

San Diego Unified Port District

Meeting Agenda Board of Port Commissioners

Tuesday, July 15, 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 to receive a link to participate in the meeting to provide live comments. *
3. Submit written comments to 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 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.

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

- Audit Oversight Committee
 - Maritime Stakeholder Forum

- H. Commissioners' Reports

No actions may be taken on these items.

- I. Special Recognition

- San Diego Business Journal Asian Pacific Islander Leaders of Influence
 - APWA Accreditation

- J. President's Report

- K. District Clerk's Announcements

- L. Approval of Minutes

- June 6, 2026 - Draft Closed Session Meeting Minutes
 - June 6, 2025 - Draft BPC Meeting Minutes

- M. Consent Agenda

- 1. Passenger Boarding Bridge and Mobile Passenger Gangway Inspection and Maintenance Services, 2025-121

Resolution Selecting and Authorizing a Service Agreement With 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.

2. As-Needed Environmental Review and Consulting Service Agreements, 2025-144

As-Needed Environmental Review and Master Planning/Urban Design Consulting Services Agreements for a Total Aggregate Amount Not to Exceed \$5,000,000 From July 1, 2025 Through June 30, 2030: A) Resolution Selecting and Authorizing Agreements with the Following Service Providers for As-Needed Environmental Review Consulting Services: Ascent Environmental, Inc.; Chambers Group, Inc.; Dudek; ECORP Consulting, Inc.; EPD Solutions, Inc.; Eyestone Environmental LLC; GHD Inc.; HDR Engineering, Inc; Stantec; and Summit Planning Group, LLC. 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. B) Resolution Selecting and Authorizing Agreements with the Following Service Providers for As-Needed Master Planning/Urban Design Consulting Services: Ascent Environmental, Inc.; Civitas, Inc.; Dudek; Intersecting Metrics; MIG, Inc; NexusPlan, Inc.; Perkins Eastman; Rick Engineering Company; Rios; Stantec; Summit Planning Group, LLC; and SWA Group, Inc. 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.

3. FY 2025 Accounts Receivable Write-Offs, 2025-154

Resolution Authorizing the Write-Off of Uncollectable Accounts Receivable Totaling \$545,991.20 as Required per BPC Policy No. 105 and the Removal of the Accounts Receivable from the District's Financial Accounting Records with an Effective Date of June 30, 2025

4. Grant Matching Funds for Construction of Segment 5 of Bayshore Bikeway, 2025-157

Grant Matching Funds for the City of National City (City) to Construct Segment 5 of the Bayshore Bikeway in National City A) Ordinance Increasing the District's FY 2026 Financial Assistance/Grants/Contributions Non Personnel Expense (NPE) budget by \$700,000 to be funded from the Grant Matching Reserves; and B) Resolution Authorizing the District to Enter into a Memorandum of Understanding with the City to Contribute \$2,000,000 Total in Grant Matching Funds, Consisting of \$600,000 from the Maritime Industrial Impact Fund (MIIF) for the Portion off of Tidelands and \$1,400,000 from the Grant Matching Reserves for the Portion on Tidelands. The FY 2027 remaining payment of \$700,000 will be budgeted and funded in FY 2027 subject to Board Approval.

5. Seaport Village Operating Company, LLC dba The Headquarters, located at 789 West Harbor Drive, in the City of San Diego:, 2025-169

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.

6. Parks and Recreation Month, 2025-172

Resolution Proclaiming July 2025 as Parks and Recreation Month

7. Amendment of Option to Lease Agreement with HIW Associates, LP located at 2040 Harbor Island Drive, 2025-175

Adopt an Ordinance Granting Amendment No. 1 to an Option to Lease Agreement with HIW Associates, LP, for a 40-year Amended and Restated Lease with one 10-year option to extend for the operation of Harbor Island West Marina, extending the term of the Option to Lease Agreement

8. Resolution Accepting \$5,550,000 from the America's Marine Highway (AMH) Grant Program and Allocating Match, 2025-166

1) Resolution (A) Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA), Including without Limitation CEQA Guidelines Sections 15301 and 15302; and (B) Accepting \$5,550,000 from the America's Marine Highway Grant Program Administered by the US Department of Transportation (USDOT) Maritime Administration (MARAD) and Allocating \$9,700,000 in Match from the Economic Recovery Program (ERP) for a Total of \$15,250,000 for the West Coast M-5 Coastal Connector Project; and 2) Ordinance Amending the District's FY 2026 Budget Increasing the Major Maintenance Capital Projects Appropriation by \$15,250,000 for the Structural Repairs at National City Marine Terminal (NCMT) Berth 24-11 Project.

9. Continuance of a Local Emergency - Caulerpa Prolifera, 2025-065

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

10. Continuance of a Local Emergency – Tijuana River Valley Pollution Crisis, 2025-072

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

N. Action Agenda

1. Unsolicited Proposal for Property Located at 990 Bay Boulevard in Chula Vista, 2025-173

Presentation by The McGarey Group on an Unsolicited Proposal Regarding the Property Located at 990 Bay Boulevard in Chula Vista and Resolution Waiving the Requirement for a Competitive Solicitation Process Pursuant to Board of Port Commissioners Policy No. 360 as well as Authorizing Staff to Negotiate and Enter into an Exclusive Negotiating Agreement with The McGarey Group for a Six-Month Period

2. Memorandum of Understanding with San Diego County Air Pollution Control District to Advance Clean Technologies, 2025-163

Adopt a Resolution Authorizing a Memorandum of Understanding Between the San Diego Unified Port District and the San Diego County Air Pollution Control District to Advance Clean Technologies Consistent with the Maritime Clean Air Strategy and Portside Community Emission Reduction Plan

3. FY 2026 Audit Plan, 2025-151

Resolution Approving the Audit Plan for Fiscal Year 2026 Pursuant to Board of Port Commissioners' Policy No. 35 – Powers and Functions of the Port Auditor

4. Blue Economy Incubator – Update and Highlights Report, 2025-176

Presentation and Update on the District's Blue Economy Incubator Including the Sixth Edition of the Blue Economy Incubator Highlights Report

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

5. Presentation from International Brotherhood of Electrical Workers Local 569, 2025-170

Presentation from International Brotherhood of Electrical Workers Local 569

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

O. Informational Item

1. Presentation from San Diego Association of Governments: Draft Regional Transportation Plan, 2025-147

Receive a presentation from San Diego Association of Governments staff on the draft Regional Transportation Plan

P. Action Agenda Continued

1. Review and Consideration of Draft Proposed Board Agenda for the August 12, 2025 Meeting, 2025-027

Q. Officer's Report

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

A) Change Order No. 2 to Contract No. 2023-24 with Universal Wiring Corp. – Increases Contract Amount by \$7,901.66 and 30 Calendar Day Time Extension thru 04-30-25

B) Change Order No. 02 to Contract No. 2022-26 with AMG Demolition & Environmental Services, Inc. – Increases Contract Amount by \$873,852.00 and 23 Calendar Day Time Extension thru 07-23-2025

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

A) Request for User Fee Waiver Form from Erickson-Hall Construction Co. for City of Chula Vista Temporary Fire Station – Construction Lay Down and Fence Replacement, for Total Amount \$1,258.00

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

A) None

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

A) Encumbrance Review and Conditional Consent for Amended, Restated, and Combined Lease with Bartell Hotels dba Best Western Island Palms in Favor of Wells Fargo Bank, National Association

B) Encumbrance Review and Conditional Approval Memo for Lease with Marine Group Global Holdings, LLC dba Marine Group Boat Works in Favor of California Bank & Trust

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

None to Report