

**San Diego Unified Port District**  
**Meeting Minutes**  
**Board of Port Commissioners**

**March 12, 2024, 1:00 p.m.**  
**Don L. Nay Port Administration Boardroom**  
**3165 Pacific Hwy.**  
**San Diego, CA 92101**

Commissioners Present: Sid Voorakkara, Ann Moore, Dan Malcolm, Sandy Naranjo, Danielle Moore, Frank Urtasun, Michael Zucchet

Officers Present: Coniglio, Largent; Russell, and Yeilding

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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**

No requests received.

**C. Pledge of Allegiance**

Commissioner Voorakkara led the pledge of allegiance.

**D. Special Order of the Day**

COMMISSIONER EMERITUS W. DANIEL LARSEN IN MEMORIAM

Chairman Urtasun reflected on the passing of Commissioner Emeritus Dan Larsen who served on the Board as a representative for the City of San Diego from 1985 - 1993. Chairman Urtasun spoke about Mr. Larsen's contributions to the development of the waterfront, expressed thanks for all he did for the Port and the region and ended by asking for a minute of silence in his honor.

**E. Closed Session Report Out**

Thomas A. Russell, General Counsel, announced that the Board considered items on the Closed Session Agenda. Mr. Russell stated that no reportable action was taken with the exception of Item No. 6, which will be considered at a future date and with regards to Item No. 7, Chairman Urtasun announced that due to owning Sempra stock, he recused himself from this item and did not participate.

**F. Public Communications**

The following member(s) of the public addressed the Board with non agenda-related comments: Craig Sheets; and Priscilla Mumpower, Assistant Executive Officer, San Diego Local Agency Formation Commission (LAFCO).

**G. Board Committee Reports**

None

**H. Commissioners' Reports**

Chairman Urtasun provided a report on Crowley's all-electric tugboat, the eWolf, which is the first of its kind in the United States and will operate exclusively on San Diego Bay. Chairman Urtasun shared that he attended a press announcement at the Tenth Avenue Marine Terminal where Crowley and ABB, the engineering firm, provided interviews. The tugboat will be powered by a microgrid, solar and batteries and will replace one of two diesel-powered tugboats. Chairman Urtasun said that a source study found that tugs were one of the main sources of emissions, so with the addition of the tugboat and the electric cranes last year, this is a significant effort to clean up emissions around Port operations.

**I. Special Recognition**

Mark Yeilding, Port Auditor, recognized Mona Dickerson, for her 9 years of service to the Audit Oversight Committee of the Port. Mr. Yeilding spoke about Ms. Dickerson's dedication and commitment and how sharing her vast knowledge, expertise, and experience contributed to the committee's success. Commissioner Zucchet also provided comments and thanked Ms. Dickerson for her service. Ms. Dickerson responded.

Heather Carroll, Program Manager, Planning & Environment, Environmental Conservation, introduced Chelsea Bowers-Doering and Jason Gonsalves, the Port's 2024 California State Sea Grant Fellows. Ms. Carroll shared that Ms. Bowers-Doering earned her Masters in Biology from California State University Fullerton and has over 7 years experience in laboratory and field research in both non-profit and consulting fields and also shared that Mr. Gonsalves graduates in Spring with a Masters in Marine Science from Moss Landing Marine Laboratories and has a diverse experience working with local research groups up to federal agencies.

Chakecia Rhone, Management Analyst, Information Technology, shared that March is Women's History Month and the theme is "Women Who Advocate for Equity, Diversity and Inclusion." Ms. Rhone recognized some of the amazing women leaders at the Port and announced that there will be a variety of activities throughout the month for employees to celebrate. Ms. Rhone then reported that the following also take place in March; Equal Pay Day, raising awareness of the world-wide pay gap between women and men; Ramadan, a time for fasting, worship, service, community, and spiritual development; Easter, a Christian holiday commemorating the resurrection of Jesus; and Cesar Chavez Day, which celebrates the birth and legacy of the civil rights and labor movement activist.

## **J. President's Report**

Randa Coniglio, Acting President/CEO, announced that San Diego and Tijuana are designated as the 2024 World Design Capital and this is the first time this honor has been bestowed on two cross border cities. Ms. Coniglio shared the Port took part in the Urban Dialogues program, hosted by the Embassy of the Kingdom of the Netherlands. The Port was represented by Jason Giffen, Vice President of Planning and Environment, who highlighted electrification efforts and emission reduction efforts, particularly as they relate to portside communities. Ms. Coniglio explained that the program focused on facilitating conversations to address shared urban challenges and invitees took part in developing solutions and implementation strategies.

