

San Diego Unified Port District
Meeting Minutes
Board of Port Commissioners

March 11, 2025, 1:00 p.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, Yeilding

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. Pledge of Allegiance

Commissioner GilAnthony Ungab led the pledge of allegiance.

D. Special Order of the Day

Larry Hofreiter, Director, Parks and Recreation, remembered John Alvarado, community advocate and Port supporter, who passed away February 8, 2025. Mr. Hofreiter explained how Mr. Alvarado had roots in the community dating back 100 years and with his relentless drive, he acquired funding to help the youth and families of Barrio Logan and neighboring communities. Mr. Alvarado also formed the Good Neighbor Project in 2006 to help at-risk youth and participated in the Port-sponsored Parade of Lights boat procession for more than a decade. As a supporter of the Port, Mr. Alvarado would often speak in public forums about the value of Barrio Logan and the region.

Chair Danielle Moore also remembered Leon Williams. Mr. Williams was the stepfather of Commissioner Emeritus Patricia McQuater who was the first black person appointed to the Board of Port Commissioners. Chair Moore shared Mr.

Williams was also a man of firsts: he was the first black person elected to the San Diego City Council in 1969 and to the San Diego County Board of Supervisors in 1982; the president of the California Association of Counties in 1993; and Board Member of the National Association of Counties. Mr. Williams also helped start the Southeastern Economic Development Corporation, Center City Development Corporation and Chaired the Metropolitan Transit District. In addition, Mr. Williams purchased his home in Golden Hills in 1947 and was the first black homeowner challenging racial restrictions and white only policies. Chair Moore shared an African proverb in remembrance of Mr. Alvarado and Mr. Williams and asked for a moment of silence to honor each of these men.

Chair Danielle Moore then introduced the Anchors of Excellence award which celebrates individuals and organizations that drive meaningful change through leadership, innovation, and commitment to community impact. Chair Moore announced that the March awardee is Sharia's Closet, a vital non-profit organization located in San Diego that provides free emergency clothing and hygiene essentials to individuals and families in crisis, including victims of domestic violence, homelessness and natural disasters and said that their unwavering commitment to serving vulnerable populations makes them a deserving recipient of the award. Chair Moore invited Shamine Linton, Founder and CEO of Sharia's Closet to speak.

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.

F. Public Communications

The following member(s) of the public addressed the Board with non agenda-related comments: Sharon Cloward, President, San Diego Working Waterfront

G. Board Committee Reports

None.

H. Commissioners' Reports

Commissioner Ungab provided a report on the Kapwa Cultural and Trade Exchange Mission to the Philippines, February 3 - 7, 2025, which he attended with Joel Valenzuela, Director, Maritime. The Port team met with key Port authorities in the Philippines, officials from the Port of Cebu in Central Philippines, and the Subic Bay Port Administration as well as various chambers of commerce and government bureaus and representatives of the US Commercial Service based in Manila. Commissioner Ungab stated the meetings were important for informational exchange on best practices.

Commissioner Urtasun shared that he attended the World Aquaculture Society conference in New Orleans May 6 -10, 2025, joined by Renee Angwin, Program Manager, and Sara Donald, Associate Environmental Specialist, from the Port's Aquaculture and Blue Tech Team. Commissioner Urtasun shared the conference had nearly 4,000 delegates from over 90 countries and the focus of this group was growing food for future generations. They attended sessions related to

aquaculture activity and met with former Port employee Margaret Pilaro, Executive Director, Pacific Shellfish Association and Don Kent, President/CEO Hubbs Seaworld Research Institute, San Diego.

Commissioner Ann Moore provided an update on the opening of the Gaylord Pacific Resort & Convention Center on the Chula Vista Bayfront and said that the Port along with the City of Chula Vista and the San Diego Workforce Partnership supported and partnered with Gaylord on a series of job fairs at Southwestern College. During the first two days, thousands lined up for a chance to interview for one of approximately 800 positions and due to the overwhelming demand, the remaining hiring events were fully registered and no longer accepting new applications, registrations, or walk-ins for positions to be filled during the job fair. Commissioner Moore also explained that the Port's Marketing & Communications Department supported the event with on-line promotions.

