

San Diego Unified Port District
Meeting Minutes
Board of Port Commissioners

May 6, 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, Michael Zucchet

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

No requests were received.

C. Pledge of Allegiance

Commissioner Zucchet led the pledge of allegiance.

D. Special Order of the Day

Chair Danielle Moore introduced the Port's Anchor of Excellence Award, which celebrates individuals and organizations that drive meaningful change through leadership, innovation, and commitment to community impact. Chair Moore announced the awardee for May is the Metropolitan Area Advisory Committee (MAAC). MAAC provides affordable housing, early childhood education, workforce development, and health and wellness services to individuals and families across San Diego County. Chair Moore invited Adolfo Ventura, Chief Programs and Operations Officer, to say a few words.

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: Corchelle Worsham, Craig Sheets.

G. Board Committee Reports

Commissioner Voorakkara reported that he attended the Arts, Culture, and Design Committee meeting on April 17, 2025. The agenda included a Port of San Diego overview for the three new members and as a refresher for the current members; an update on the April 2, 2025, ribbon cutting ceremony at the Sweetwater Park in Chula Vista Bayfront, which included a featured public artwork the “Rigors of Flight” by Roberto Salas; and updates from staff on three external requests to exhibit art on Port Tidelands. Commissioner Voorakkara explained the primary order of business was an action item to review and make a recommendation regarding Harbor Island West Marina’s tenant percent-for-art “Tenant Art Plan” which was unanimously approved.

H. Commissioners’ Reports

Commissioner Ungab reported that he attended the California Special District Associations Leadership Academy on April 21, 2025 – April 24, 2025, along with Elba Gomez, Chief Administrative Officer, and Rebecca Harrington, Assistant General Counsel. Commissioner Ungab explained that the Academy is a special course to train Commissioners and Boards and stated that this helped him understand the structure of the Port. Key modules were in governance foundations, setting directions, the Boards role in healthcare resources, and financial and fiscal accountability.

Next, Commissioner Ungab thanked approximately 100 citizens of National City for attending the Zero Emission Truck Stop Community Outreach Event for the proposed Skycharger zero-emission truck stop. Commissioner Ungab, appointee of National City, said he looks forward to these meetings so the community can ask questions and have a better understanding of the project.

Commissioner Voorakkara stated that last month he was fortunate enough to join the Port's partners at the USS Midway Museum, including Ms. Laura White, Board Chair of the USS Midway Foundation, as well as Mayor Todd Gloria, City of San Diego, as they accepted a 3 million dollar contribution from the James M. Cox Foundation. The contribution will help complete the largest veterans memorial park on the West Coast. The total cost of this project is expected to be 65 million dollars, and the Port has already contributed nearly 12 million dollars in infrastructure and structural needs for this new park anticipated to open in 2028.

Lastly, Commissioner Voorakkara reported on the San Diego Location Professionals Tour where he was joined by Mayor Todd Gloria, City of San Diego, Joe LaCava, San Diego City Council President, and Assembly Member Chris Ward at the Rady Shell to welcome about 30 individuals who represent location professionals in the film and entertainment industry. The Port is a proud and active member of the San Diego Regional Filming Group and Commissioner Voorakkara gave examples of productions that have been filmed on Port tidelands.

I. Special Recognition

The following member(s) of the public addressed the Board with agenda-related comments: JoAnn Fields, Government & Public Relations Director, Asian-Pacific Islander (API) Initiative.

Victoria Rhee, Instructional Designer, Organizational Development, announced that the Port celebrates Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month in May. Ms. Rhee explained that in 1992 May was officially designated as AANHPI Heritage Month by law. May was chosen to commemorate two key milestones, the arrival of the first Japanese immigrants to the U.S. in May of 1843, and the Completion of the Transcontinental Railroad in May 1869, achieved largely through the labor of Chinese immigrants.

Ms. Rhee then highlighted the contributions of William Heath “Kanaka” Davis who was born in Hawaii in 1822 and was of Pacific and Hawaiian Islander descent. Ms. Rhee explained that Mr. Davis spent time in California as a child and would eventually be credited as one of the founders of “New Town” San Diego, which would later become Downtown San Diego. In celebration of his contributions to San Diego, a monument unveiling took place on May 10, 2025, in Pantoja Park in Downtown San Diego.

