



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

**REGULAR MEETING
WEDNESDAY, 8:00 AM
FEBRUARY 12, 2025**

**CHAIR: STAN MAUPIN
VICE CHAIR: NANCY C. RADCLIFFE
SECRETARY: MIKE CLAIRE
COMMISSIONER: CHU CHANG
COMMISSIONER: DANI GASPARINI**

*****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), 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. 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 — JANUARY 22, 2025
ACTION: MOTION TO APPROVE; PUBLIC COMMENT; ROLL CALL VOTE
- IV. APPROVAL OF CLAIMS — JANUARY 9, 2025 AND JANUARY 29, 2025
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 SIXTH AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (JAMES MERINO, INDIVIDUAL)**
- 2. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SECOND AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (VIBRANT NICHE, INC. A CALIFORNIA S-CORPORATION)**
- 3. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING FIRST AMENDMENT TO SUBLEASE AGREEMENT (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) (WEST COAST CATHETER, 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 — NONE

IX. EXECUTIVE DIRECTOR'S REPORT

X. MATTERS OF BOARD INTEREST

XI. CLOSED SESSION

A. CONFERENCE WITH REAL ESTATE NEGOTIATOR (PRICE AND TERMS OF PAYMENT) PURSUANT TO GOVERNMENT CODE SECTION 54956.8

PROPERTY: APPROXIMATELY 46,043 SQUARE FEET OF WATER AND MARINA AREA LOCATED AT 455 SEAPORT COURT, REDWOOD CITY, CA 94063

**NEGOTIATING PARTIES: KRISTINE A. ZORTMAN, TRISH WAGNER, PORT OF REDWOOD CITY
GARRETT MARINA GROUP, INC**

XII. ADJOURNMENT — TO REGULAR MEETING OF FEBRUARY 26, 2025

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
JANUARY 22, 2025

CHAIR: STAN MAUPIN
VICE CHAIR: NANCY C. RADCLIFFE
SECRETARY: MIKE CLAIRE
COMMISSIONER: CHU CHANG
COMMISSIONER: DANI GASPARINI

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 Stan Maupin, presiding

Commissioners Present: Dani Gasparini, Chu Chang, Mike Claire, Nancy C. Radcliffe and Stan Maupin

Commissioners Absent: None

Port Executives Present: Executive Director, Kristine A. Zortman; Director of Finance and Administration, Rajesh Sewak and Port Attorney, Francois X. Sorba

Chair Maupin 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 Gasparini, Claire, Radcliffe and Maupin in attendance. Commissioner Claire 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 — NOVEMBER 13, 2024 AND DECEMBER 11, 2024

After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. Chair Maupin recommended approval of minutes dated November 13, 2024 and December 11, 2024. A motion to approve minutes dated November 13, 2024 and December 11, 2024 was made by Commissioner Claire and was seconded by Commissioner Radcliffe. The motion passed by a unanimous voice roll call vote of all Commissioners present.

IV. APPROVAL OF CLAIMS — DECEMBER 18, 2024

After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. Chair Maupin recommended approval of claims dated December 18, 2024. A motion to approve claims dated December 18, 2024, was made by Commissioner Radcliffe and was seconded by Commissioner Chang. 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 HONORING CLEM MOLONY FOR HIS VALUED SERVICE TO SEAPORT INDUSTRIAL ASSOCIATION AND TO THE COMMUNITY

Chair Maupin presented Mr. Clem Molony with a proclamation detailing his dedicated public service to the community and to the Port of Redwood City. Executive Director Zortman stated her pleasure and appreciation in honoring Clem Molony in his decades of service. Executive Director Zortman expressed her appreciation in Mr. Molony's leadership, mentoring and guidance. After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were members of the public in attendance at the meeting who wished to make public comment on this agenda item.

