTERS OF BOARD INTEREST

Commissioner Maupin stated he has been attending various meetings including the City of Redwood City's Ad hoc for the 101/84 project, stating there has been a lot of activity and momentum. Commissioner Maupin also stated the FBB Federal Relations team, the Port's Legislative and Regulatory Consulting Services in DC, have been a value on closing the gap on obtaining funding. On June 17, 2024 Commissioner Maupin and Chair Kastrop attended Congressman Mullin's \$700,000 check presentation to the Port's stormwater infrastructure overhaul. On June 25, 2025 Commissioner Radcliff, Chair Kastrop and Port staff attended San Mateo County Economics Development Association's 71st Annual Meeting featuring "Thred Talks". Commissioner Radcliffe stated that she would like the public to be informed that the upcoming Water Emergency Transportation Authority (WETA) ferry pilot program from the Port of Redwood City to the San Francisco Giants games is open to more than just for game attendees. Executive Director Zortman concurred and stated WETA is in the process of finalizing all details for the pilot program.

XI. CLOSED SESSION — NONE

XII. ADJOURNMENT — TO REGULAR MEETING OF JULY 10, 2024

After inviting public comment, Chair Kastrop confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to adjourn the meeting was made by Commissioner Garcia and seconded by Commissioner Radcliffe. The motion passed by a unanimous voice roll call vote of all Commissioners present. The meeting was adjourned by Chair Kastrop at 8:27 AM to its next regularly scheduled meeting on July 10, 2024.



**BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY**

STAFF REPORT

DATE: July 24, 2024

ITEM NO: VI.A.1

SUBMITTED BY: Trish Wagner, Business Development Manager

TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD FIRST AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (KYO AUTISM THERAPY, LP)

RECOMMENDATION

Staff recommends that the Board of Port Commissioners (Board) approve the standard sublease amendment.

BACKGROUND

Tenant: Kyo Autism Therapy, LP, a California limited partnership

Premises: 866 square feet

Lease Term: Month-to-Month

Address: 495 Seaport Court, Suite 102, Redwood City, CA 94063

Rent:

Months	Rent per SF	Rent
Start Date: July 1, 2024	\$3.95 x 866 SF	\$3,420.70

Use: General office use for autism therapy

ANALYSIS

This is a standard sublease, for a Portside I tenant, which includes the following language:

Portside is located at the Port of Redwood City. The Port is a marine freight terminal and provides berths for dry bulk, liquid bulk, and project cargoes, along with certain recreational opportunities and public access to San Francisco Bay. As a result, tenants at Portside should be aware that the industrial activities (including construction activities from time to time) conducted at the Port will and do create noise, odor and dust. By executing this rental agreement, Tenant acknowledges that he/she has been made aware of the Port activities and consequences and voluntarily executes this rental agreement.

Cost Recovery	The Fivey Company paid cost recovery for this sublease approval.
Port 2020 Vision	Comports with the Port's 2020 Vision
Budget	Continued revenue stream

ALTERNATIVES

If the Board chooses not to approve the sublease amendment, there may be a potential impact on Port revenue.

DATE: July 24, 2024

ITEM NO: VI.A.1

TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD FIRST AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (KYO AUTISM THERAPY, LP)

ENVIRONMENTAL REVIEW

The action before the Board for consideration today is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.



Staff



Executive Director

ATTACHMENTS

- A. Cover letter from The Fivey Company, dated June 28, 2024
- B. Resolution

June 28, 2024

Board of Port Commissioners
Port of Redwood City
675 Seaport Court
Redwood City, CA 94063

RE: Lease Transaction for approval by board of Port Commissioners


Please accept this letter as the corrected submission to accompany the renewal for Kyo Autism Therapy, LLC.

Original letter dated June 17, 2024 included a copy of the First Amendment document for the approval by the Board of Port Commissioners.

◆ First Amendment to Lease, Kyo Autism Therapy, LLC, a California limited partnership, dated June 10, 2024 for space located at 495 Seaport Court, Suite 102 in approximately 866 RSF. The lease term is for month-to-month beginning at \$3.95 PSF commencing July 1, 2024.

The \$100 fee was sent by ACH direct to your account. Please contact our office if you have any questions.

Kind Regards,


Britt Leverton
Property Manager

ATTACHMENT B

RESOLUTION NO.

**RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF
REDWOOD CITY APPROVING FIRST AMENDMENT TO SUBLEASE AMENDMENT
(PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT)
(KYO AUTISM THERAPY, LP)**

**BE IT RESOLVED BY THE BOARD OF PORT COMMISSIONERS OF THE
CITY OF REDWOOD CITY, AS FOLLOWS:**

Pursuant to the provisions of Paragraph 33 of that certain Lease Agreement dated May 31, 1984 (as amended) by and between the City of Redwood City acting by and through its Board of Port Commissioners and Portside Investors - Phase I, a California limited partnership ("Lessee"), that certain following-named document by and between Lessee and the following-named tenant, a copy of which agreement is on file in the office of the Port Manager, to which copy reference is hereby made for the full particulars thereof, is hereby approved:

**First Amendment to Sublease Amendment
Kyo Autism Therapy, LP
495 Seaport Court, Suite 102
Redwood City, CA 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 24th day of July 2024.

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

President, Board of Port Commissioners

Attest:

Secretary, Board of Port Commissioners



**BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY**

STAFF REPORT

DATE: JULY 24, 2024
ITEM NO: VI.A.2
SUBMITTED BY: Trish Wagner, Business Development Manager
TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (CAPCONNECT+, INC.)

RECOMMENDATION

Staff recommends that the Board of Port Commissioners (Board) approve the standard sublease agreement.

BACKGROUND

Tenant: CAPCONNECT+, Inc., a Delaware Corporation
Premises: 866 square feet
Lease Term: July 1, 2024 – June 30, 2024
Address: 495 Seaport Court, Suite 101, Redwood City, CA 94063

Rent:

Months	Rent per SF	Rent
7/1/2024 – 6/30/2025	\$3.25 x 866 SF	\$2,814.50
7/1/2025 – 6/30/2026	\$3.35 x 866 SF	\$2,901.10

Use: General sales and office use for software products.

ANALYSIS

This is a standard sublease, for a Portside I tenant, which includes the following language:

Portside is located at the Port of Redwood City. The Port is a marine freight terminal and provides berths for dry bulk, liquid bulk, and project cargoes, along with certain recreational opportunities and public access to San Francisco Bay. As a result, tenants at Portside should be aware that the industrial activities (including construction activities from time to time) conducted at the Port will and do create noise, odor and dust. By executing this rental agreement, Tenant acknowledges that he/she has been made aware of the Port activities and consequences and voluntarily executes this rental agreement.

Cost Recovery	The Fivey Company paid cost recovery for this sublease approval.
Port 2020 Vision	Comports with the Port's 2020 Vision
Budget	Continued revenue stream

ALTERNATIVES

If the Board chooses not to approve the sublease agreement, there may be a potential impact on Port revenue.

DATE: JULY 24, 2024

ITEM NO: VI.A.2

TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (CAPCONNECT+, INC.)

ENVIRONMENTAL REVIEW

The action before the Board for consideration today is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.



Staff



Executive Director

ATTACHMENTS

- A. Cover letter from The Fivey Company, dated June 17, 2024
- B. Resolution

ATTACHMENT A

The FIVEY COMPANY
REAL ESTATE INVESTMENT & MANAGEMENT

210 Porter Drive, Suite 220 • San Ramon, California 94583 • (925) 820-7666 • Fax (925) 820-6866

June 17, 2024

Board of Port Commissioners
Port of Redwood City
675 Seaport Court
Redwood City, CA 94063

RE: Lease Transaction for approval by board of Port Commissioners

Please find enclosed a copy of the following document for approval by the Board of Port Commissioners

◆ Standard Lease Agreement, CapConnect+, Inc., a Delaware corporation, dated June 6, 2024 for space located at 495 Seaport Court, Suite 101 in approximately 866 RSF. The lease term is for two (2) years beginning at \$3.25 PSF commencing July 1, 2024.

The \$100 fee will be paid by ACH direct to your account. Please contact our office if you have any questions.