Ms. Rhee also recognized Cinco de Mayo, or the Fifth of May, which commemorates the Battle of Puebla, a significant victory for Mexico’s Independence Day and shared how Cinco de Mayo has become a widely celebrated occasion in the United States showcasing traditional Mexican-American culture and heritage, traditional music, folkloric dance, art, and cuisine.

Finally, Ms. Rhee explained the meaning of Memorial Day, originally known as Decoration Day, which began after the Civil War when citizens honored the graves of Soldiers who died in battle. Memorial Day became an official holiday in 1971, observed the last Monday in May, to honor the men and women who have given their lives in service to the U.S. military.

Magda Fernandez, Vice President of Public Safety and Chief of Harbor Police, acknowledged National Police Week, Sunday, May 11, 2025 through Saturday, May 17, 2025 in which members of law enforcement and our communities pay tribute to officers who gave their lives in the line of duty. Chief Fernandez also recognized Detective Janel Seney as the Harbor Police Department’s 2024 Officer of the Year. In addition to being a Detective, Detective Seney is also a Field Training Officer, a member of the Peer Support Team, Dive Team, Drone Team, and Human Trafficking Liaison Team.

Finally, Chief Fernandez congratulated Jacqueline DeSagun for receiving the Dispatcher of the Year award. Ms. DeSagun was recognized for her exceptional composure and leadership during an officer-involved shooting. Her focus and professionalism helped maintain order in a chaotic, emotionally charged situation and her swift decision-making and unwavering presence under pressure were instrumental in ensuring the officer received life-saving care as quickly as possible while securing the scene.

J. President's Report

Scott Chadwick, President/CEO, stated April is Earth Month. The General Services teams led an Earth Day event to pick up trash throughout the tidelands in National City, volunteers and staff, along with the San Diego Bird Alliance, planted over 100 native plants at Sweetwater Park, and Port staff joined with the community to celebrate the 23rd annual Creek to Bay Clean-up Event.

Mr. Chadwick shared that the first week of May is Professional Municipal Clerks Week, honoring staff who consistently ensure public transparency to Port business. Office of the District Clerk incorporated a Star Wars theme for a week of events allowing the department to connect with Port staff and create a fun learning environment.

Mr. Chadwick reported that the Port received three awards from the California Association of Environmental Professionals (AEP) at the annual conference and awards program on April 7, 2025: Outstanding Planning Documents Award, for the Port Master Plan Update (PMPU); Outstanding Public Involvement/Education Program Award, for public engagement through the development of the PMPU and the Pepper Park Improvements project; and Outstanding Environmental Analysis Document, for the PMPU's Program Environmental Impact Report.

Mr. Chadwick additionally reported that for the 11th consecutive year, the Port was awarded a Certificate of Achievement for Excellence in Financial Reporting for the District's June 30, 2024, Annual Comprehensive Financial Report (ACRF). This certificate from the Government Finance Officer's Association (GFOA), is the highest form of recognition in government accounting and financial reporting. Mr. Chadwick congratulated the Port's Financial Services Department.

Mr. Chadwick announced that the fifth & sixth English and Spanish cohorts of the Portside Community Academy celebrated their graduation in April. The Academy is a structured, five-session course that gives participants an inside look at the Port, and its tenants' investments in electrification and zero emissions technology. Mr. Chadwick recognized the graduates in attendance and invited a few to speak about their experience.

Mr. Chadwick then reported that on Tuesday, April 29, 2025, the Port hosted a community Outreach meeting to address erosion along the shoreline at Grand Caribe Shoreline Park. Residents and park users had the opportunity to ask questions and provide input on potential design concepts. The project team will review feedback to refine a preferred concept which will be presented for additional input at a second community meeting on June 4, 2025.