Executive Director Zortman introduced Greg Greenway, Executive Director of Seaport Industrial Association (SIA), Mr. Greenway Mr. Greenway stated Mr. Moloney is a kind, natural people person, with a big personality. Mike Giari, Former Executive Director of the Port of Redwood City stated his appreciation in Mr. Molony's vision and follow-through of the importance of the industry and giving the industries at the Port such visibility in a very professional way. Commissioner Gasparini thanked Mr. Molony for educating the community and industries from environmental impacts from development, and for bridging the gap within the community and industries. Commissioner Chang expressed his appreciation for Mr. Molony's skills as a problem solver. Commissioner Claire stated he stands in awe in Mr. Molony's impressive achievements in volunteerism, being the the founder of SIA and for his "roll up your sleeve and do it" attitude. Commissioner Radcliffe thanked Mr. Molony for his many years of leadership, mentorship, volunteerism and friendship. Chair Maupin thanked Mr. Molony for all of his accomplishments, friendship and achievements. Clem Molony was introduced and expressed his gratitude for being recognized, adding he has had the good fortune of having so many excellent down-to-earth friends through the process, thanking everybody for the memories. Jane Molony, wife to Clem Molony stated her appreciation and congratulated Mr. Molony.

A motion to adopt the resolution was made by Commissioner Radcliffe and was seconded by Commissioner Gasparini. The motion passed by a unanimous voice roll call vote of all Commissioners present.

B. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ACCEPTING THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY GRANT

1. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ACCEPTING GRANT FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY; RETROACTIVELY APPROVING THE TERMS AND CONDITIONS OF SAID GRANT

2. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY TO AUTHORIZE EXECUTION OF PROFESSIONAL SERVICES AGREEMENT WITH DNV ENERGY INSIGHTS USA, INC. FOR EMISSIONS INVENTORY AND REDUCTION PLAN ASSOCIATED WITH THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY GRANT WORKPLAN

Executive Director Zortman stated in October 2024 the Port was awarded the Emissions Inventory and Reduction Plan (Grant) Associated with United States Environmental Protection Agency Grant (EPA). Executive Director Zortman stated this Grant is unlike past awarded grants, stating commitment to the project was agreed to when the application was submitted. Christie Coats, Director of Operations stated the items brought forth are two separate items, but they are very intricately linked. Ms. Coats detailed the process of applying for the Grant, receiving approval and the EPA approved subrecipient, DNV Energy Insights, USA, INC. (DNV). Ms. Coats stated the Port is very excited about receiving this Grant and having this project commence. Ms. Coats stated DNV was identified and preapproved by the EPA to complete all technical work. Ms. Coats stated staff worked closely with EPA to receive pre-approval, saving the Port a considerable amount of time. Ms. Coats stated the second part of this is an agreement a Professional Services agreement with DNV.

After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no members of the public in attendance at the meeting who wished to make public comment on this agenda item VI.B.1. A motion to adopt the resolution was made by Commissioner Radcliffe and was seconded by Commissioner Chang. The motion passed by a unanimous voice roll call vote of all Commissioners present.

After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no members of the public in attendance at the meeting who wished to make public comment on this agenda item VI.B.2. A motion to adopt the resolution was made by Commissioner Radcliffe and was seconded by Commissioner Chang. The motion passed by a unanimous voice roll call vote of all Commissioners present. Francois Sorba, Port Attorney stated the approved motion is conditioned upon staff and the Port's Attorney approval of Exhibit 1 to Agreement .

VII. MOTIONS — NONE

VIII. REPORTS/PRESENTATIONS — NONE

IX. EXECUTIVE DIRECTOR'S REPORT

Executive Director Zortman stated December 2024 staff diligently performed maintenance and repair on the Port's infrastructure, due to weather conditions. Executive Director Zortman stated due to significant lobbying efforts, funding for the future ferry project is reinstated on the Metropolitan Transportation Commission's (MTC) Plan Bay Area 2050+ (Plan). On January 22, 2025 staff and Chair Maupin will attend MTC Board Meeting to express their appreciation for the reinstatement of the future ferry project to the Plan. Executive Director Zortman stated the completion of the channel dredging project reporting depth at -30. Executive Director Zortman stated berth dredging is nearing completion. Executive Director Zortman thanked staff for their continued hard work in securing the EPA Grant and for their continued work in and around the Port. This concludes her report.