I. Special Recognition

Chakecia Rhone, Management Analyst, Information Technology, announced that she is honored to be the Chair of the Port's Women's Business Resource Group which is dedicated to supporting the advancement of women in the workplace. Ms. Rhone shared March is Women's History Month and March 8, 2025, is International Women's Day. The theme of International Women's Day is "Accelerate Action" and the theme of Women's History Month is "Moving Forward Together! Women Educating & Inspiring Generations." Ms. Rhone also stated that the Port's Women's Business Resource Group seeks to embody these principles by facilitating professional growth, fostering a culture of belonging, and advocating for equitable opportunities.

Donna Morales, District Clerk, commemorated labor leader and civil rights activist Cesar Chavez who is celebrated each March 31st. Ms. Morales explained that Mr. Chavez dedicated his life to improving the working conditions of farmworkers through nonviolent activism. Additionally, Cesar Chavez Day recognizes his enduring commitment to social justice and respect for human dignity and although it is not a federal public holiday, it is observed in several states, including California, Arizona, and Colorado. Ms. Morales announced that the Port will be supporting the Annual Las Mananitas Cesar Chavez breakfast which is an event organized by the Cesar Chavez Service Clubs, formed in 2000 for the purpose of teaching youth to believe in themselves and to know they can make a difference.

J. President's Report

Scott Chadwick, President/CEO, provided a report on the Black History Month celebration luncheon and shared that over 80 staff members were in attendance as well as Chair Danielle Moore and Commissioner Voorakkara. Mr. Chadwick stated that the celebration had great food from local Black-owned businesses, engaging conversations, and shared moments of reflection and joy, demonstrating the Port's commitment to building a culture of belonging.

Mr. Chadwick then announced that March 8, 2025, was International Women's Day and since the occasion fell on a weekend, the Port took to social media to share photos of the exceptional women in leadership at the Port, including Chair Danielle Moore. Mr. Chadwick thanked all the women, including staff, tenants,

and stakeholders, whose dedication make the Port and San Digo Bay such a remarkable place.

Mr. Chadwick reported the Culture of Belonging Council, in partnership with the Culture & Belonging Team, is a group of representatives from across the organization to embed a Culture of Belonging into the Port's overall business strategy, ensuring alignment with, and support of, the Port's broader goals and vision. They are dedicated to fostering organizational change and their efforts strengthen our supportive infrastructure by recommending policies and processes that uphold and advance our commitment to a Culture of Belonging.

Lastly, Mr. Chadwick shared that the Port has launched its first Business Resource Group (BRG), the Women's Business Resource Group, led by Chakecia Rhone, Management Analyst, Information Technology, which kicked off its activities with a trivia night and held its second meeting celebrating International Women's Day and Women's History Month. Mr. Chadwick explained Business Resource Groups are a key part of the Port's Culture of Belonging initiative and beyond the workplace, BRGs drive positive change in local communities by fostering connections and making meaningful impact.

K. District Clerk's Announcements

Donna Morales, District Clerk, reported that staff requests that the following item be continued to a future Board meeting: Item M11. - File No. 2025-096.

Moved: Frank Urtasun
Seconded: Michael Zucchet
Excused: Dan Malcolm
Result: Passed

L. Approval of Minutes

- February 11, 2025 - Draft Closed Session Meeting Minutes
- February 11, 2025 - Draft BPC Meeting Minutes

Moved: Frank Urtasun
Seconded: Michael Zucchet
Excused: Dan Malcolm
Result: Passed

M. Consent Agenda

Items 1 - 10

Moved: Frank Urtasun
Seconded: Michael Zucchet
Excused: Dan Malcolm
Result: Passed

1. **Amendment No. 3 to the Agreement with PlanetBids, Inc. for Vendor and Bid Management Services to Increase Funds by \$137,337., 2025-060**

Resolution Authorizing Amendment No. 3 to the Agreement with PlanetBids, Inc. to Provide Vendor and Bid Management Services for an Additional \$137,337 for a New Not-To-Exceed Agreement Total of \$625,613. Funds for Current Fiscal Year 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.

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-017.

2. **Assignment and Assumption of Lease with Fish Market Restaurants, Inc. and Amended and Restated Lease to The Brigantine Inc., dba The Fish Market, 2025-078**

(A) Resolution Consenting to the Assignment and Assumption of the Leasehold Interest in the Property Located at 750 North Harbor Drive from Fish Market Restaurants, Inc. to The Brigantine, Inc., dba The Fish Market; and (B) Ordinance Granting an Amended and Restated Lease for 750 North Harbor Drive to The Brigantine Inc., dba The Fish Market to Update Lease to Current Terms.

