

# San Diego Unified Port District

## Meeting Agenda Board of Port Commissioners

Friday, June 6, 2025, 1:00 p.m.

Don L. Nay Port Administration Boardroom

3165 Pacific Hwy.

San Diego, CA 92101

The Board of Port Commissioners (Board) hereby provides notice that it will hold a regular meeting of the Board. It is possible that some of the Commissioners may attend the meeting and participate remotely to the same extent as if they were present in accordance with Assembly Bill 2449.

### PUBLIC PARTICIPATION:

The public is welcome to attend in person, or alternatively:

Members of the public may view this meeting via livestream at:

<https://www.portofsandiego.org/about-port-san-diego/board-meetings>

### PROVIDING PUBLIC COMMENT:

Public comment is limited to 3 minutes per speaker on both agenda, and non-agenda items. The time allotted for speakers may be adjusted by the Board Chair at his or her discretion. Items under the Consent Agenda section are considered to be routine, and will be acted upon with one vote. If you wish for an item to be removed from the Consent Agenda for further discussion, please submit your request to the District Clerk prior to the commencement of the meeting.

Public comment is available for this meeting by doing one of the following no later than the time the public comment portion for the agenda item is concluded, however the public is strongly encouraged to do so prior to the item being called:

In-Person Participation: Complete and submit a Speaker Slip and give to the District Clerk

### Remote Participation:

1. Call 619-736-2155 and leave a brief voicemail message that will be played during the meeting. A voicemail longer than the time allotted for public comment on that item will be stopped after that time has elapsed.
2. Email a request to provide live comment to [PublicRecords@portofsandiego.org](mailto:PublicRecords@portofsandiego.org) to receive a link to participate in the meeting to provide live comments. \*
3. Submit written comments to [PublicRecords@portofsandiego.org](mailto:PublicRecords@portofsandiego.org). Written comments received at least 2 hours prior to the commencement of the meeting will be distributed to the Board and posted online with the meeting materials. Written comments received after the time frame will be included in the agenda-related materials record for the meeting.

\* The Port of San Diego is not responsible for the member of the public's internet connections or technical ability to participate in the meeting. It is highly recommended that you use voicemail rather than provide live comment.

UNA TRANSMISIÓN EN INGLÉS Y EN ESPAÑOL DE LA REUNIÓN DE LA JUNTA ESTARÁ DISPONIBLE AL PÚBLICO A TRAVÉS DE UNA TRANSMISIÓN EN DIRECTO EN:

<https://www.portofsandiego.org/about-port-san-diego/board-meetings>

NOTA ESPECIAL PARA PARTICIPANTES DE COMENTARIOS PÚBLICOS:

Servicios de interpretación estarán disponibles durante la reunión para traducir comentarios públicos del español al inglés.

In keeping with the Americans with Disabilities Act (ADA), the San Diego Unified Port District will make every reasonable effort to encourage participation in all its public meetings. If you require assistance or auxiliary aids in order to participate at this public meeting, please contact the Office of the District Clerk at [publicrecords@portofsandiego.org](mailto:publicrecords@portofsandiego.org) or (619) 686-6200 at least 48 hours prior to the meeting.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the San Diego Unified Port District to all or a majority of the Board of Port Commissioners, including those records distributed less than 72 hours prior to that meeting, but received at least 2 hours prior to meeting, can be viewed online at <https://www.portofsandiego.org/about-port-san-diego/board-meetings>, or are available for inspection at the Office of the District Clerk, 3165 Pacific Highway, San Diego, California during normal business hours.

For the agenda online and more information about the Commissioners' names and city representation, and future Board meeting dates, please visit our website at [www.portofsandiego.org](http://www.portofsandiego.org).

As a courtesy to all who attend these public meetings, please turn all cell phones to off or vibrate before entering the Board Room.

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- A. **Roll Call**
- B. **Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- C. **Pledge of Allegiance**
- D. **Special Order of the Day**
- Anchors of Excellence
- E. **Closed Session Report Out**
- F. **Public Communications**
- Please limit comments to 3 minutes per speaker. No actions may be taken on these items.*
- G. **Board Committee Reports**
- Accessibility Advisory Committee
- H. **Commissioners' Reports**
- No actions may be taken on these items.*
- I. **Special Recognition**
- Pride Month
  - Juneteenth
- J. **President's Report**
- K. **District Clerk's Announcements**
- L. **Approval of Minutes**
- April 15, 2025 - Draft Closed Session Meeting Minutes  
April 15, 2025 - Draft BPC Meeting Minutes  
April 24, 2025 - Draft Budget Workshop Minutes  
April 24, 2025 - Draft Closed Session Minutes  
May 6, 2025 - Draft Closed Session Minutes  
May 6, 2025 - Draft BPC Meeting Minutes
- M. **Consent Agenda**