Mr. Chadwick shared that on Wednesday, April 30, 2025, the Port hosted a community Workshop in Barrio Logan to listen to feedback from the community on future improvements at Cesar Chavez Park. Stakeholders were given an overview of the project and provided valuable feedback about improvements they would like to see. Mr. Chadwick thanked San Diego Councilmember Vivian Moreno for participating in the event and announced a pop-up event will be held

in Cesar Chavez Park on May 16, 2025, to gather more input from the community.

Additionally, Mr. Chadwick reported that May is Maritime Month and announced the Port is excited to honor the thousands of people who work along the bay, and to showcase how the local maritime industry supports the region's bay of life. The bay of life campaign is comprised of stories and efforts of the cargo, cruise, shipbuilding and repair, and commercial and sportfishing industries.

Mr. Chadwick also shared that the Vessel Speed Reduction Program is a voluntary strategy to reduce air pollutants and greenhouse gas emissions from cargo and cruise ships by reducing speeds in the vicinity of San Diego Bay. Mr. Chadwick recognized and thanked the cargo vessel operators and vessel carriers for their participation.

Mr. Chadwick also thanked the Maritime staff. Mr. Chadwick recognized the Port's Wharfingers, for all they do to keep goods and passengers moving through our marine terminals, while keeping a positive attitude that demonstrates the Port's core values.

Finally, Mike LaFleur, Vice President, Maritime, recognized George Pasha, from the Pasha Group, with a proclamation honoring his leadership, creativity, and dedication, and ability to provide a magnitude of support for our region's maritime services and economic and homeland security interests. Additionally, the Port and Pasha Automotive celebrate their 35th anniversary of partnership this year. Mr. LaFleur explained how Mr. Pasha is responsible for worldwide operations of The Pasha Group's five operating divisions: Automotive, Maritime, Relocation, Transportation, and Pasha Hawaii. Mr. LaFleur then invited Mr. Pasha to speak.

K. District Clerk's Announcements

Donna Morales, District Clerk, announced that additional agenda-related materials were received by the Board after publication of the agenda for the following item: Non-Agenda Public Comment, Item N1. - File 2025-115, and Item O4. 2025-129.

Ms. Morales reported that staff requests that the Board consider the following items be continued to a future Board meeting: Item M12 - File 2025-152, Item M13. - File 2025-146.

On a motion made by: Michael Zucchet

Seconded by: Dan Malcolm

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

Excused (1): GilAnthony Ungab

Passed (6 to 0)

L. Approval of Minutes

None

M. Consent Agenda

Items M1., M3., M5. - M11.

Commissioner Urtasun recused himself on Item 4. - File 2025-082 due to a remote conflict of interest on one of the applicants that was not selected.

On a motion made by: Frank Urtasun

Seconded by: Sid Voorakkara

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

Passed (7 to 0)

1. Resolution Increasing Capacity to As-Needed Architectural Services, As-Needed Project Management-Construction Management Services, and As-Needed Civil Engineering Services Agreements, at no Fiscal Impact to the District Budget, 2025-090

A. Resolution Authorizing Amendment No. 3 to Increase the Combined Contract Capacity for the Five-Year As-Needed Architectural Service Agreements with Domusstudio Architecture, LLP, Roesling Nakamura Terada Architects Inc., and Sillman Wright Architects by \$3,000,000, with No Fiscal Impact to the District. This Increase Raises the Aggregate Total for Current and Future Fiscal Years from \$1,150,000 to \$4,150,000, All Funds for Future Fiscal Years will be Budgeted in the Appropriate Fiscal Years, Subject to Board Approval upon Adoption of each Fiscal Year's Budget.

B. Resolution Authorizing Amendment No. 4 to Increase the Combined Contract Capacity for the Five-Year As-Needed Project Management-Construction Management Agreements with AECOM Technical Services, Inc., Arcadis U.S., Inc., Harris & Associates, and HDR Engineering, Inc. by \$4,200,000, with No Fiscal Impact to the District, and Extend the Agreement Term to December 31, 2027. This Increase Raises the Aggregate Total for Current and Future Fiscal Years from \$11,050,000 to \$15,250,000, All Funds for Future Fiscal Years will be Budgeted in the Appropriate Fiscal Years, Subject to Board Approval upon Adoption of each Fiscal Year's Budget, and Further, Extends this Agreement Through December 31, 2027.

