



**BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY
AGENDA
REGULAR MEETING
WEDNESDAY, 8:00 AM
AUGUST 14, 2024**

**VICE CHAIR: STAN MAUPIN
SECRETARY: NANCY C. RADCLIFFE
COMMISSIONER: CHU CHANG
COMMISSIONER: MIKE CLAIRE
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=dTc3a09SMWNSbDFQMFZMSDM4WVNSZz09>

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 — NONE
- IV. APPROVAL OF CLAIMS — JULY 24, 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 SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (DAVE SCHAEFFER AND DAVID WELLS, AS INDIVIDUALS, DBA REDWOOD WATER SPORTS, LLC)**
- 2. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (DENNIS J. SHEEHAN, MD FACC)**

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

A. ELECTION OF OFFICERS

ACTION: NOMINATE AND ELECT NEW PORT COMMISSION OFFICERS; PUBLIC COMMENT; ROLL CALL VOTE

VIII. REPORTS/PRESENTATIONS

IX. EXECUTIVE DIRECTOR'S REPORT

X. MATTERS OF BOARD INTEREST

XI. CLOSED SESSION — NONE

XII. ADJOURNMENT — TO REGULAR MEETING OF AUGUST 28, 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**

STAFF REPORT

DATE: August 14, 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 SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (DAVE SCHAEFFER AND DAVID WELLS, AS INDIVIDUALS, DBA REDWOOD WATER SPORTS, LLC)

RECOMMENDATION

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

BACKGROUND

Tenant: Dave Schaeffer and David Wells, as individuals, DBA Redwood Water Sports, LLC

Premises: 3,125 square feet

Lease Term: 5-years

Address: 487 Seaport Court, Suite 100, Redwood City, CA 94063

Rent:

Months	Rent per SF	Monthly Rent
01-60	\$1.00 x 3,125 SF	\$3,125.00 or 5% of gross sales, whichever is greater

Use: Retail location for water sport rentals

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: August 14, 2024

ITEM NO: VI.A.1

TITLE: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (DAVE SCHAEFFER AND DAVID WELLS, AS INDIVIDUALS, DBA REDWOOD WATER SPORTS, LLC)

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 July 30, 2024
- B. Resolution

ATTACHMENT A

RECEIVED

JUL 31 2024

Port of Redwood City

July 30, 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, Dave Schaeffer and David Wells, As Individuals, DBA Redwood Water Sports, LLC 99-3379330, dated July 22, 2024 for space located at 487 Seaport Court, Suite 100 in approximately 3,125 RSF. The lease term is for Five (5) years beginning at \$1.00 PSF (\$3,125.00/per month), or 5% of Gross Sales, whichever is greater. Lease anticipated to commence on 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. P-

RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) (DAVE SCHAEFFER AND DAVID WELLS, AS INDIVIDUALS, DBA REDWOOD WATER SPORTS, LLC)

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
Dave Schaeffer and David Wells, as individuals, DBA Redwood Water Sports, LLC
487 Seaport Court, Ste. 100
Redwood City, CA 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 14th day of August 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: August 14, 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) - (DENNIS J. SHEEHAN, MD FACC)

RECOMMENDATION

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

BACKGROUND

Tenant: Dennis J. Sheehan, MD FACC, as an individual
Premises: 1,133 square feet
Lease Term: 1-year
Address: 499 Seaport Court, Suite 302, Redwood City, CA 94063

Rent:

Months	Rent per SF	Monthly Rent
July 1, 2024 – June 30, 2025	\$3.00 x 1,133 SF	\$3,399.00

Use: General office use for cardiologist

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 standard sublease agreement, there may be a potential impact on Port revenue.

DATE: August 14, 2024

ITEM NO: VI.A.2

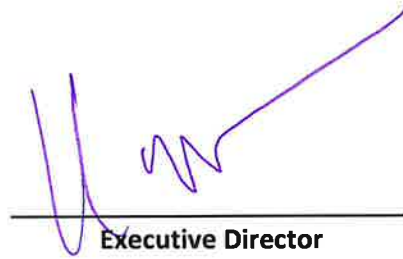
SUBJECT: RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT - (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) - (DENNIS J. SHEEHAN, MD FACC)

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 July 30, 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

July 30, 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, Dennis J. Sheehan, MD FACC, as an individual, dated July 8, 2024 for space located at 499 Seaport Court, Suite 302 in approximately 1,133 RSF. The lease term is for One (1) Year beginning at \$3.00 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.P-

RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING STANDARD SUBLEASE AGREEMENT (PORTSIDE INVESTORS - PHASE I LEASE AGREEMENT) (DENNIS J. SHEEHAN, MD FACC)

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

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**Standard Sublease Agreement
Dennis J. Sheehan, MD FACC, as an individual
499 Seaport Court, Ste. 302
Redwood City, CA 94063**

Regularly passed and adopted by the Board of Port Commissioners of Redwood City, this 14th day of August 2024.

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

President, Board of Port Commissioners

Attest:

Secretary, Board of Port Commissioners