**1. Resolution Authorizing a Sole Source Agreement with Watts Marine LLC for ThePeriod of July 1, 2025, to June 30, 2028, To Provide Cruise Ship Shore PowerConnection, Commissioning, and Maintenance Services, 2025-142**

Resolution Authorizing a Sole Source Agreement with Watts Marine LLC for The Period of July 1, 2025, To June 30, 2028, To Provide Cruise Ship Shore Power Connection, Commissioning, And Maintenance Services Supporting the Proprietary Shore Power System at B Street and Broadway Piers, In Compliance with California Air Resources Board At-Berth Regulations, In an Amount Not to Exceed \$3,048,460. Funds For the First Year of This Expenditure Of \$712,264 Are Included in The Proposed FY 2026 Budget. Funds Required for Future Fiscal Years Will Be Budgeted for In the Appropriate Year Subject to Board Approval Upon Adoption of Each Fiscal Year's Budget.

**2. Agreement with Managed Solution, LLC for Tier One Help Desk Services and AsNeeded Tier Two Desktop Support, 2025-135**

Resolution Authorizing an Agreement with Managed Solution, LLC for Tier-one Help Desk Services and As Needed Tier-two Desktop Support Services for a Period of Five Years with a Total Cost of Ownership in the Amount not to Exceed \$850,000. Funds Required for Tier-One Help Desk Services and As Needed Tier-two Desktop Support Services Will be Included in Future Technology Management Program Expense Budgets, Subject to Board Approval Upon Adoption of Each Fiscal Year's Budget.

**3. Cisco SmartNet Services Agreement with NTT America Inc., and InstallmentPayment Agreement With Asset Finance Group, Inc., 2025-138**

Resolution (1) Authorizing a Purchase Order With NTT America, Inc. for the Purchase of Five-Year Cisco SmartNet Maintenance Not To Exceed a Five-Year Total Cost of Ownership of \$669,820.38, financed through Asset Finance Group, Inc.; and (2) Authorizing an Installment Payment Agreement With Asset Finance Group, Inc. to Finance the Purchase of Cisco SmartNet Support Services From NTT America in an Amount Not to Exceed \$669,820.38 Over Five Years at Zero-Percent Interest. FY2025 Expenditures are Included in the Technology Management Program Budget. All Funds Required for Future Fiscal Years will be Budgeted in the Appropriate Fiscal Year, Subject to Board Approval Upon Adoption of Each Fiscal Year's Budget.

**4. As-Needed Roofing Maintenance Services, 2025-119**

Resolution Authorizing Service Agreement With Chambers Inc. dba Roof Construction for As-Needed Roofing Maintenance Services from July 1, 2025, to June 30, 2030, in an Amount not to Exceed \$2,000,000. All Funds Required for Future Fiscal Years Will be Budgeted in the Appropriate Fiscal Year, Subject to Board Approval Upon Adoption of Each Fiscal Year's Budget

**5. Navy Pier Freedom Park Structural Pier Reinforcement, 2025-102**

Resolution Rejecting Bid For Contract No. 2024-24 for the Freedom Park at Navy Pier Structural Pier Reinforcement

**6. CST Staging Lot Improvements at 1550 W Palm St Project, 2025-155**

Resolution 1) Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA) Guidelines Sections 15301, 15302, 15303 and 15304 , 2) Approving Plans and Specifications and Awarding Contract No. 2024-20 to Montano Pipeline in the Amount of \$229,000.00 for the CST Staging Lot Improvements at 1550 W Palm St Project, San Diego, CA Project, as Authorized by the Board in the FY 2025 Other Capital Projects Appropriation.

