

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

**April 15, 2025, 1:00 p.m.  
Don L. Nay Port Administration Boardroom  
3165 Pacific Hwy.  
San Diego, CA 92101**

Commissioners Present: Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, Sid Voorakkara

Commissioners Excused: Michael Zucchet

Officers Present: Chadwick, Largent, Medina, Morales, Russell, 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 were received.

**C. Pledge of Allegiance**

Commissioner Voorakkara led the pledge of allegiance.

**D. Special Order of the Day**

Chair Danielle Moore 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 April awardee is Olivewood Gardens and Learning Center. Chair Moore explained that Olivewood Gardens serves as an interactive indoor/outdoor classroom offering science based environmental education for children and families, nutrition and cooking classes, urban gardening workshops and leadership development. Chair Moore shared that the center hosts several public events, such as open gardens, public tours and a weekly produce stand. The Chair invited Jen Nation, Executive Director of the Olivewood Gardens and Learning Center to speak.

**E. Closed Session Report Out**

Thomas A. Russell, General Counsel, announced that the Board considered items on the Closed Session Agenda with the exception of Item No. 2. 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: Bridget Browning, San Diego & Imperial Counties Labor Council; William Corona, Business Representative, International Association of Machinists and Aerospace Workers (IAMAW); Jody Wilson requested to speak on Item M2. - File No. 2025-103 during this time; Anonymous caller (played after N1. Informational Item).

#### **G. Board Committee Reports**

Commissioner Urtasun provided a report on the Environmental Advisory Committee (EAC) held on March 12, 2025. During the meeting staff shared that the Port's application with the U.S. Navy and State Coastal Conservancy for the 2024 San Diego Sentinel Landscape (SDSL) designation was unsuccessful. However, a new application was submitted and final designations will be announced in early 2026. The committee also received presentations regarding the Port's efforts to increase the Light-footed Ridgway Rail's population through a breeding program, how the Port is managing the California Least Tern nesting sites in coordination with United States Fish and Wildlife Service (USFWS), and actions the Port is taking to control invasive lavender around San Diego Bay using solarization and hand-pulling techniques with-regional partnerships playing a crucial role in mitigating seed spread. The Committee also heard about the Binational Resilience Initiatives to promote cross-border climate collaboration and adopted the EAC work plan for 2025. The next EAC meeting is proposed for June 18, 2025.

Commissioner Malcolm announced that he facilitated the Maritime Stakeholder Forum on March 17, 2025, and was joined by Commissioner Ungab. Participants received an update and discussed the Environmental Protection Agency (EPA) and the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grants. Updates were also received on Maritime's sustainability initiatives and projects and on the Port's cargo and cruise business lines. Commissioner Malcolm also shared that the Port is excited to welcome Norwegian Cruise Lines and Royal Caribbean Cruise Lines starting in the 2026/2027 season.

Chair Moore provided a report on the Audit Oversight Committee (AOC) which met on March 26, 2025. The Committee reviewed the FY 2025 external audit engagement letter and recommended approval of the Annual AOC Work Plan. Jane Mascarenas, Assistant Port Auditor, provided an update on the FY 2025 Audit Plan and Billy Marsh, Chief Information Security Officer, presented on modern cyber detection and response. The Committee also received an update on the Fraud, Waste, and Abuse Hotline.

## **H. Commissioners' Reports**

Commissioner Malcolm reported that he attended the World Ocean Summit & Expo in Tokyo, Japan, March 12 and 13, 2025, accompanied by Jason Giffen, Vice President, Planning and Environment and Paula Sylvia, Program Director, Aquaculture and Blue Tech. Commissioner Malcolm said that the Summit's programming and side events were built around healthy seas and sustainable growth. Highlights of the trip included an opening night reception at the British Embassy hosted by British Ambassador Julia Longbottom, and during the summit they were honored to hear His Excellency Shigeru Ishiba, Japan's Prime Minister, speak. Commissioner Malcolm shared that they were able to engage with ocean partners and colleagues from around the globe looking at new ways to collaborate which brought many questions and interest in the Port's incubator program and the regulatory scheme the Port put in place to manage the program.

