San Diego Unified Port District Meeting Minutes

Board of Port Commissioners

June 6, 2025, 1:00 p.m.

Don L. Nay Port Administration Boardroom
3165 Pacific Hwy.

San Diego, CA 92101

Commissioners

Dan Malcolm, Ann Moore, Danielle Moore, GilAnthony Ungab,

Present:

Frank Urtasun

Commissioners

Excused

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

Commissioner Dan Malcolm participated remotely under a legally permissible reason under the Brown Act.

C. Pledge of Allegiance

Commissioner Ann Moore 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 June is Emerald Keepers who are being honored for their community driven environmental stewardship founded on a simple but powerful pledge to reduce, reuse, recycle, rethink and refuse. Chair Moore explained that Emerald Keepers was instrumental in the Port's successful grant application for marine debris removal; are active participants in Operation Clean Sweep; and are a reminder that every small action adds up to lasting change. Chair Moore then invited Kali Lindsay, President of Emerald Keepers, 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 agendarelated comments: None.

G. Board Committee Reports

Commissioner Ungab reported that he attended the Accessibility Committee meeting on May 8, 2025. Commissioner Ungab shared that the committee received presentations on the Sheraton Marina Ballroom, Sheraton Bayside Tower, and Broadway Pavillion and how these sites can become accessible for everyone. The committee also welcomed two new members, Robert Bettencourt and Rick Gentry. Commissioner Ungab expressed his appreciation for the different perspectives of the committee members and thanked the organizations for considering the committee's recommendations of universal design.

H. Commissioners' Reports

Commissioner Ungab reported that he attended the HR World Summit with Chief Financial Officer, Tracy Largent and Commissioner Voorakkara. The summit addressed Human Resources (HR) issues such as health insurance and diversity, equity and inclusion (DEI) changes and how generative artificial intelligence is going to change HR. Commissioner Ungab said he found it insightful as to how technology and infrastructure should be looked at to make the Port a better organization.

Commissioner Ungab then shared that he attended the 2025 Breakbulk Europe Conference joined by Mike LaFleur, Chief Operations Officer, Connie LeFevre, Senior Trade Account Representative, Maritime, and Greg Borossay, Principle, Maritime Business Development, Maritime. Commissioner Ungab shared that the Port of San Diego, along with the British Ports Association and the Port of Rotterdam, highlighted advances in electrification. During the event, the Port also won the Greenport award. Commissioner Ungab stated how the award showed that his predecessors, the Commission, and staff, worked to do something amazing by listening to concerns about pollution and reducing emissions.

Vice Chair Ann Moore provided a report on the ribbon cutting and opening of the Gaylord Pacific Resort and Convention Center on the Chula Vista Bayfront. Vice Chair Moore explained that she has been involved with the project for 20 plus years from when she was the city attorney for Chula Vista and also as a Port Commissioner since 2011. Vice Chair Moore took the opportunity to thank Commissioner Malcolm, the dedicated and talented Port staff past and present, all of her colleagues on the Board, and past Port Commissioners, that made this project a reality. Chair Danielle Moore also recognized Vice Chair Moore who was awarded the key to the City of Chula Vista, and said the honor only begins to

reflect her extraordinary contributions and unwavering dedication over many years.

I. Special Recognition

Clarisse Meyer, Multi-Media Specialist, Marketing & Communications, announced that June is Pride month which celebrates the vibrancy of the LGBTQ+ community. In San Diego, Pride is celebrated in the month of July and the theme this year is "Unbreakable Pride and Unshakeable Power". Ms. Meyer shared that the Port will have a contingent marching in the Pride Parade on July 19, 2025.

Ms. Meyer also announced that in the month of June, Juneteenth is observed on June 19th each year commemorating the emancipation of the last enslaved African Americans in Texas in 1865.

J. President's Report

Scott Chadwick, President/CEO, provided an update on the upgrade at Grand Caribe Park. Mr. Chadwick shared that the Guest Experience team has updated the planting areas at the entrance of the park to develop consistency with the existing nature trail. More than 500 California native plants and more than 70 boulders along with a drip irrigation system, have been installed. Also, there is a new ADA compliant picnic table, creating an improved welcoming experience for guests of the park.