**7. Railroad Tie Repairs at Tenth Avenue Marine Terminal, Berths 10-7 and 10-8, 2025-112**

Resolution 1) Finding the Board Action Exempt under the California Environmental Quality Act (CEQA), Including but Not Limited to CEQA Guidelines Section 15301 and 15302, and 2) Approving Plans and Specifications and Awarding Contract No. 2019-43 to Granite Construction Company in the Amount of \$1,493,169 for the Railroad Tie Repairs at Tenth Avenue Marine Terminal, Berths 10-7 and 10-8, As Authorized by the Board in the FY 2025 Major Maintenance Program Appropriation

**8. Harbor Park Upland Improvements Project, 2025-124**

Harbor Park Uplands ImprovementA. Resolution Approving the addition of the Harbor Park Upland Improvements project into the Balanced Capital Program (BCP) and allocating \$6,000,000 from the City of Chula Vista Subaccount toward the project. B. Ordinance Amending the Fiscal Year 2026 Budget increasing the Balanced Capital Program appropriation by \$6,000,000 to be funded from the City of Chula Vista's Balanced Capital Program subaccount C. Resolution Selecting and Authorizing a Progressive Design-Build Agreement with BNB Builders for Progressive Design-Build Services for Harbor Park Upland Improvements and Authorizing Staff to Complete the Design Development and Early Work/Procurement Package (If Applicable) for a Total Amount Not-To-Exceed \$4,000,000.

**9. TAMT Post Indicator Valve Replacements at Warehouses B and C, San Diego, California, 2025-104**

A. Resolution Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA), Including, But Not Limited to CEQA Guidelines Sections 15301, 15302, 15304, and 15311.

B. Resolution Approving the TAMT Post Indicator Valve Replacements at Warehouses B and C, San Diego, California Project and Approving Plans and Specifications and Awarding Contract No. 2025-01 to Granite Construction Company in the Amount of \$2,053,000, as Authorized By The Board In The FY 2025 Major Maintenance Program.

**10. As-Needed Natural Resources Agreements, 2025-143**

Resolution Selecting and Authorizing Agreements with AECOM Technical Services, Inc.; Dudek; GHD, Inc.; ICF Jones & Stokes, Inc.; Tierra Data, Inc.; and WSP USA, Inc. to Provide As-Needed Natural Resources Management Services for a Total Aggregate Amount not to Exceed \$1,500,000 for a Period of Five Years. Funds Required for Future Fiscal Years will be Budgeted in the Appropriate Fiscal Year, Subject to Board Approval Upon Adoption of Each Fiscal Year's Budget

**11. As-Needed Environmental Investigation Services, 2025-148**

Resolution Selecting and Authorizing Three-Year Agreements with WSP USA, Inc., Tetra Tech, Inc., Ninyo & Moore Geotechnical & Environmental Sciences Consultants, and Kleinfelder, Inc., for As-Needed Environmental Investigations Services for an Aggregate Amount not to Exceed \$5,000,000, Beginning July 1, 2025, and Ending June 30, 2028. FY 2026 Expenditures are Budgeted; All Funds for Future Fiscal Years will be Budgeted in the Appropriate Fiscal Year, Subject to Board Approval upon Adoption of each Fiscal Year's Budget.

**12. Resolution Initiating Clean-Up Annexations and Detachments Pursuant to the December 2024 Memorandum of Understanding (MOU) Between San Diego County Local Agency Formation Commission (LAFCO) and San Diego Unified Port District, 2025-158**

Resolution finding the Board of Port Commissioners' Action is not a project or is exempt under the California Environmental Quality Act (CEQA), including without limitation CEQA Guidelines Sections 15061(B)(3) AND 15320, and Resolution of Application to the Local Agency Formation Commission for San Diego County to initiate proceedings for the annexation of certain territory to and detachment of certain territory from the San Diego Unified Port District

**13. Continuance of a Local Emergency - Caulerpa Prolifera, 2025-064**

Adopt a Resolution Proclaiming the Continuance of a Local Emergency Due to the Presence of an Invasive Algae Caulerpa Prolifera

**14. Continuance of a Local Emergency – Tijuana River Valley Pollution Crisis, 2025-071**

Adopt a Resolution Proclaiming the Continuance of a Local Emergency Relating to the On-Going Tijuana River Valley Transboundary Pollution Crisis

**15. Seaport Village Operating Company, LLC dba The Headquarters, located at 789 West Harbor Drive, in the City of San Diego:, 2025-130**

A) Resolution Consenting to the Assignment and Assumption of the Leasehold Interest from Seaport Village Operating Company, LLC dba The Headquarters to LBX Headquarters at Seaport LLC; and B) Ordinance Granting an Amended and Restated Lease to LBX Headquarters at Seaport LLC to Update Lease to Current Terms.