Cathy Moyer, former Admiral of the Sequoia Yacht Club raised her hand and spoke during agenda item number IX. Ms. Moyer stated with the topic of dredging during, she wished to make a public comment on this topic. Cathy Moyer, former Admiral of the Sequoia Yacht Club reported a sandbar outside of Marker 16 and stated several boats have been grounded. Executive Director Zortman stated she will forward the information to the Army Corps of Engineers.

X. MATTERS OF BOARD INTEREST

On December 18, 2024 Commissioner Radcliffe attended MTC Board Meeting. On December 12, 2024 and January 9, 2025 Commissioner Radcliffe attended the Water Emergency Transportation Agency (WETA) Board Meetings. On January 16, 2025 Commissioner and Radcliffe and Chair Maupin met with Jessica Alba from WETA. On December 16, 2024 Chair Maupin attended the City of Redwood City Council Special Meeting, where the status of 101/84 project was discussed, Chair Maupin stated the update was positive. On January 21, 2025 Chair Maupin attended the Propeller Club of Northern America discussion on how Taiwan challenges could impact global shipping and US briefing. Chair Maupin concluded his report by thanking his fellow Commissioners and staff for their efforts in resecuring the Port's inclusion in MTC Plan Bay Area 2050+ .

XI. CLOSED SESSION — NONE

XII. ADJOURNMENT — TO REGULAR MEETING OF FEBRUARY 12, 2025

After inviting public comment, Chair Maupin 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 Claire and seconded by Commissioner Radcliffe. The motion passed 4-0 with Commissioner Chang having excused himself from the meeting at 8:39 AM. The meeting was adjourned by Chair Maupin at 8:46 AM to its next regularly scheduled meeting on February 12, 2025.



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

STAFF REPORT

DATE: February 12, 2025

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 SIXTH AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (JAMES MERINO, INDIVIDUAL)

RECOMMENDATION

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

BACKGROUND

Tenant: James Merino, Individual

Premises: 499 square feet

Lease Term: January 1, 2025 – December 31, 2029

Address: 497 Seaport Court, Suite 103, Redwood City, CA. 94063

Rent:

Months	Rent per SF	Rent
1/1/25 – 12/31/25	\$3.15 x 499 SF	\$1,571.85
1/1/26 – 12/31/26	\$3.24 x 499 SF	\$1,616.76
1/1/27 – 12/31/27	\$3.34 x 499 SF	\$1,666.66
1/1/28 – 12/31/28	\$3.44 x 499 SF	\$1,716.56
1/1/29 – 12/31/29	\$3.54 x 499 SF	\$1,766.46

Use: Property management and property acquisition 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: February 12, 2025

ITEM NO: VI.A.1

TITLE: 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) - (JAMES MERINO, INDIVIDUAL)

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 November 20, 2024
- B. Resolution

RECEIVED

JAN 27 2025

Port of Redwood City

November 20, 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

◆ Sixth Amendment to Lease, JAMES MERINO, AS AN INDIVIDUAL, FORMALLY PAUL MOORE AND JAMES MERINO, AS INDIVIDUALS, dated November 15, 2024 for space located at 497 Seaport Court, Suite 103 in approximately 499 RSF. The lease term is for Five (5) year beginning at \$3.15 PSF and commencing January 1, 2025.

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. P-

**RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY
OF REDWOOD CITY APPROVING SIXTH AMENDMENT TO SUBLEASE
AGREEMENT (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT)
(JAMES MERINO, INDIVIDUAL)**

**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 Sixth Amendment to Sublease Agreement
James Merino, Individual
497 Seaport Court, Suite 103
Redwood City, CA. 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 12th day of February 2025.