Mr. Chadwick announced the Port of San Diego was recently honored with the South County Economic Development Council's Outstanding Corporate Award. The Port was recognized for the work on the Chula Vista Bayfront redevelopment, including the opening of the Gaylord Pacific Resort and Convention Center, as well as Sweetwater Park. Mr. Chadwick shared that Commissioner Ungab and Tracy Largent, Chief Financial Officer, accepted the award on the Port's behalf at the annual South County Economic Development Summit.

Mr. Chadwick then shared that the Port, their tenants, San Diego & Imperial Counties Community Colleges Regional Consortium, and the San Diego Working Waterfront hosted the third annual People of the Port Career Fair on May 14, 2025, at the B Street Cruise Terminal. Mr. Chadwick explained that a total of 27 organizations were on-site, recruiting candidates for a variety of part-time and full-time positions. People of all education, skill, and experience levels were invited to learn about the career opportunities available along the waterfront. This year's event was attended by 924 job seekers.

Mr. Chadwick reported that May 16, 2025, kicked off the fourth year of the Wonderfront Music and Arts Festival where approximately 35,000 people came to Port tidelands over three days to enjoy music, art, activities, and entertainment at Embarcadero Marina Park North, Ruocco Park, and the surrounding area. Mr. Chadwick shared that festival management carefully monitored and managed amplified sound throughout the event and there was a 38% reduction in the

number of noise complaint calls. Additionally, to increase the public's access to the festival, 48 local, non-profit organizations were offered free tickets to the Wonderfront Festival and over 1,200 tickets were distributed to these groups. Staff will report on the economic impact from this event once the data is available.

Next, Mr. Chadwick announced the Port was named the winner of the Green Port Award at the 2025 Green World Awards, presented at the Breakbulk Europe Conference in Rotterdam, Netherlands. This international recognition celebrates the Port's leadership in sustainable maritime operations through the implementation of the Maritime Clean Air Strategy (MCAS). To date, the Port and its partners have committed more than \$227 million toward zero emissions initiatives. Mr. Chadwick added that this award highlights the partnerships with Port tenants and operators, and he recognized Renee Yarmy, Program Director, Maritime Sustainability, for preparing the submission package for this award, as well as Port staff who have led in these efforts.

Lastly, Mr. Chadwick proudly shared that Harbor Police Chief, Magda Fernandez, was officially presented with the Peace Officer Standard Training (POST) Executive Certificate. Mr. Chadwick explained that this certificate is only awarded to experienced Chiefs with a proven track record as well as completion of executive development courses equal to about 60 semester units at an accredited college. Mr. Chadwick and Chair Moore presented Chief Fernandez with her certificate.

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: Item M8. - File 2025-124, Item M9. 2025-104, and M18. - File 2025-111.

Ms. Morales reported that staff requests that the Board consider the following items be continued to a future Board meeting: Item M15 - File 2025-130, Item M16. - File 2025-159, M17. - File 2025-160, and O2. File 2025-161.

Moved: Frank Urtasun

Seconded: GilAnthony Ungab

Result: Passed

L. Approval of Minutes

- April 15, 2025 Draft Closed Session Meeting Minutes
- April 15, 2025 Draft BPC Meeting Minutes
- April 24, 2025 Draft Budget Workshop Minutes
- April 24, 2025 Draft Closed Session Minutes
- May 6, 2025 Draft Closed Session Minutes

• May 6, 2025 - Draft BPC Meeting Minutes

Moved: Frank Urtasun

Seconded: GilAnthony Ungab

Result: Passed

M. Consent Agenda

Items M1. - M14. and M18.

Vice Chair Ann Moore and Chair Danielle Moore provided comments on Item M18. - File 2025-111.

Moved: Frank Urtasun

Seconded: GilAnthony Ungab

Result: Passed

 Resolution Authorizing a Sole Source Agreement with Watts Marine LLC for The Period of July 1, 2025, to June 30, 2028, To Provide Cruise Ship Shore Power Connection, Commissioning, and Maintenance Services, 2025-142

Resolution Authorizing a Sole Source Agreement with Watts Marine LLC for The Period of July 1, 2025, To June 30, 2028, To Provide Cruise Ship Shore Power Connection, Commissioning, And Maintenance Services Supporting the Proprietary Shore Power System at B Street and Broadway Piers, In Compliance with California Air Resources Board At-Berth Regulations, In an Amount Not to Exceed \$3,048,460. Funds For the First Year of This Expenditure Of \$712,264 Are Included in The Proposed FY 2026 Budget. Funds Required for Future Fiscal Years Will Be Budgeted for In the Appropriate Year Subject to Board Approval Upon Adoption of Each Fiscal Year's Budget.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-052.

