

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

**March 11, 2025, 10:00 a.m.
Don L. Nay Port Administration Boardroom
3165 Pacific Hwy.
San Diego, CA 92101**

Commissioners Present: Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, Sid Voorakkara, Michael Zucchet

Commissioners Excused: Dan Malcolm

Officers Present: Chadwick, Largent, Medina, Morales, Russell

A. Roll Call

B. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable

Commissioner Ann Moore requested to participate remotely under emergency circumstances for reasons authorized by law under the Brown Act.

Moved: Frank Urtasun

Seconded: Sid Voorakkara

Excused: Dan Malcolm

Result: Passed

C. Public Communications

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

D. CLOSED SESSION

1. Closed Session Item No. 1

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation Government Code Section 54956.9(d)(2)

Two (2) cases

No reportable action was taken on this item.

2. Closed Session Item No. 2

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
Pursuant to Subdivision (d)(4) of Government Code Section 54956.9

Two (2) cases

No reportable action was taken on this item.

3. Closed Session Item No. 3

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: SDUPD – Approximately 53,657 square feet of tideland and water area located at 525 E. Harbor Drive in the City of San Diego, California

Negotiating Parties:

Free Range Holdings, LLC – Kyle Noonan, Josh Sepkowitz

JCS Acquisition, Inc. – Rodney Lerner

SDUPD – Anthony Gordon, Adam Meyer, Alexa Paulus, Donovan Marinez

Under Negotiations: Price and Terms

No reportable action was taken on this item.

4. Closed Session Item No. 4

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: SDUPD - Parcels of land totaling approximately 147,642 square feet, 45,590 square feet, and 25,643 square feet located adjacent to Convention Way between Marina Park Way and Park Blvd. in the City of San Diego, California

Negotiating Parties:

Fifth Avenue Landing, LLC - Arthur E. Engel and Raymond A. Carpenter

SDUPD - Alexa Paulus, Adam Meyer, Tony Gordon

Under Negotiations: Price and Terms

No reportable action was taken on this item.

5. Closed Session Item No. 5

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: B Street Pier 1140 N. Harbor Drive, San Diego CA 92101 - Pier area: 400,000 square feet and north and south berths: 350,000 square feet

Negotiating Parties:
Disney Cruise Line - Jose Fernandez
SDUPD - Michael LaFleur, Joel Valenzuela, Adam Deaton

Under Negotiations: Price and Terms

No reportable action was taken on this item.

6. Closed Session Item No. 6

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Subdivision (d)(1) of Government Code Section 54956.9

Emily Jones v. San Diego Unified Port District
Superior Court of California, County of San Diego
Case No. 37-2023-00044078-CU-PO-CTL

No reportable action was taken on this item.

7. Closed Session Item No. 7

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: Approximately 60,135 square feet of tideland area located at
1220 Pacific Highway in the City of San Diego, California

Negotiating Parties:
LPP Lane Field, LLC – Rob Lankford, Derek White, Alex Guyott
SDUPD – Anthony Gordon, Adam Meyer, James Hammel

Under Negotiations: Price and Terms

No reportable action was taken on this item.

Secretary, Board of Port
Commissioners

San Diego Unified Port District

Clerk of the San Diego Unified Port
District