C. **Resolution Authorizing Amendment No. 1 to Increase the Combined Contract Capacity for the Five-Year As-Needed Civil Engineering Services Agreements with Rick Engineering Company, Nasland Engineering, Michael Baker International, Inc., Harris & Associates, Inc., NV5, Inc., and Psomas by \$3,000,000 with No Fiscal Impact to the District, and Extend the Agreement Term to December 31, 2027. This Increase Raises the Aggregate Total for Current and Future Fiscal Years from \$4,000,000 to \$7,000,000, All Funds for Future Fiscal Years will be Budgeted in the Appropriate Fiscal Years, Subject to Board Approval upon Adoption of each Fiscal Year's Budget, and Further, Extends this Agreement Through December 31, 2027.**

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-036, 2025-037, and 2025-038.

2. Marine Terminal Outfalls at National City Marine Terminal (NCMT) and Tenth Avenue Marine Terminal (TAMT), 2025-081

Resolution Rejecting All Bids for Contract No. 2024-16 for Drainage Improvements to the Marine Terminal Outfalls at National City Marine Terminal (NCMT) and Tenth Avenue Marine Terminal (TAMT) due to Bids Exceeding the Project Budget

Commissioner Ungab, Commissioner Malcolm, Commissioner Urtasun, Commissioner A. Moore, Commissioner Zucchet, Commissioner Voorakkara and Chair Moore provided comments and asked clarifying questions. Ernie Media, Chief Engineer, Tracey Largent, Chief Financial Officer, Scott Chadwick, President/CEO, Tom Russell, General Counsel and Simon Kann, Assistant General Counsel, responded.

Commissioner Ungab made a motion to reject staff's recommendation to reject all bids and approve plans and specs and award to the lowest bidder, Palm Engineering, in the amount of \$687,000.00.

Approve plans and specs and award lowest bidder for 2024-16

On a motion made by: GilAnthony Ungab

Seconded by: Frank Urtasun

Nays (7): Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab, Frank Urtasun, Sid Voorakkara, and Michael Zucchet

Failed (0 to 7)

Commissioner Zucchet made a motion to accept staff's recommendation to reject all bids and amended to include direction to staff to return to

Board within 30 to 60 days with evaluation and analysis of bids for contract.

On a motion made by: Michael Zucchet

Seconded by: GilAnthony Ungab

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

Passed (7 to 0)

3. National Public Works Week, May 18-24, 2025, 2025-106

Resolution Proclaiming Support of National Public Works Week, May 18th-24th, 2025

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-040.

4. Sand Replenishment at Kellogg Beach FY 2025 Project, 2025-082

Resolution 1) Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA), Including Without Limitations CEQA Guidelines Sections 15162 and 15163 and 2) Approving Plans and Specifications and Awarding Contract No. 2024-26 to Montano Pipeline Inc. in the Amount of \$222,000 for the Sand Replenishment at Kellogg Beach FY 2025 Project, as Authorized by the Board in the FY 2025 Major Maintenance Program and Obligated as a Result of Grant Funding Received Pursuant to the Passage of Assembly Bill 3101 in September 1978.

Commissioner Urtasun recused himself on this item due to a remote conflict of interest on one of the applicants that was not selected.

On a motion by Commissioner Malcolm, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-041.

On a motion made by: Dan Malcolm

Seconded by: Sid Voorakkara

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

Recused (1): Frank Urtasun

Passed (6 to 0)

5. As Needed Environmental Review Consulting Services, 2025-107

Resolution Selecting and Authorizing Three-Year Agreements with AECOM Technical Services, Inc.; Anchor QEA, Inc.; Ascent Environmental, Inc.; Chambers Group, Inc.; DUDEK; ECORP

Consulting Inc.; Environmental Science Associates (ESA); Eyestone Environmental, LLC.; Harris & Associates, Inc.; and HDR Engineering, Inc. for As-Needed Environmental Review Consulting Services for an Aggregate Amount not to Exceed \$1,500,000 Beginning July 1, 2025 and Ending June 30, 2028. 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 Voorakkara, the Board adopted Resolution 2025-042.