Ms. Coniglio reported on the progress made to increase efficiencies at the Tenth Avenue Marine Terminal. Three obsolete liquid tanks located in the southeastern part of the terminal were demolished and paving and installation of a modular stormwater system is now in progress. This project will add precious usable operational acreage, be a vital component in the development of a consolidated dry bulk facility and improve the terminal's stormwater treatment system. Ms. Coniglio said the completion is expected in June.

Ms. Coniglio recognized the Class of 2023 LEAD Advance Program Graduates; Sara Welch, Lead Public Safety Dispatcher, Harbor Police; Maggie Webber, Principal, Strategic Planning, Energy and Policy; and Connie Le Fevre, Senior Trade Account Representative, Maritime. LEAD Advance is a leadership course for women with the goal of elevating more women to board and C-suite positions with a focus on training and an emphasis on mentoring. Ms. Coniglio shared that Michael Brown, Vice President, Marketing & Communications, served as a mentor to the women.

Ms. Coniglio then shared that in February, Harbor Police Chief, Magda Fernandez, had the honor of presenting the keynote speech to the San Diego Regional Police Academy's 136th graduating class. Chief Fernandez also had the privilege of officially swearing-in nearly 100 new deputy sheriffs and police officers, including four new Harbor Police recruits.

Lastly, Ms. Coniglio reported that the 2nd Annual People of the Port Career Fair will take place at B St. Pier on April 16, 2024. The Port has teamed up with tenants and the San Diego Working Waterfront to showcase the various career opportunities that are offered along the waterfront. Additionally, the Port has partnered with the San Diego & Imperial Counties Community Colleges Regional Consortium to update curriculums to address industry hiring needs.

## **K. District Clerk's Announcements**

Sophia De Jesus, Deputy District Clerk, announced that additional agenda-related materials were received by the Board after publication of the agenda for the following items: Item O1 - File 2024-0055.

Ms. De Jesus also announced that staff requests that the approval for the draft Closed Session meeting minutes from October 17, 2023 and October 23, 2023 be postponed for consideration to a future Board meeting so that staff may review further.

**L. Approval of Minutes**

October 17, 2023 - Draft Closed Session Meeting Minutes

October 23, 2023 - Draft Closed Session Meeting Minutes

February 07, 2024 - Draft Special BPC Meeting Minutes

February 13, 2024 - Draft Closed Session Meeting Minutes

February 13, 2024 - Draft BPC Meeting Minutes

March 4, 2024 - Draft Closed Session Meeting Minutes

Vote taken on:

February 07, 20234 - Draft Special BPC Meeting Minutes

February 13, 2024 - Draft Closed Session Meeting Minutes and Draft BPC Meeting Minutes

March 4, 2024 - Draft Closed Session Meeting Minutes

**On a motion made by:** Michael Zucchet

**Seconded by:** Danielle Moore

Yeas (7): Sid Voorakkara, Ann Moore, Dan Malcolm, Sandy Naranjo, Danielle Moore, Frank Urtasun, and Michael Zucchet

**Passed (7 to 0)**

**M. Consent Agenda**

Item M1 - M4 and M6

**On a motion made by:** Dan Malcolm

**Seconded by:** Sandy Naranjo

Yeas (7): Sid Voorakkara, Ann Moore, Dan Malcolm, Sandy Naranjo, Danielle Moore, Frank Urtasun, and Michael Zucchet

**Passed (7 to 0)**

- 1. 2024-0017 ADOPT A RESOLUTION PROCLAIMING THE CONTINUANCE OF A "LOCAL EMERGENCY" DUE TO THE PRESENCE OF AN INVASIVE ALGAE CAULERPA PROLIFERA IN THE CORONADO CAYS, SOUTH SAN DIEGO BAY**

**2. 2024-0026 STORM WATER INFRASTRUCTURE IMPROVEMENTS AT B STREET PIER**

RESOLUTION (1) FINDING THE BOARD ACTION EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), INCLUDING WITHOUT LIMITATION CEQA GUIDELINES SECTIONS 15301 AND 15303, AND (2) APPROVING PLANS AND SPECIFICATIONS AND AWARDED CONTRACT NO. 2022-24 AND BID SCHEDULES A AND B TO GRANITE CONSTRUCTION COMPANY IN THE AMOUNT OF \$2,114,045 FOR THE STORM WATER INFRASTRUCTURE IMPROVEMENTS AT B STREET PIER AS AUTHORIZED BY THE BOARD IN THE FY 2022 ECONOMIC RECOVERY PROGRAM APPROPRIATION AND FY 2024 EQUIPMENT OUTLAY AND OTHER CAPITAL PROJECTS APPROPRIATION.