2. Agreement with Managed Solution, LLC for Tier One Help Desk Services and As Needed Tier Two Desktop Support, 2025-135

Resolution Authorizing an Agreement with Managed Solution, LLC for Tier-one Help Desk Services and As Needed Tier-two Desktop Support Services for a Period of Five Years with a Total Cost of Ownership in the Amount not to Exceed \$850,000. Funds Required for Tier-One Help Desk Services and As Needed Tier-two Desktop Support Services Will be Included in Future Technology Management Program Expense Budgets, Subject to Board Approval Upon Adoption of Each Fiscal Year's Budget.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-053.

3. Cisco SmartNet Services Agreement with NTT America Inc., and Installment Payment Agreement With Asset Finance Group, Inc., 2025-138

Resolution (1) Authorizing a Purchase Order With NTT America, Inc. for the Purchase of Five-Year Cisco SmartNet Maintenance Not To Exceed a Five-Year Total Cost of Ownership of \$669,820.38, financed through Asset Finance Group, Inc.; and (2) Authorizing an Installment Payment Agreement With Asset Finance Group, Inc. to Finance the Purchase of Cisco SmartNet Support Services From NTT America in an Amount Not to Exceed \$669,820.38 Over Five Years at Zero-Percent Interest. FY2025 Expenditures are Included in the Technology Management Program Budget. All Funds Required 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 Ungab, the Board adopted Resolution 2025-054.

4. As-Needed Roofing Maintenance Services, 2025-119

Resolution Authorizing Service Agreement With Chambers Inc. dba Roof Construction for As-Needed Roofing Maintenance Services from July 1, 2025, to June 30, 2030, in an Amount not to Exceed \$2,000,000. All Funds Required 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 Ungab, the Board adopted Resolution 2025-055.

5. Navy Pier Freedom Park Structural Pier Reinforcement, 2025-102

Resolution Rejecting Bid For Contract No. 2024-24 for the Freedom Park at Navy Pier Structural Pier Reinforcement

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-056.

6. CST Staging Lot Improvements at 1550 W Palm St Project, 2025-155

Resolution 1) Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA) Guidelines Sections 15301, 15302, 15303 and 15304, 2) Approving Plans and Specifications and Awarding Contract No. 2024-20 to Montano Pipeline in the Amount of \$229,000.00 for the CST Staging Lot Improvements at 1550 W Palm St Project, San Diego, CA Project, as Authorized by the Board in the FY 2025 Other Capital Projects Appropriation.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-057.

7. Railroad Tie Repairs at Tenth Avenue Marine Terminal, Berths 10-7 and 10-8, 2025-112

Resolution 1) Finding the Board Action Exempt under the California Environmental Quality Act (CEQA), Including but Not Limited to CEQA Guidelines Section 15301 and 15302, and 2) Approving Plans and Specifications and Awarding Contract No. 2019-43 to Granite Construction Company in the Amount of \$1,493,169 for the Railroad Tie Repairs at Tenth Avenue Marine Terminal, Berths 10-7 and 10-8, As Authorized by the Board in the FY 2025 Major Maintenance Program Appropriation

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-058.

8. Harbor Park Upland Improvements Project, 2025-124

Harbor Park Uplands Improvement A. Resolution Approving the addition of the Harbor Park Upland Improvements project into the Balanced Capital Program (BCP) and allocating \$6,000,000 from the City of Chula Vista Subaccount toward the project. B. Ordinance Amending the Fiscal Year 2026 Budget increasing the Balanced Capital Program appropriation by \$6,000,000 to be funded from the City of Chula Vista's Balanced Capital Program subaccount C. Resolution Selecting and Authorizing a Progressive Design-Build Agreement with BNB Builders for Progressive Design-Build Services for Harbor Park Upland Improvements and Authorizing Staff to Complete the Design Development and Early Work/Procurement Package (If Applicable) for a Total Amount Not-To-Exceed \$4,000,000.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-059, Ordinance 3163, and Resolution 2025-060.