6. Resolution Authorizing Amendment No. 4 to Agreement with V3IT Consulting, Inc. for Remote Managed SAP Support Services, 2025-116

Resolution Authorizing Amendment No. 4 to Agreement with V3IT Consulting, Inc. for Remote Managed Support Services of all SAP Databases, Operating Systems, and Security Role Builds to Increase the Maximum Expenditure from \$1,182,000 to \$1,472,344 and Extend the Term to 10/31/2027.

Commissioner Ungab provided comments and asked clarifying questions. Tracey Sandberg, Chief Technology Officer, responded.

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-043.

7. CP Kelco Lease Amendment, 2025-131

CP Kelco U.S., Inc., Located at 2145 East Belt Street, San Diego: (1) Resolution Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA) Guidelines Section 15301 and 15302; and (2) Ordinance Granting Lease Amendment No. 1 to CP Kelco U.S., Inc., Extending Term by up to Five Years and Adding Lease Provisions, Including Emissions Reduction and Aquaculture and Marine Technology Provisions

Commissioner Zucchet and Chair Moore provided comments.

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-044 and Ordinance 3159.

8. Amendment No. 2 to First Right To Negotiate Agreement with LPP Lane Field, LLC, 2025-139

Ordinance Approving Amendment No. 2 to First Right to Negotiate Agreement with LPP Lane Field, LLC for the Property Located at 1220 Pacific Highway, in the City of San Diego Updating the Term and Other Provisions

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 3160.

9. Continuance of a Local Emergency – Tijuana River Valley Pollution Crisis, 2025-070

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 Voorakkara, the Board adopted Resolution 2025-045.

10. Amending the Board of Port Commissioners' June Meeting Date, 2025-149

Adopt a Resolution Amending the Board of Port Commissioners' June 2025 Regular Meeting Date to June 6, 2025

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Resolution 2025-046.

11. Ordinance Amending the District's FY 2025 Budget Increasing the Non-Personnel Appropriated Item by \$2.5 Million for the Chula Vista Bayfront Reimbursable Support Payments, 2025-150

Adopt an Ordinance amending the District's FY 2025 Budget Increasing the Non-Personnel Appropriated Item by \$2,500,000 for the Chula Vista Bayfront Reimbursable Support Payment Pursuant to the Support Agreement and the Chula Vista Bayfront Project Funding Agreement.

On a motion by Commissioner Urtasun, seconded by Commissioner Voorakkara, the Board adopted Ordinance 3161.

12. TAMT Post Indicator Valve Replacements at Warehouses B and C, San Diego, California, 2025-152

A.Resolution approving the TAMT Post Indicator Valve Replacements at Warehouses B and C, San Diego, California project as part of the FY 2025 Major Maintenance Program, per Board of Port Commissioners Policy No. 130.

B.Resolution Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA), Including, but not Limited to, CEQA Guidelines Sections 15301 and 15311, and Approving Plans and Specifications and Awarding Contract No. 2025-01 to Contractor in the Amount of \$X,XXX,000 for the TAMT Post Indicator Valve Replacements at Warehouses B and C, San Diego, California, as

Authorized by the Board in the FY 2025 Major Maintenance 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.

13. Seaport Village Operating Company, LLC dba The Headquarters, located at 789 West Harbor Drive, in the City of San Diego:, 2025-146

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.

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. Public Hearing Agenda

1. Amendment of the San Diego Unified Port District Tariff No. 1-G Rates and Charges, and Updated Format and Language, 2025-115

A.Resolution Finding the Amendment to the San Diego Unified Port District Tariff No. 1-G, Rates and Charges as Exempt from the California Environmental Quality Act (CEQA) Pursuant to Sections 15723 And 15301 of the CEQA Guidelines.

B.Conduct a Public Hearing and Adopt an Ordinance Amending the San Diego Unified Port District Tariff No. 1-G, Rates and Charges, Add New Rates, and Update Tariff Format and Language.