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-018 and Ordinance 3155.

3. **Interior and Exterior Painting at Broadway Pier Port Pavilion, 2025-083**

Resolution 1) Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA) Guidelines Section 15301, 2) Approving Transfer of Funds within the FY25 Major Maintenance Budget Appropriation from Major Maintenance Contingency to the Interior and Exterior Painting at Broadway Pier Port Pavilion in the Amount of \$87,500.00 Pursuant to BPC Policy No. 90, and 3) Approving Plans and Specifications and Awarding Contract No. 2024-03 to VARN Painting in the Amount of \$487,500.00 for the Interior And Exterior Painting At Broadway Pier Port Pavilion, San Diego, CA Project, as Authorized by the Board in the FY 2025 Major Maintenance Program.

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-019.

4. **Amendment No. 5 to Army Corps MOA, 2025-076**

Resolution Authorizing Amendment No. 5 to the Memorandum of Agreement (MOA) with the U.S. Army Corps of Engineers for Expedited and Priority Review of District Permitting Projects, for an Additional \$125,000 and a New Not to Exceed Total of \$715,000 and

Extending the MOA Through December 31, 2028. Funds for FY25 are Budgeted in the Non-Personnel Expenses.

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-020.

5. Amendment No. 10 with UC Regents for Sea Grant Fellows, 2025-055

Resolution Authorizing Amendment No. 10 to the Agreement with the Regents of the University of California to Extend the Current 2024 Sea Grant Fellow for Four Months for an Additional \$26,786, for a New Not to Exceed Total of \$1,098,261. Funds for Fiscal Year 2025 Have Been Budgeted.

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-021.

6. Maritime Stakeholder Forum, 2025-084

A) Resolution Waiving Board of Port Commissioners (BPC) Policy No. 018A, Section 3 to Allow Three Commissioners to Participate in the Maritime Stakeholder Forum During 2025. B) Resolution Approving the Calendar Year 2025 Annual Work-Plan of the Maritime Stakeholder Forum Pursuant to Board of Port Commissioners (BPC) Policy No. 018A.

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-022 and Resolution 2025-023.

7. 20-Year Easement to Cox Communications San Diego, 2025-091

Ordinance Granting a Twenty (20) Year Easement to Cox Communications San Diego for the Construction, Operation, Maintenance, Repair and Replacement of Cable Television Facilities and Appurtenances Located Along Shelter Island Drive, in the City of San Diego

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Ordinance 3156.

8. Amending the Board of Port Commissioners' April Meeting Date, 2025-094

Adopt a Resolution Amending the Board of Port Commissioners' April 2025 Regular Meeting Date to April 15, 2025

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-024.

9. Continuance of a Local Emergency - Caulerpa Prolifera, 2025-053

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

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-025.

10. Continuance of a Local Emergency – Tijuana River Valley Pollution Crisis, 2025-054

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

On a motion by Commissioner Urtasun, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-026.

11. Marine Outfalls at National City Marine Terminal and Tenth Avenue Marine Terminal, California, 2025-096

Approving Plans and Specifications and Awarding Contract No. 2024-16 to XXXX in the Amount of \$XXXX for the Marine Outfalls at National City Marine Terminal and Tenth Avenue Marine Terminal, California, as Authorized by the Board in the FY 2025 Other Capital Program

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

This item was continued to a future Board meeting.

N. Action Agenda

1. Coronado Yacht Club Preliminary Project Review for Proposed Redevelopment, 2025-085

(A) Receive Preliminary Project Review Presentation for the Proposed Redevelopment of the Coronado Yacht Club at 1631 Strand Way in Coronado; and (B) Resolution Authorizing Staff to Commence Environmental Review in Accordance with the California Environmental Quality Act for the Proposed Project

Andrea Ormerod, Program Manager, Real Estate, joined by Christian Anderson, Department Manager, Real Estate, Megan Hamilton, Senior Planner, Development Services, Nathan Slegers, Deputy General Counsel, Office of the General Counsel, and Ken Wilson, Commodore, Coronado Yacht Club, addressed the Board with staff's report and presentation regarding Agenda Item N1. - File No. 2025-085 (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 Duncan, Coronado, Charlotte Rudowicz,

Director, Coronado Yacht Club, and Sharon Cloward, President, San Diego Working Waterfront.