Kind Regards,

Britt Leverton
Property Manager

ATTACHMENT B

RESOLUTION NO. _____

**RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF
REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT (PORTSIDE
INVESTORS - PHASE I LEASE AGREEMENT)
(CAPCONNECT+, INC.)**

**BE IT RESOLVED BY THE BOARD OF PORT COMMISSIONERS OF THE
CITY OF REDWOOD CITY, AS FOLLOWS:**

Pursuant to the provisions of Paragraph 33 of that certain Lease Agreement dated May 31, 1984 (as amended) by and between the City of Redwood City acting by and through its Board of Port Commissioners and Portside Investors - Phase I, a California limited partnership ("Lessee"), that certain following-named document by and between Lessee and the following-named tenant, a copy of which agreement is on file in the office of the Port Manager, to which copy reference is hereby made for the full particulars thereof, is hereby approved:

**Standard Sublease Agreement
CapConnect+, Inc. a Delaware Corporation
495 Seaport Court, Suite 101
Redwood City, CA 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 24th day of July 2024.

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

President, Board of Port Commissioners

Attest:

Secretary, Board of Port Commissioners



**BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY**

STAFF REPORT

DATE: July 24, 2024
ITEM NO: VI.A.3
SUBMITTED BY: Trish Wagner, Business Development Manager
TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING SECOND AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (CAPITAL PROGRAM MANAGEMENT, INC.)

RECOMMENDATION

Staff recommends that the Board of Port Commissioners (Board) approve the standard sublease amendment.

BACKGROUND

Tenant: Capital Program Management, Inc., a California Corporation, DBA: CPM

Premises: 768 square feet

Lease Term: November 1, 2024 – October 31, 2025

Address: 495 Seaport Court, Suite 103, Redwood City, CA 94063

Rent:

Months	Rent per SF	Rent
11/1/2024 – 10/31/2025	\$3.75 x 768 SF	\$2,880.00

Use: Business Consultant and Construction Project Management Services

ANALYSIS

This is a standard sublease, for a Portside I tenant, which includes the following language:

Portside is located at the Port of Redwood City. The Port is a marine freight terminal and provides berths for dry bulk, liquid bulk, and project cargoes, along with certain recreational opportunities and public access to San Francisco Bay. As a result, tenants at Portside should be aware that the industrial activities (including construction activities from time to time) conducted at the Port will and do create noise, odor and dust. By executing this rental agreement, Tenant acknowledges that he/she has been made aware of the Port activities and consequences and voluntarily executes this rental agreement.

Cost Recovery	The Fivey Company paid cost recovery for this sublease approval.
Port 2020 Vision	Comports with the Port's 2020 Vision
Budget	Continued revenue stream

ALTERNATIVES

If the Board chooses not to approve the sublease amendment, there may be a potential impact on Port revenue.

DATE: July 24, 2024

ITEM NO: VI.A.3

TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING SECOND AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (CAPITAL PROGRAM MANAGEMENT, INC.)

ENVIRONMENTAL REVIEW

The action before the Board for consideration today is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.



Staff



Executive Director

ATTACHMENTS

- A. Cover letter from The Fivey Company, dated June 11, 2024
- B. Resolution

June 11, 2024

Board of Port Commissioners
Port of Redwood City
675 Seaport Court
Redwood City, CA 94063

RE: Lease Transaction for approval by board of Port Commissioners

Please find enclosed a copy of the following document for approval by the Board of Port Commissioners

◆ Second Amendment to Lease, Capital Program Management, Inc., a California corporation, DBA: CPM, dated May 30, 2024 for space located at 495 Seaport Court, Suite 103 in approximately 866 RSF. The lease term is for One (1) year beginning at \$3.75 PSF commencing November 1, 2024.

The \$100 fee will be paid by ACH direct to your account. Please contact our office if you have any questions.

Kind Regards,

Britt Leverton
Property Manager

ATTACHMENT B

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING SECOND AMENDMENT TO SUBLEASE AMENDMENT (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) (CAPITAL PROGRAM MANAGEMENT, INC., A CALIFORNIA CORPORATION)

BE IT RESOLVED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

Pursuant to the provisions of Paragraph 33 of that certain Lease Agreement dated May 31, 1984 (as amended) by and between the City of Redwood City acting by and through its Board of Port Commissioners and Portside Investors - Phase I, a California limited partnership ("Lessee"), that certain following-named document by and between Lessee and the following-named tenant, a copy of which agreement is on file in the office of the Port Manager, to which copy reference is hereby made for the full particulars thereof, is hereby approved:

**Second Amendment to Sublease Amendment
Capital Program Management, Inc., a California Corporation
495 Seaport Court, Suite 103
Redwood City, CA 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 24th day of July 2024.