Vice Chair Ann Moore provided a report on the Sweetwater Park Ribbon Cutting Ceremony. Sweetwater Park is the Port's 23rd Park and the largest, at 39 acres. The park is a natural habitat-oriented recreational open space, showcasing the unique natural wildlife assets of San Diego Bay. Vice Chair Moore thanked everyone involved in making this park a reality in the South Bay. Chair Moore, who was also in attendance, acknowledged Vice Chair Moore for her unwavering leadership and hard work in making Sweetwater Park possible. Chair Moore also recognized the many different departments, organizations, and people that were instrumental in making this park a success.

Chair Moore then announced that she received the Grow Urban Sustainability Award on behalf of the Port alongside Eileen Maher, Director, Environmental Conservation at the "Create the Future Awards" hosted by the Downtown San Diego Partnership. The award, presented by Neil Moore, General Manager, Republic Services, recognized the Port's leadership in sustainability and environmental stewardship, particularly for the Port's Maritime Clean Air Strategy and Blue Economy Incubator program.

Chair Moore also reported that she and President/CEO Scott Chadwick participated in the San Diego Regional Economic Development Organization (EDC) Inclusive Growth Leadership Retreat in March. Industry leaders from around San Diego County connected to discuss ways to continue the regions recovery and ensure no one gets left behind. Solutions discussed included helping small businesses stay competitive, developing and enhancing the local labor force, ways to address the affordability crisis impacting our region and what can be done to be more inclusive.

Commissioner Voorakkara announced that he attended the San Diego Regional Chamber of Commerce's Annual mission to Washington D.C. April 6 - April 9, 2025. Commissioner Voorakkara thanked the Chamber for organizing a productive set of conversations with agency representatives and industry associations. Commissioner Voorakkara also stated how fortunate the Port is to have the congressional leadership who represent them in Washington D.C. who are so supportive of the Port's work. Chair Moore added that she moderated a

panel discussion entitled Energy Resilience and Security at Home and Abroad. This panel featured Sarah June, Director, Office of Policy Analysis and Public Diplomacy at the US State Department's Bureau of Energy Resources, and Greg Gershony, Vice President and Executive Director, Energy and Environment program at the Aspen Institute. Ms. June spoke about international energy diplomacy and the critical role of the United States leadership and fostering global energy security, and Mr. Gershony offered insight into the intersection of climate policy and energy resilience for better understanding of how these priorities shape the future of the domestic and global energy landscape.

Commissioner Urtasun shared that he and Commissioner Ungab attended the Seatrade Cruise Global 40th Anniversary, April 6 - April 10, 2025, and were joined by Adam Deaton, Manager, Maritime Operations, and Mike LaFleur, Vice President, Maritime. The trade show had over 10,000 attendees from 110 countries which provided the perfect opportunity for the Port to showcase its business. Commissioner Urtasun explained they met with Disney and Royal Caribbean and discussed growing and homeporting their business in San Diego. Commissioner Ungab acknowledged the great team in Maritime and the work they do for the benefit of the Port.

## **I. Special Recognition**

Steve Norby, Director, Safety and Risk Management, announced that April is Autism Acceptance Month and this year the theme is "Celebrating Differences." Mr. Norby explained that for over five decades, Autism Acceptance Month has been a global movement, thanks to the efforts of the Autism Society since 1970 and added that the Port is committed to fostering inclusion, sharing valuable information and championing fearless action for change within our communities.

Mr. Norby then shared that April marks three of the world's major religious holidays, Passover, a Jewish holiday that commemorates the liberation of the Israelites from slavery in ancient Egypt. Eid al-Fitr, which marks the end of Ramadan and the beginning of a feast that breaks the month long fast from Ramadan and Easter, a Christian festival that honors the resurrection of Jesus Christ from the tomb, occurring three days after his crucifixion.