**3. 2024-0033 PAVEMENT IMPROVEMENTS AT NATIONAL CITY**

RESOLUTION (1) FINDING THE BOARD ACTION EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), INCLUDING WITHOUT LIMITATION CEQA GUIDELINES SECTION 15301, AND (2) APPROVING PLANS AND SPECIFICATIONS AND AWARDED CONTRACT NO. 2020-17 TO ATP GENERAL ENGINEERING CONTRACTORS IN THE AMOUNT OF \$1,847,781 FOR PAVEMENT IMPROVEMENTS AT NATIONAL CITY AS AUTHORIZED BY THE BOARD IN THE FY 2024 MAJOR MAINTENANCE CAPITAL PROGRAM APPROPRIATION

**4. 2024-0036 RAIN GUTTER REPLACEMENT AT GENERAL SERVICES BUILDING PROJECT**

RESOLUTION (1) FINDING THE BOARD ACTION EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), INCLUDING, BUT NOT LIMITED TO, CEQA GUIDELINES SECTIONS 15301 AND 15302; (2) APPROVING PLANS AND SPECIFICATIONS; AND (3) AWARDED CONTRACT NO. 2019-18R TO UNIVERSAL SHEET METAL, IN THE AMOUNT OF \$206,310 FOR THE RAIN GUTTER REPLACEMENT AT GENERAL SERVICES BUILDING PROJECT AS BUDGETED IN THE FY 2024 EQUIPMENT OUTLAY AND OTHER CAPITAL PROJECTS APPROPRIATION.

**6. 2024-0058 - CALENDAR YEAR 2024 ANNUAL WORK-PLAN OF THE MARITIME STAKEHOLDER FORUM**

RESOLUTION APPROVING THE CALENDAR YEAR 2024 ANNUAL WORK-PLAN OF THE MARITIME STAKEHOLDER FORUM PURSUANT TO BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 018A

**5. 2024-0041 WONDERFRONT MUSIC & ARTS FESTIVAL**

RESOLUTION (1) FINDING THE BOARD ACTION EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INCLUDING, BUT NOT LIMITED TO, SECTIONS 15301, 15304, 15311, and 15323 OF THE CEQA GUIDELINES; AND (2) AUTHORIZING AMENDMENT NO. 1 TO NON-APPEALABLE COASTAL DEVELOPMENT PERMIT 2022-04 TO WONDERFRONT HOLDINGS, LLC FOR THE “WONDERFRONT FESTIVAL” ON MAY 10, 11, AND 12, 2024

Commissioner Voorakkara asked for this item to be pulled. Commissioner Voorakkara, Commissioner D. Moore, Chairman Urtasun, and Commissioner Zucchet provided comments and asked clarifying questions. Michael Brown, Vice President, Marketing & Communications, and Michelle Chan, Program Manager, Development Services, responded.

**On a motion made by:** Sid Voorakkara

**Seconded by:** Dan Malcolm

Yeas (7): Sid Voorakkara, Ann Moore, Dan Malcolm, Sandy Naranjo, Danielle Moore, Frank Urtasun, and Michael Zucchet

**Passed (7 to 0)**

## **N. Information**

### **1. 2024-0039 INFORMATIONAL UPDATE ON THE HARBOR POLICE DEPARTMENT’S STRATEGIC PLAN**

Magda Fernandez, Vice President, Public Safety / Chief of Harbor Police, joined by, Jeff Geary, Assistant Chief of Harbor Police, Captain Jonathan George, Harbor Police, Jackie Godoy, Deputy General Counsel IV, Office of the General Counsel, and Job Nelson, Vice President, Strategy and Policy, addressed the Board with staff’s report and presentation regarding Agenda Item N1. - File No. 2024-0039 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).

The following member(s) of the public addressed the Board with agenda-related comments: None.

Chairman Urtasun, Commissioner Zucchet, Commissioner Malcolm, Commissioner A. Moore, Commissioner D. Moore, Commissioner Voorakkara, and Commissioner Naranjo provided comments and asked clarifying questions. Chief Fernandez and Assistant Chief Geary responded.

## **O. Action Agenda**

### **1. 2024-0055 ZERO EMISSION TRUCK STOP, NATIONAL CITY**

A) RECEIVE PRESENTATION ON RECOMMENDATION FOR SELECTION OF SKYCHARGERS, LLC FOR DEVELOPMENT AND

OPERATION OF A ZERO EMISSION TRUCK STOP AT 19TH STREET AND TIDELANDS AVENUE IN NATIONAL CITY

B) RESOLUTION SELECTING SKYCHARGERS, LLC FOR DEVELOPMENT AND OPERATION OF THE ZERO EMISSION TRUCK STOP AND AUTHORIZING STAFF TO NEGOTIATE AND ENTER INTO AN EXCLUSIVE NEGOTATING AGREEMENT (ENA) WITH SKYCHARGERS, LLC.

