

**DUE OCTOBER 1**

Pursuant to Public  
Resources Code § 6306

# Granted Public Trust Lands Standardized Reporting Form



**Fiscal/Calendar Year:** 2012-13

(Please see the at-  
tached supplement  
for responses to the  
questions below.)

**Grantee Name:** Port of Oakland  
**Contact Person:** David Zolezzi  
**Contact Phone:** 510-627-1548  
**Mailing Address:** 530 Water Street, 2nd Fl.  
Oakland, CA 94607

## 1. Funds

a. Is a separate fund maintained for trust assets, liabilities, revenues and expenditures?

YES  NO

If "No", under what fund are they accounted for? If "Yes," please list the name(s) of the fund(s)

b. Are separate financial statements prepared for the trust?

YES  NO

If "No," in which financial statements are they included? (Name of the document(s) and the applicable page number(s)) If "Yes," describe the organization of the separate financial statement.

## 2. Revenue

a. What was the gross revenue received or generated from trust land or trust assets during the past fiscal year?

b. Please list all sources of revenue and the amount of revenue generated from each source (e.g. permits, rentals, percentage of lease)

## 3. Expenses

a. What was the total expenditure of funds received or generated from trust land or assets during the past fiscal year?

b. What expenses were allocated or charged directly to the trust? Please list the source of the expenditure and the amount expended.

c. Have there been any capital improvements over \$250,000 within the current fiscal year? Are any capital improvements over \$250,000 expected in the next fiscal year?

d. Describe any other disposition of trust funds or assets or any other disposition of the trust lands or trust assets themselves. Include any internal funds that were transferred to other grantees, to the management of another entity or under the management of another political subdivision of the grantee per an agreement, settlement, or Memorandum of Understanding.

## 4. Beginning and Ending Balance

Please list the beginning and ending balances for the tidelands trust fund(s) for this past fiscal year.

**For all questions, please give the page number where the information can be found in your accompanying financial document. Please use additional pages as necessary.**

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### Response to Question #1a:

Yes, funds earned and expended on Port of Oakland operations are accounted for separately, in a fund entitled the “Port Revenue Fund”.

### Response to Question #1b:

Yes, every fiscal year financial statements are prepared for the Port, which are audited and conform to generally accepted accounting principles.

### Response to Question #2a:

Please see “Statements of Revenues, Expenses and Changes in Net Position” on page 18 of the Port’s Comprehensive Annual Financial Report for the Years Ended June 30, 2013 and 2012 (“FY 2012-13 CAFR”). These audited financial statements list Port operating revenue as \$315,518,000 for FY 2012-13.

### Response to Question #2b:

Please see “Statements of Revenues, Expenses and Changes in Net Position” on page 18 of the FY 2012-13 CAFR. As noted above, Port operating revenue for 2012-13 was \$315,518,000. The figure is broken down into the Port’s three main areas of operation, and is further categorized by revenue type.

### Response to Question #3a:

Please see “Statements of Revenues, Expenses and Changes in Net Position” on pages 18-19 of the Port’s FY 2012-13 CAFR. These audited financial statements list Port operating expense as \$249,857,000.

### Response to Question #3b:

Please see “Statements of Revenues, Expenses and Changes in Net Position” on pages 18-19 of the Port’s FY 2012-13 CAFR. As noted above, Port operating expense for 2012-13 was \$249,857,000. The figure is broken down into the Port’s three main areas of operation, and is further categorized by expenditure type.

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### Response to Question #3c:

The Port's capital improvement expenditures in 2012-13 exceeded \$250,000, and in FY 2013-14 it is anticipated that they will again exceed this amount.

### Response to Question #3d:

On July 23, 2012, the Port closed escrow with East Bay Regional Park District ("EBRPD") on the Damon Slough Wetland Mitigation site property. The transaction transferred fee title of this property from the Port to EBRPD. The transaction also involved an endowment of \$317,520 from the Port to EBRPD to manage the approximate 8.35 acres of property in perpetuity in accordance with regulatory and legal requirements.

On June 10, 2013, the Port closed escrow on the Oak to Ninth District property with Zarsian-OHP 1, LLC. The transaction involved a fee sale of approximately 32 acres and the execution of a long term ground lease for approximately 32 acres. The transaction included a Tidelands Trust exchange, which was recorded simultaneously and referred to as the Oak Street to 9th Avenue District Boundary Line and Exchange Agreement, executed by the Port of Oakland, State Lands Commission, and Zarsian-OHP 1, LLC.

The Port, pursuant to a Memorandum of Understanding (MOU) between the Port and City dated July 1, 1983, as amended and supplemented, reimburses the City for the operation and maintenance of Lake Merritt (a tidelands grant area). The reimbursement includes the costs for grounds and facilities maintenance, security, algae control and recreational services. The amount paid is limited to the lesser of actual costs or a maximum amount set forth in the MOU that adjusts each year by CPI. In FY 2013, the reimbursement to the City for Lake Merritt expenses was \$1,170,942.

Lastly, in the course of normal business, the Port periodically disposes, donates or sells miscellaneous obsolete, worn-out and broken property. In FY 2013, this included (i) obsolete airport shuttle buses; (ii) a dump truck; (iii); and a fire truck. In aggregate, the Port netted approximately \$67,000 from the disposition of this property.

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### Response to Question #4:

Please see “Statements of net Position” on page 16 of the Port’s FY 2012-13 CAFR. The beginning and ending balances in the Port Revenue Fund are listed as the “Unrestricted Cash equivalents”. At the end of 2012-13 this amount was \$179.4 million, while at the end of 2011-12 (or the beginning of 2012-13) it was \$189.1 million.