**16. Passenger Boarding Bridge and Mobile Passenger Gangway Inspection and Maintenance Services, 2025-159**

Resolution to authorize Adelte Technologies, INC and FMT Sweden AB for Passenger Boarding Bridge and Mobile Passenger Gangway Inspection and Maintenance Services, July 1, 2025, to June 30, 2030, for an aggregate amount not to exceed \$2,000,000. All funds required for future fiscal years will be budgeted in the appropriate fiscal year, subject to Board approval upon adoption of each fiscal year's budget.

The Board will consider staff's request to continue this item to a future Board meeting.

**17. FY 2025 Accounts Receivable Write- Offs, 2025-160**

Resolution Authorizing the Write-Off of Uncollectable Accounts Receivable Totaling \$42,161.80 and the Removal of the Accounts Receivable from the District's Financial Accounting Records with an Effective Date of June 30, 2025

The Board will consider staff's request to continue this item to a future Board meeting.

**18. Coastal Development Permit Amendment No. 1; Consent to the Transfer of Ownership Interest of Marine Group Boatworks; and Amended and Restated Lease, 2025-111**

DESCRIPTION: A. Resolution finding the Board Actions Exempt Under the California Environmental Quality Act (CEQA), Including, but not limited to, CEQA Guidelines Section 15302 and Authorizing Issuance of Amendment No. 1 to Non-Appealable Coastal Development Permit 2005-04 to Marine Group Boat Works; B. Resolution Consenting to the Transfer of Ownership Interest in Marine Group Boat Works to Marine Group Global Holdings, LLC; and C. Ordinance Granting an Amended and Restated Lease to Marine Group Boat Works to Update Lease to Current Terms

**N. Public Hearing Agenda**

**1. Fiscal Year 2026 Final Budget, 2025-100**

Conduct a Public Hearing and Adopt an Ordinance Adopting the Fiscal Year 2026 Final Budget including a reduction in Personnel appropriation, an increase in Non-Personnel Expenses appropriation, and an increase in Equipment Outlay and Other Capital Projects appropriation from the Preliminary Budget, as recommended by staff.

**1.1 Directory of Classification Specifications for Fiscal Year 2026, 2025-145**

Resolution Establishing the San Diego Unified Port District (District) Directory of Classification Specifications for Fiscal Year 2026

**O. Information Item**

**1. Update on Harbor Police Department's Strategic Plan, 2025-122**

Informational Update on the Harbor Police Department's Strategic Plan

**2. Crowley eWolf One-Year Report, 2025-161**

Receive a Presentation From an Official From Crowley Maritime on Their Experience With the eWolf Assist Tug

The Board will consider staff's request to continue this item to a future Board meeting.

**P. Action Agenda**

**1. Review and Consideration of Draft Proposed Board Agenda for the July 15, 2025 Meeting, 2025-026**

**Q. Officer's Report**

**1. Officer's Report**

MONTHLY NOTIFICATION OF CHANGE ORDERS PURSUANT TO BPC POLICY NO. 110:

A) Change Order No. 1 to Contract No. 24-23 with TB High Performance Construction, Inc –Reconciliation – Decreases Contract Amount by \$2,500.00.

B) Change Order No. 5 to Contract No. 2022-03 with The Ryan Company, Inc. – Decreases Contract Amount by \$22,468.73 & 20 Calendar Day Time Extension thru 04-17-2025.

C) Change Order No. 3 to Contract No. 2022-24 with Granite Construction Company –Reconciliation – Decreases Contract Amount by \$26,201.05.

D) Change Order No. 4 to Contract No. 2023-09 with Schindler Elevator Corporation –Increases Contract Amount by \$20,199.00

MONTHLY NOTIFICATION OF COST RECOVERY USER FEE WAIVERS GRANTED BY THE EXECUTIVE DIRECTOR PURSUANT TO BPC POLICY NO. 106:

None to Report

MONTHLY NOTIFICATION OF RENT REVIEWS CONSENTED TO ADMINISTRATIVELY PURSUANT TO BPC POLICY NO. 355 AS AMENDED ON JANUARY 10, 2017:

A) Non-Exclusive Easement to Austal USA, LLC for Access to Sewer Line Facilities at National City Marine Terminal thru 04-19-2029

MONTHLY NOTIFICATION OF ENCUMBRANCES CONSENTED TO ADMINISTRATIVELY PURSUANT TO BPC POLICY NO. 355 AS AMENDED ON JANUARY 10, 2017:

None to Report

MONTHLY NOTIFICATION OF LEASE AMENDMENTS CONSENTED TO ADMINISTRATIVELY PURSUANT TO BPC POLICY NO. 355 AS AMENDED ON JANUARY 10, 2017:

None to Report