AYES, and in favor of said Resolution, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

Chair Maupin, Board of Port Commissioners

Attest:

Secretary Claire, Board of Port Commissioners



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

STAFF REPORT

DATE: February 12, 2025

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 SECOND AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (VIBRANT NICHE, INC. A CALIFORNIA S-CORPORATION)

RECOMMENDATION

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

BACKGROUND

Tenant: Vibrant Niche, Inc., a California S-Corporation

Premises: 419 square feet

Lease Term: January 1, 2025 – December 31, 2025

Address: 505 Seaport Court, Suite 102, Redwood City, CA. 94063

Rent:

Months	Rent per SF	Rent
1/1/2025-12/31/2025	\$3.35 x 419 SF	\$1,403.65

Use: Chiropractic Clinic

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: February 12, 2025

ITEM NO: VI.A.2

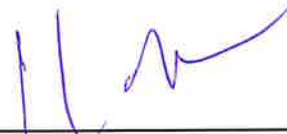
TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SECOND AMENDMENT TO SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (VIBRANT NICHE, INC. A CALIFORNIA S-CORPORATION)

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 December 19, 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

RECEIVED

JAN 27 2025

Port of Redwood City

December 19, 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, VIBRANT NICHE, INC., A CALIFORNIA S-CORPORATION, dated December 13, 2024 for space located at 505 Seaport Court, Suite 102 in approximately 419 RSF. The lease term is for one (1) year beginning at \$3.35 PSF and commencing January 1, 2025.

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. P-

**RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF
REDWOOD CITY APPROVING STANDARD SECOND AMENDMENT TO SUBLEASE
AGREEMENT (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT)
(VIBRANT NICHE, INC. A CALIFORNIA S-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:

**Standard Second Amendment to Sublease Agreement
Vibrant Niche, Inc., a California S-Corporation
505 Seaport Court, Suite 102
Redwood City, CA 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 12th day of February 2025.

AYES, and in favor of said Resolution, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

Chair Maupin, Board of Port Commissioners

Attest:

Secretary Claire, Board of Port Commissioners



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

STAFF REPORT

DATE: February 12, 2025

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 FIRST AMENDMENT TO SUBLEASE AGREEMENT (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) (WEST COAST CATHETER, INC.)

RECOMMENDATION

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

BACKGROUND

Tenant: West Coast Catheter, Inc., a California Corporation

Premises: 730 square feet

Lease Term: January 1, 2025 – June 30, 2026

Address: 499 Seaport Court, Suite 205, Redwood City, CA. 94063

Rent:

Months	Rent per SF	Rent
1/1/2025-12/31/2025	\$4.00 x 730 SF	\$2,920.00
1/1/2026-6/30/2026	\$4.00 x 730 SF	\$2,920.00

Use: General sales and 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 amendment, there may be a potential impact on Port revenue.

DATE: February 12, 2025

ITEM NO: VI.A.3

TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY
APPROVING FIRST AMENDMENT TO SUBLEASE AGREEMENT (PORTSIDE INVESTORS -
PHASE I LEASE AGREEMENT) (WEST COAST CATHETER, 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 December 4, 2024
- B. Resolution

RECEIVED

JAN 27 2025

Port of Redwood City

December 4, 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

◆ First Amendment to Lease, WEST COAST CATHETER, INC., a California Corporation, dated November 19, 2024 for space located at 499 Seaport Court, Suite 205 in approximately 730 RSF. The lease term is for Two (2) years beginning at \$4.00 PSF and commencing January 1, 2025.

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 FIRST AMENDMENT TO SUBLEASE
AGREEMENT (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT)
(WEST COAST CATHETER, 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 First Amendment to Sublease Agreement
West Coast Catheter, Inc.
499 Seaport Court, Suite 205
Redwood City, CA 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 12th day of February 2025.

AYES, and in favor of said Resolution, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

Chair Maupin, Board of Port Commissioners

Attest:

Secretary Claire, Board of Port Commissioners