Jeff Geary, Assistant Chief of Harbor Police, recognized the Harbor Police public safety dispatchers and stated since 1994 the second week of April has been proclaimed as the National Public Safety Telecommunicator's Week. Assistant Chief Geary explained that the Harbor Police communications center is staffed by 7 dispatchers. Last year these dispatchers answered over 104,000 phone calls, over 5,200 911 calls and dispatched officers to over 62,300 calls for service. Assistant Chief Geary specifically recognized and congratulated Dispatcher Jackie DeSagun for her selection of the 2024 Harbor Police Dispatcher of the Year. Dispatcher DeSagun will be formally recognized at the May Board of Port Commissioners meeting. Assistant Chief Geary also acknowledged each of the officers who volunteer at the communications center to supplement staffing.

Magda Fernandez, Chief of Harbor Police, announced that Officer Alex Kahn was recognized at the San Diego Crime Stoppers "Enough is Enough" luncheon on April 3, 2025. Chief Fernandez explained that Crime Stoppers formally recognizes officers who have performed in an exemplary manner for their department and their community. Chief Fernandez shared that Officer Kahn was instrumental in starting up the department's drone program and routinely deploys drones with precision during MARTAC team operations, special events, and during regular patrol operations ensuring the safety of officers and the communities. Officer Kahn is also a Harbor Police rescue diver, serves on the board of the California Boating Safety Officers Association, and is a certified instructor at the Maritime Law Enforcement Training Center. Chief Fernandez stated that Officer Kahn exemplifies the highest standards of policing and embodies the department's core values of honor, professionalism and dedication.

**J. President's Report**

Scott Chadwick, President & CEO, reported that on Wednesday, March 26, 2025, the Port celebrated International Women's Day and Women's History Month with a hybrid presentation The Power of Representation, facilitated by Alexandria Ravencroft. Many staff members shared stories of mentorship, resilience, and empowerment followed by a lunch gathering with treats from women-owned businesses, and the continuation of a donation drive in support of San Diego's Princess Project.

Mr. Chadwick then shared that there is another all-electric patrol boat now working in San Diego which is owned by an industrial tenant with maritime operations and was purchased using Low Carbon Fuel Standard (LCFS) funds. Mr. Chadwick explained the boat can patrol the Bay for 16 hours without charging, the manufacturer is Voltari Electric.

Mr. Chadwick then provided a report on Coffee with a Cop on April 4, 2025, in partnership with Portside Pier Cafe. Approximately 100 members of the community stopped by including various media stations. The Harbor Police had the opportunity to highlight their Maritime Firefighting Equipment, Dive Gear, Rescue Vehicle, and K9 Team.

Lastly, Mr. Chadwick announced that April is Earth Month and shared that the Port's Green Team hosted several events to make a difference; a Lunch & Learn about how to properly dispose of organic waste; a thrift shop at General Services so employees could repurpose unwanted items; the General Services trash clean-up along Tidelands Avenue on April 22, 2025; and the annual Creek to Bay Cleanup event on April 26, 2025.

**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 M8. - File No. 2025-109.

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

**Seconded by:** Sid Voorakkara

Yeas (6): Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, and Sid Voorakkara

Excused (1): Michael Zucchet

**Passed (6 to 0)**

**L. Approval of Minutes**

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

**On a motion made by:** Frank Urtasun

**Seconded by:** GilAnthony Ungab

Yeas (6): Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, and Sid Voorakkara

Excused (1): Michael Zucchet

**Passed (6 to 0)**

**M. Consent Agenda**

Items 1 - 5

**On a motion made by:** Frank Urtasun

**Seconded by:** Sid Voorakkara

Yeas (6): Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, and Sid Voorakkara

Excused (1): Michael Zucchet

**Passed (6 to 0)**

**1. Operating Agreement with Ace Parking III, LLC for the Parking Management of the San Diego Convention Center and Bayfront Parking Garages, 2025-092**

**Resolution (A) Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA), Including without Limitation CEQA Guidelines Section 15301; and (B) Selecting and Authorizing Two Operating Agreements between the San Diego Unified Port District and Ace Parking III, LLC for the Management of the San Diego Convention Center Parking Garage and the Bayfront Parking Garage for a Period of Ten (10) Years from July 1, 2025, through June 30, 2035.**

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-029.