Commissioner Urtasun, Commissioner Zucchet, Commissioner Voorakkara, Commissioner A. Moore and Chair Moore provided comments and asked clarifying questions. Lesley Nishihira, Assistant Vice President, Planning, and Ken Wilson responded.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-027.

Moved: Frank Urtasun

Seconded: GilAnthony Ungab

Excused: Dan Malcolm

Result: Passed

2. Resolution Authorizing a Single Source Agreement with Sierra Digital, Inc. for Professional Technical Services for the Implementation of Datasphere Data Warehouse., 2025-056

Resolution Authorizing Single Source Agreement With Sierra Digital, Inc. for \$1,000,000 to Provide SAP Datasphere Data Warehouse Implementation Required for the Maritime PortConnect Port Management Information Systems and Terminal Operating System Project, and Utilizing Grant Funds from the California Office of Supply Chain, Governor's Office of Business and Economic Development (GO-Biz), California Containerized Ports Interoperability Grant Program.

Tracey Sandberg, Chief Technology Officer, Information Technology, joined by Marcy Mishiwiiec, Enterprise Applications Manager, Information Technology, Colby Ross, IT Project Manager, Information Technology, and Simon Kann, Assistant General Counsel, Office of the General Counsel, addressed the Board with staff's report and presentation regarding Agenda Item N2. - File No. 2025-056 (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.

Commissioner Urtasun, Commissioner Voorakkara, and Commissioner Ungab provided comments and asked clarifying questions. Tracey Sandberg, Marcy Mishiwiiec, Simon Kann, Colby Ross, Job Nelson, and Thomas A. Russell, General Counsel, responded.

On a motion by Commissioner Voorakkara, seconded by Commissioner Ungab, the Board adopted Resolution 2025-028.

Moved: Sid Voorakkara

Seconded: GilAnthony Ungab

Excused: Dan Malcolm

Result: Passed

3. District Offices Update, 2025-095

Presentation and Update on District Office Buildings, Including Harbor Police Headquarters, Maritime Offices, Port Administration Building, and General Services Building, Recommended Next Steps to Assess the Construction of a New Harbor Police Headquarters Facility, Including an Overview of the Progressive Design-Build (PDB) Project Delivery Method, Potential Funding Strategies, and Discussion on Staff's Plan to Initiate a Request for Qualifications to Identify Professionals Qualified to Design the Proposed New Harbor Police Headquarters Utilizing the PDB Project Delivery Method, with No Fiscal Impact to the District at this Time.

Christian de Manielle, Department Manager, Real Estate, joined by Ernie Medina, Chief Engineer, Tracy Largent, Chief Financial Officer, and Jeff Geary, Assistant Chief of Harbor Police, addressed the Board with staff's report and presentation regarding Agenda Item N3. - File No. 2025-095 (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.

Commissioner Urtasun, Commissioner Voorakkara, Commissioner A. Moore, Commissioner Zucchet and Chair Moore provided comments and asked clarifying questions. Christian de Manielle and Ernie Medina, responded.

This is an informational update, and no action was taken.

4. Review and Consideration of Draft Proposed Board Agenda for the April, 2025 Meeting, 2025-023

Moved: Sid Voorakkara
Seconded: Frank Urtasun
Excused: Dan Malcolm
Result: Passed

O. Officer's Report

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

A) Change Order No. 05 to Contract No. 2022-01R with AMG Demolition and Environmental Service, Inc. - Increases Contract Amount by \$246,352.04

B) Change Order No. 3 to Contract No. 2019-34 with Costa Azul Contracting Group - Increases Contract Amount by \$62,782.61 & 14 Day Calendar Day Time Extension thru 02-07-2025

C) Change Order No. 01 to Contract No. 2022-29 TB High Performance Construction Inc. - 38 Calendar Day Time Extension thru 02-28-2025

**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:**

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) Termination of Lease with Tukstep, LLC dba Tuk Tuk Eatery for Restaurant
Located at Seaport Village Shopping Center, San Diego, California effective 02-
15-2025

Secretary, Board of Port
Commissioners

San Diego Unified Port District

Clerk of the San Diego Unified Port
District