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

President, Board of Port Commissioners

Attest:

Secretary, Board of Port Commissioners



**BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY**

STAFF REPORT

DATE: JULY 24, 2024

ITEM NO: VI.A.4

SUBMITTED BY: Trish Wagner, Business Development Manager

TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (ETALON, INC.)

RECOMMENDATION

Staff recommends that the Board of Port Commissioners (Board) approve the standard sublease agreement.

BACKGROUND

Tenant: Etalon, Inc., a California Corporation

Premises: 5,479 square feet

Lease Term: August 1, 2024 – September 30, 2027

Address: 509 Seaport Court, Redwood City, CA 94063

Rent:

Months	Rent per SF	Rent
8/1/2024 – 9/30/2024	Abated	Abated
10/1/2024 – 7/31/2025	\$2.80 x 5,479 SF	\$15,341.20
8/1/2025 – 7/31/2026	\$2.88 x 5,479 SF	\$15,779.52
8/1/2026 – 7/31/2027	\$2.96 x 5,479 SF	\$16,217.84
8/1/2027 – 9/30/2027	\$3.05 x 5,479 SF	\$16,710.95

Use: Biotech office use

ANALYSIS

This is a standard sublease, for a Portside I tenant, which includes the following language:

Portside is located at the Port of Redwood City. The Port is a marine freight terminal and provides berths for dry bulk, liquid bulk, and project cargoes, along with certain recreational opportunities and public access to San Francisco Bay. As a result, tenants at Portside should be aware that the industrial activities (including construction activities from time to time) conducted at the Port will and do create noise, odor and dust. By executing this rental agreement, Tenant acknowledges that he/she has been made aware of the Port activities and consequences and voluntarily executes this rental agreement.

Cost Recovery	The Fivey Company paid cost recovery for this sublease approval.
Port 2020 Vision	Comports with the Port's 2020 Vision
Budget	Continued revenue stream

ALTERNATIVES

If the Board chooses not to approve the sublease agreement, there may be a potential impact on Port revenue.

DATE: JULY 24, 2024

ITEM NO: VI.A.4

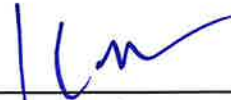
TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY
APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE
AGREEMENT) - (ETALON, INC.)

ENVIRONMENTAL REVIEW

The action before the Board for consideration today is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.



Staff



Executive Director

ATTACHMENTS

- A. Cover letter from The Fivey Company, dated June 17, 2024
- B. Resolution

ATTACHMENT A

The FIVEY COMPANY
REAL ESTATE INVESTMENT & MANAGEMENT

210 Porter Drive, Suite 220 • San Ramon, California 94583 • (925) 820-7666 • Fax (925) 820-6866

June 17, 2024

Board of Port Commissioners
Port of Redwood City
675 Seaport Court
Redwood City, CA 94063

RE: Lease Transaction for approval by board of Port Commissioners

Please find enclosed a copy of the following document for approval by the Board of Port Commissioners

◆ Standard Lease Agreement, Etalon Inc., a California corporation, dated June 3, 2024 for space located at 509 Seaport Court, in approximately 5,479 RSF. The lease term is for four (4) years beginning at \$2.80 PSF commencing August 1, 2024.

The \$100 fee will be paid by ACH direct to your account. Please contact our office if you have any questions.

Kind Regards,

Britt Leverton
Property Manager

ATTACHMENT B

RESOLUTION NO. _____

**RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF
REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT (PORTSIDE
INVESTORS - PHASE I LEASE AGREEMENT)
(ETALON, INC.)**

**BE IT RESOLVED BY THE BOARD OF PORT COMMISSIONERS OF THE
CITY OF REDWOOD CITY, AS FOLLOWS:**

Pursuant to the provisions of Paragraph 33 of that certain Lease Agreement dated May 31, 1984 (as amended) by and between the City of Redwood City acting by and through its Board of Port Commissioners and Portside Investors - Phase I, a California limited partnership ("Lessee"), that certain following-named document by and between Lessee and the following-named tenant, a copy of which agreement is on file in the office of the Port Manager, to which copy reference is hereby made for the full particulars thereof, is hereby approved:

**Standard Sublease Agreement
Etalon, Inc. a California Corporation
509 Seaport Court
Redwood City, CA 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 24th day of July 2024.

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

President, Board of Port Commissioners

Attest:

Secretary, Board of Port Commissioners