



May 13, 2019

Cestra Butner, President
Andreas Cluver, First Vice President
Michael Colbruno, Second Vice President
Port of Oakland
530 Water St
Oakland, CA 94607

OPPOSED - RE: the Term Sheet for the Oakland A's Ballpark Proposal

Dear Commissioners,

We are a coalition consisting of labor unions, maritime workers, and trucking groups writing in strong opposition to the Oakland A's' ballpark plan at Howard Terminal.

The proposal's aggressive intent to build residential and commercial real estate alongside a baseball stadium at the Port's working waterfront significantly threatens the tens of thousands of good jobs sustained by the port and our ability to conduct international trade services. Large-scale public events like a baseball game and residential housing are fundamentally incompatible with the noise, cargo transport, bright lights, space, and industrial operations that exist at Howard Terminal and are vital to a working port.

It is clear to the thousands of union workers who handle the day-to-day operations related to the port that approval of this plan runs completely counter to continued maritime work – work that sustains thousands of permanent middle-class jobs and provides greater revenue to the port than any retail or entertainment activity. The union families that depend on these jobs need a working waterfront that is unimpeded by this impractical, unnecessary, and cost-inefficient development plan at Howard Terminal.

Maritime activities at the port are a critical part of Northern California's economic activity:

- The port's largest terminal, the Oakland International Container Terminal, at 290 acres, entered into an agreement with the port last year to pay a fixed annual rent of \$54.7 million with an additional variable amount expected to be around \$20 million.
- Just the fixed rent alone for the terminal is \$188,000 per acre, an amount more than twice the rent the Port would be requiring the A's to pay — about \$76,000 an acre.
- Matson Terminal at the port entered into an agreement to pay a fixed amount of \$10.9 million a year for 75 acres, though that amount will increase over time. That is about \$145,000 per acre, again nearly twice the price tag than what is offered for the A's.

- Maritime activity alone is projected to generate approximately \$160 million in operating revenues in 2019, a number larger than \$156 million in lease revenue estimated from the proposed ballpark over the next 66 years.
- The port supports more than \$500 million in direct wages and salaries to tens of thousands of seaport-related jobs for working-class East Bay residents.

There is simply no way for the Howard Terminal project to proceed without negatively encroaching on the port's thriving maritime industry.

The port's dedication to cultivating seaport operations has allowed the industrial waterfront to become a critical economic hub for Oakland, contributing to the port's \$130 billion economic valuation. Any decision that reduces the waterfront's dedication to maritime jobs will have a negative impact on the maritime industry and undermine the Port of Oakland's future success. Approving the Oakland A's' term sheet is one such decision.

We urge you to avoid such a destructive intrusion on our port's maritime industry and consider supporting a solution to keep the Oakland A's at their current site in East Oakland.

The Coliseum, unlike the proposed Howard Terminal site which is remote with no public transit and limited parking space, is steps away from BART and Amtrak. Additionally, its current parking structure can expand to accommodate even more baseball fans. This would avoid the myriad issues associated with putting a stadium at Howard Terminal while protecting important maritime jobs that belong at the waterfront and continuing to support the port's economic growth.

Sincerely,

Inland Boatman's Union
International Longshore and Warehouse Union (ILWU)
Marine Engineers' Beneficial Association
Northern California District Council
Sailor Union Pacific

Cc: Yui Hay Lee, Commissioner
Barbara Leslie, Commissioner
Arabella Martinez, Commissioner
Joan H. Story, Commissioner