**2. Resolution Approving the Audit Oversight Committee's Annual Work Plan for 2025, 2025-048**

**Resolution Approving the Audit Oversight Committee's Annual Work Plan for 2025 Pursuant to Board of Port Commissioners (BPC) Policy No. 776, Port Audit Oversight Committee**

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-030.

**3. Environmental Advisory Committee 2025 Work Plan, 2025-087**

**Resolution Approving Calendar Year 2025 Annual Work Plan for the Environmental Advisory Committee Pursuant to the Board of Port Commissioners Policy 018, Board Advisory Committees.**

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-031.

**4. Directory of Classification Specifications for Fiscal Year 2024/2025, 2025-101**

**Resolution Amending the San Diego Unified Port District Directory of Classification Specifications for Fiscal Year 2024/2025.**

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-032.

**5. San Diego Harbor Police Department Military Equipment Use Policy No. 712, 2025-105**

**Ordinance Adopting San Diego Harbor Police Department Military Equipment Use Policy, No. 712, as Required by California Government Code Section 7071**

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Ordinance 3157.

**6. Ordinance Approving Second Amendment to Option to Lease Agreement with Sunroad HIE Hotel Partners, L.P. for A 66-Year Lease, 2025-126**

**Adopt an Ordinance Approving Second Amendment to Option to Lease Agreement with Sunroad HIE Hotel Partners, L.P. for a 66-Year Lease to Develop an up to 450-Room Hotel on Harbor Island to Extend the Term of the Option and Update Other Terms**

The following member(s) of the public addressed the Board with agenda-related comments: Dan Mullen.

Commissioner Malcolm and Commissioner Urtasun provided comments and asked clarifying questions. Tony Gordon, Vice President, Real Estate, responded.

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Ordinance 3158.

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

**Seconded by:** Frank Urtasun

Yeas (6): Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, and Sid Voorakkara

Excused (1): Michael Zucchet

**Passed (6 to 0)**

7. **Approval of a Change in Ownership of Safe Harbor Marinas, LLC, as 100% of SHM Cabrillo Isle, LLC, SHM South Bay, LLC, SHM Sunroad, LLC, and SHM Shelter Island, LLC, to BIP Poseidon Holdco L.P. and its Subsidiaries., 2025-125**

**Resolution Consenting to a Change in Ownership from Sun Communities to BIP Poseidon Holdco L.P. and its Subsidiaries, as 100% owner of Safe Harbor Marinas, LLC.**

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

Commissioner Malcolm provided comments.

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-033.

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

**Seconded by:** Sid Voorakkara

Yeas (6): Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, and Sid Voorakkara

Excused (1): Michael Zucchet

**Passed (6 to 0)**

8. **Resolution Authorizing Procurement Request for Three Mobile Camera Trailers and a Mobile Camera Tower, 2025-109**

**Resolution Authorizing Procurement Request for Three Mobile Camera Trailers and a Mobile Camera Tower to be Used for Public Open Space Threat Detection and Monitoring by the Harbor Police Department Utilizing \$520,000 in Port Security Grant Funding With**



## **75% of the Funding Provided by FEMA and 25% Matched by the Port**

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

### **N. Information Item**

#### **1. Update from Regional Partners, 2025-123**

##### **Receive a presentation from San Diego Regional Economic Development Corporation, San Diego Regional Chamber of Commerce, and Downtown San Diego Partnership**

Christine Antoine, Senior Policy Administrator, Energy and Policy joined by Jessica Anderson, Interim President & CEO, San Diego Regional Chamber, Mark Cafferty, President & CEO, San Diego Regional EDC, and Betsy Brennan, President & CEO, Downtown San Diego Partnership, addressed the Board with staff's report and presentation regarding Agenda Item N1. - File No. 2025-123 (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.

Chair Moore and Commissioner Urtasun provided comments.