Maggie Weber, Principle, Strategic Planning, Energy and Policy, joined by, Ryan Donald, Department Manager, Real Estate, Tony Gordon, Director, Real Estate, and Nathan Slegers, Deputy General Counsel V, Office of the General Counsel, addressed the Board with staff's report and presentation regarding Agenda Item O1. - File No. 2024-0055 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).

The following member(s) of the public addressed the Board with agenda-related comments: Mayor Ron Morrison, National City; Sergio Mora, Fire Chief, National City; Ben Martinez, City Manager, National City; Sophie Silvestri, Pasha Automotive Services; Bertha Rodriguez, Policy Advocate, Environmental Health Coalition; Carly Filler, Chief Commercial Officer and Co-Founder, Gage Zero, with time ceded by Sam Arons, Vice President, Business Operations and Strategy; Kyle Heiskala, Environmental Health Coalition; Andrew Karetsky, Acting Chief Executive Officer, Skycharger, and President of Skyview Ventures; Anthony Soniga, President ILWU, Local 29; Alan Dulgeroff, San Diego Gas & Electric, Director of Electric System Planning; Mike Watt, Deputy Director, Air Pollution Control District; Alicia Sanchez, Environmental Health Coalition Promoter and AB617 Committee; and Margarita Moreno, Environmental Health Coalition Promoter and AB617 Committee.

Commissioner Naranjo, Commissioner D. Moore, Commissioner A. Moore, Commissioner Malcolm, Chairman Urtasun, Commissioner Voorakkara, and Commissioner Zucchet provided comments and asked clarifying questions. Maggie Weber, Tony Gordon, Andrew Karetsky, SkyCharger, Sam Arons, Gage Zero, Mayor Ron Morrison, and Matt Worsham, Burns McDonnell responded.

**On a motion made by:** Sandy Naranjo

Motion dies for lack of second.

**Failed**

**On a motion made by:** Danielle Moore  
**Seconded by:** Ann Moore

Commissioner D. Moore made a motion, seconded by Commissioner A. Moore, subsequently amended with the consent of the maker and the second, to approve staff's recommendation to select Skycharger under the Request for Proposals, authorize staff to negotiate and enter an ENA with Skycharger, and direct staff to conduct a project feasibility study during the term of the ENA and take into consideration potential impacts to National City from the proposed project on the City during the negotiations under the ENA.

Yeas (7): Sid Voorakkara, Ann Moore, Dan Malcolm, Sandy Naranjo, Danielle Moore, Frank Urtasun, and Michael Zucchet

**Passed (7 to 0)**

**2. 2024-0038 REVIEW AND CONSIDERATION OF DRAFT PROPOSED BOARD AGENDA FOR THE APRIL 3, 2024 MEETING**

**On a motion made by:** Dan Malcolm  
**Seconded by:** Sandy Naranjo

Yeas (7): Sid Voorakkara, Ann Moore, Dan Malcolm, Sandy Naranjo, Danielle Moore, Frank Urtasun, and Michael Zucchet

**Passed (7 to 0)**

**P. Officer's Report**

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

A) Change Order No. 2 to Contract No. 2020-15 with Abhe & Svoboda, Inc. - Increases Contract Amount by \$239,480.00 & 60 Calendar Day Time Extension thru 04-01-2024

B) Change Order No. 5 to Contract No. 2022-05 with Western Rim Constructors, Inc. - Decreases Contract Amount by \$2,500.00, & 1 Calendar Day Time Reduction thru 11-21-2023

C) Change Order No. 1 to Contract No. 2022-20 with G2 Construction, Inc. - Decreases Contract Amount by \$1,010.00, & 43 Calendar Day Time Reduction thru 11-22-2023

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 National Oceanic and Atmospheric Administration (NOAA) for Right of Entry Permit for Annual Field Inspections and Maintenance for Water Level-Tsunami Sensor, for total amount \$500.00

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

None to Report

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:

A) Amendment No. 1 to Easement for Utility Purposes (#74392) to San Diego Gas & Electric (SDG&E) - Amends Legal Description and Plat Map of Easement Area

B) Unilateral Lease Amendment UWT (#72126) with United States of America, General Services Administration (GSA) on Behalf of the United States Coast Guard - Amends Scope of Work to Require Water Quality Testing

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Secretary, Board of Port  
Commissioners

San Diego Unified Port District

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Clerk of the San Diego Unified Port  
District