Joel Valenzuela, Director, Maritime, joined by Josefina Khalidy, Principal, Maritime Business Retention, Maritime, and Simon Kann, Assistant General Counsel, Office of the General Counsel, addressed the Board with staff's report and presentation regarding Agenda Item N1. - File No. 2025-115 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).

Chair Moore opened the Public Hearing.

The following member(s) of the public addressed the Board with agenda-related comments: Peter Halmay, President. San Diego Fisherman's Working Group, Tommy Loomes, Host of Fishmonger, Charles Grant, Arthur Lorton, Anonymous, Clayton Wraith, Executive Director, Western Fishboat Owners Association (WFOA), Carlos Stilawic, David Hayword, John Plaziak, Ken House, Kurt Hoffman, Miller Thompson, Anonymous,

Anonymous, Brittany Strangman, Catalina Offshore Products, Darius Schramm, Richard Jackson, Pat Noshima, Tim Athens, Tim Mulcahey, and Theresa Tally, California Seeker.

Chair Moore closed the Public Hearing.

Commissioner Malcolm, Commissioner Voorakkara, Commissioner Ungab, Commissioner Urtasun, and Chair Moore provided comments and asked clarifying questions. Joel Valenzuela, Josefina Khalidy, and Mike LaFleur, Vice President, Maritime, responded.

On a motion made by: Dan Malcolm

Seconded by: Michael Zucchet

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

Passed (7 to 0)

2. Conduct a Public Hearing and Report on District Employment Vacancies, 2025-113

Conduct a Public Hearing and Report on District Employment Vacancies

Elsa Juarez, Director, Human Resources and Jacqueline Godoy, Deputy General Counsel IV, Office of the General Counsel, addressed the Board with staff's report and presentation regarding Agenda Item N2. - File No. 2025-113 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).

Chair Moore opened the Public Hearing.

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

Chair Moore closed the Public Hearing.

O. Action Agenda

1. Continuance of a Local Emergency - Caulerpa Prolifera, 2025-063

Presentation on the Continuing Response to the Presence of an Invasive Algae Caulerpa Prolifera in the Coronado Cays and South San Diego Bay and Adopt a Resolution Proclaiming the Continuance of a Local Emergency Due to the Presence of the Invasive Algae Caulerpa Prolifera

Eileen Maher, Director, Environmental Conservation. Jason Giffen, Vice President, Planning and Environment, and John Carter, Senior Deputy General Counsel, Office of the General Counsel, addressed the Board with staff recommendation regarding Agenda Item O1. - File No. 2025-063

(A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). No staff presentation was given.

The following member(s) of the public addressed the Board with agenda-related comments: Wayne Chiu, Regional Water Quality Control Board, and, Cindi Dawson, Senior Environmental Scientist, California Department of Fish & Wildlife, Marine Region.

Commissioner Urtasun provided comments and asked clarifying questions. Eileen Maher, responded.

On a motion made by: Frank Urtasun

Seconded by: Sid Voorakkara

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

Passed (7 to 0)

2. Blue Economy Incubator MarineLabs Data Systems Pilot Project, 2025-141

Resolution Finding the Following Board Action Exempt Under the California Environmental Quality Act (CEQA), Including but not Limited to, CEQA Guidelines Sections 15301, 15303, 15304, 15306, and 15311 and Authorizing an Agreement Under the District's Blue Economy Incubator with MarineLabs Data Systems, Inc. for a Two-Year Pilot Project to Validate its Coastal Intelligence Data System for Port Environmental and Security Applications for an Amount not to Exceed \$300,000. Funding for the Proposed Pilot Project is Included in the Approved FY2025 Economic Recovery Program Budget.

Jason Giffen, Vice President, Planning and Environment, Paula Sylvia, Program Director, Aquaculture and Blue Tech Team, and Simon Kann, Assistant General Counsel, Office of the General Counsel, addressed the Board with staff's recommendation, no staff presentation was given, regarding Agenda Item O2. - File No. 2025-141 (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 and Commissioner Malcolm provided comments and asked clarifying questions. Jason Giffen, responded.