### **O. Action Agenda**

#### **1. Adopting Board of Port Commissioners Policy No. 781, 2025-103**

##### **Resolution Adopting Board of Port Commissioners Policy No. 781: Naming of District Facilities, Infrastructure, Interior Spaces, Grounds, Locations, and Assets**

##### **Board of Port Commissioners Policy No. 781: Naming of District Facilities, Infrastructure, Interior Spaces, Grounds, Locations, and Assets.**

Larry Hofreiter, Director, Parks and Recreation, joined by Shirley Parsons, Project Labor and Compliance Administrator, Culture of Belonging, and Jacqueline Godoy, Deputy General Counsel IV, Office of the General Counsel, addressed the Board with staff's report and presentation regarding Agenda Item O1. - File No. 2025-103 (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: Sharon Cloward, President, San Diego Working Waterfront; Jody Wilson provided comment on this item during non-agenda public comments.

Commissioner Malcolm, Commissioner Voorakkara, Commissioner Urtasun and Chair Moore provided comments.

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-034.

**On a motion made by:** Frank Urtasun

**Seconded by:** Sid Voorakkara

Yeas (5): Dan Malcolm, Ann Moore, Danielle Moore, Frank Urtasun, and Sid Voorakkara

Excused (2): GilAnthony Ungab, and Michael Zucchet

**Passed (5 to 0)**

**2. Port of San Diego July 4, 2025 Big Bay Boom Fireworks Show, 2025-093**

**A) Update Presentation regarding the July 4, 2025 Big Bay Boom Fireworks Show and B) Resolution Authorizing the District to Grant Indemnity to Vendors and Hold the Same Harmless Associated with the July 4, 2025 Big Bay Boom Fireworks Show Subject to the District's President & Chief Executive Officer's Review and Approval and General Counsel's Concurrence**

Lesley Nishihira, Assistant Vice President, Planning joined by Larry Hofreiter, Director, Parks and Recreation, Terrie Eichholz, Senior Project Manager, Parks and Recreation, and Rebecca Harrington, Assistant General Counsel, Office of the General Counsel, addressed the Board with staff's report and presentation regarding Agenda Item O2. - File No. 2025-093 (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: Sharon Cloward, President, San Diego Working Waterfront.

Commissioner A. Moore, Commissioner Voorakkara, Commissioner Urtasun, Commissioner Malcolm, Commissioner Ungab and Chair Moore provided comments and asked clarifying questions. Lesley Nishihira, Larry Hofreiter and Rebecca Harrington responded.

Commissioner Urtasun made a motion to accept staff recommendation. Commissioner A. Moore seconded the motion and called for an amendment directing staff to accelerate a drone study required in the Coastal Development Permit to include Chula Vista in the study along with the possibility of including Chula Vista as part of 2026 Big Bay Boom fireworks show. Commissioner Urtasun accepted the amendment. The Board adopted Resolution 2025-035.

**On a motion made by:** Frank Urtasun  
**Seconded by:** Ann Moore

Yeas (6): Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, and Sid Voorakkara

Excused (1): Michael Zucchet

**Passed (6 to 0)**

**3. State and Federal Legislative Update, 2025-108**

**Provide the Board an update on what's happening in Sacramento and Washington, D.C.**

Aimee Heim, Director, Government and Civic Relations joined by Jonathan Clay, Port Sacramento Advocate, JGC Consulting, Job Nelson, Vice President, Strategy and Policy, and Maggie Weber, Legislative Policy Administrator, Government and Civic Relations, addressed the Board with staff's report and presentation regarding Agenda Item O3. - File No. 2025-108 (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, Commisioner A. Moore, Commissioner Voorakkara, Commissioner Malcolm, and Chair Moore provided comments and asked clarifying questions. Jonathan Clay, Job Nelson and Thomas A. Russell, General Counsel, responded.

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

**4. Review and Consideration of Draft Proposed Board Agenda for the May 6, 2025 Meeting, 2025-024**

**On a motion made by:** Sid Voorakkara  
**Seconded by:** Dan Malcolm

Yeas (6): Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, and Sid Voorakkara

Excused (1): Michael Zucchet

**Passed (6 to 0)**

**P. Officer's Report**

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

A) Change Order No. 7 to Contract 2021-12 with 3-D Enterprises Inc. - Decreases Contract Amount by \$460,251.96

**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 The Regents of the University of California - Executive Director, Real Estate for Oceanography Field Work, 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 (#76286) with San Diego Gas & Electric (SDG&E) - Amends Easement Area to Remove 770 Square Feet

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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