On a motion made by: Frank Urtasun

Seconded by: Dan Malcolm

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

Passed (7 to 0)

3. Fiscal Year 2026 Preliminary Budget, 2025-099

Resolution Adopting the FY 2026 Preliminary Budget and Setting the Date for Public Hearing on the Budget as June 06, 2025

Tracy Largent, Chief Financial Officer, Mike Arons, Director, Financial Services, and Merv Nocum, Department Manager, Financial Services, addressed the Board with staff's report and presentation, regarding Agenda Item O3. - File No. 2025-099 (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.

On a motion made by: Dan Malcolm

Seconded by: Danielle Moore

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

Passed (7 to 0)

4. Zucarmex Preliminary Project Review for Proposed Bulk Storage Structure on the Tenth Avenue Marine Terminal (TAMT), 2025-129

(A) Receive Preliminary Project Review Presentation for a Proposed Bulk Storage Structure on the Tenth Avenue Marine Terminal (TAMT); and (B) Resolution Authorizing Staff to Commence Environmental Review in Accordance with the California Environmental Quality Act for the Proposed Project

Mike LaFleur, Vice President, Maritime, Miguel Reyes, Manager, Maritime Trade Development, Maritime, Juliette Orozco, Program Manager, Development Services, Rebecca Harrington, Assistant General Counsel, Office of the General Counsel, and Rick Eastman, Owner's Representative, Zucarmex, addressed the Board with staff's report and presentation, regarding Agenda Item O4. - File No. 2025-129 (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: Anthony Zuniga, President, International Longshore and Warehouse Union (ILWU) Local 29.

Commissioner A. Moore, Commissioner Urtasun, Commissioner Voorakkara, Commissioner Zucchet and Chair Moore, provided comments.

On a motion made by: Frank Urtasun
Seconded by: Dan Malcolm

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

Passed (7 to 0)

5. Review and Consideration of Draft Proposed Board Agenda for the June, 2025 Meeting, 2025-025

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

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

Passed (7 to 0)

6. Adjourning in honor of Walt Ekhard

President/CEO Scott Chadwick shared the passing of Walt Ekhard, a distinguished public servant whose impact was felt in San Diego County and beyond. Mr. Ekhard passed away April 25, 2025, at the age of 71. Among many of his accomplishments. Mr. Ekhard served as the Chief Administrative Officer for San Diego County for 13 years guiding the county through challenging times and transformation. Mr. Chadwick also said that in addition to Mr. Ekhard's professional accolades, he will be remembered by those who knew him personally as a wise counselor, generous with his time and insight. He is survived by his wife Pam, three daughters and six grandchildren. In closing, Chair Moore asked for a moment of silence.

P. Officer's Report

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

- A) Change Order No. 1 to Contract No. 2022-26 with AMG Demolition & Environmental Services, Inc. - Increases Contract Amount by \$600,243.00 and 97 Calendar Day Time Extension thru 06-30-2025
- B) Change Order No. 6 to Contract No. 2022-01R with AMG Demolition and Environmental Service, Inc. - Increases Contract Amount by \$41,893.81

C) Change Order No. 1 to Contract No. 2023-24 with Universal Wiring Corp. - 30 Calendar Day Time Extension thru 04-30-2025

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 City of Coronado for First Street Storm Water Pump Station Flood Relief Project and Easement, for total amount \$3,008.00

B) Request for User Fee Waiver Form from Old Town Trolley Tours of San Diego, Inc. a California Corporation for Old Town Trolley Visitor Information Center (VIC) Tideland Use and Occupancy Permit (TUOP), for total amount \$500.00

C) Request for User Fee Waiver Form from San Diego County Air Pollution Control District for APCD Community Air Protection Program Air Monitoring Equipment, 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:

A) Encumbrance Review and Consent with Conditional Approval for Lease with SSD Holdings, LLC dba Sheraton San Diego Hotel and Marina (Marina and Bay Towers) in Favor of Morgan Stanley Bank, N.A.

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

B) Amendment No. 1 to Lease (#59897) with United States of America, General Services Administration (GSA) - Amends Scope of Work to Rescind Water Quality Testing Requirements

Secretary, Board of Port
Commissioners

San Diego Unified Port District

Clerk of the San Diego Unified Port
District