- 9. TAMT Post Indicator Valve Replacements at Warehouses B and C, San Diego, California, 2025-104
 - A. Resolution Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA), Including, But Not Limited to CEQA Guidelines Sections 15301, 15302, 15304, and 15311.
 - B. Resolution Approving the TAMT Post Indicator Valve Replacements at Warehouses B and C, San Diego, California Project and Approving Plans and Specifications and Awarding Contract No. 2025-01 to Granite Construction Company in the Amount of \$2,053,000, as Authorized By The Board In The FY 2025 Major Maintenance Program.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-061.

10. As-Needed Natural Resources Agreements, 2025-143

Resolution Selecting and Authorizing Agreements with AECOM Technical Services, Inc.; Dudek; GHD, Inc.; ICF Jones & Stokes, Inc.; Tierra Data, Inc.; and WSP USA, Inc. to Provide As-Needed Natural Resources Management Services for a Total Aggregate Amount not to Exceed \$1,500,000 for a Period of Five Years. Funds Required 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 Ungab, the Board adopted Resolution 2025-062.

11. As-Needed Environmental Investigation Services, 2025-148

Resolution Selecting and Authorizing Three-Year Agreements with WSP USA, Inc., Tetra Tech, Inc., Ninyo & Moore Geotechnical & Environmental Sciences Consultants, and Kleinfelder, Inc., for As-Needed Environmental Investigations Services for an Aggregate Amount not to Exceed \$5,000,000, Beginning July 1, 2025, and Ending June 30, 2028. FY 2026 Expenditures 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 Ungab, the Board adopted Resolution 2025-063.

12. Resolution Initiating Clean-Up Annexations and Detachments
Pursuant to the December 2024 Memorandum of Understanding
(MOU) Between San Diego County Local Agency Formation
Commission (LAFCO) and San Diego Unified Port District, 2025-158

Resolution finding the Board of Port Commissioners' Action is not a project or is exempt under the California Environmental Quality Act (CEQA), including without limitation CEQA Guidelines Sections 15061(B)(3) AND 15320, and Resolution of Application to the Local Agency Formation Commission for San Diego County to initiate proceedings for the annexation of certain territory to and detachment of certain territory from the San Diego Unified Port District

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-064.

13. Continuance of a Local Emergency - Caulerpa Prolifera, 2025-064

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 Ungab, the Board adopted Resolution 2025-065.

14. Continuance of a Local Emergency – Tijuana River Valley Pollution Crisis, 2025-071

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 Ungab, the Board adopted Resolution 2025-066.

15. Seaport Village Operating Company, LLC dba The Headquarters, located at 789 West Harbor Drive, in the City of San Diego:, 2025-130

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.

This item was continued to a future Board meeting.

16. Passenger Boarding Bridge and Mobile Passenger Gangway Inspection and Maintenance Services, 2025-159

Resolution to authorize Adelte Technologies, INC and FMT Sweden AB for Passenger Boarding Bridge and Mobile Passenger Gangway Inspection and Maintenance Services, July 1, 2025, to June 30, 2030, for an aggregate amount not to exceed \$2,000,000. All funds required for future fiscal years will be budgeted in the appropriate fiscal year, subject to Board approval upon adoption of each fiscal year's budget.

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.

17. FY 2025 Accounts Receivable Write- Offs, 2025-160

Resolution Authorizing the Write-Off of Uncollectable Accounts Receivable Totaling \$42,161.80 and the Removal of the Accounts Receivable from the District's Financial Accounting Records with an Effective Date of June 30, 2025 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.

18. Coastal Development Permit Amendment No. 1; Consent to the Transfer of Ownership Interest of Marine Group Boatworks; and Amended and Restated Lease, 2025-111

A. Resolution finding the Board Actions Exempt Under the California Environmental Quality Act (CEQA), Including, but not limited to, CEQA Guidelines Section 15302 and Authorizing Issuance of Amendment No. 1 to Non-Appealable Coastal Development Permit 2005-04 to Marine Group Boat Works; B. Resolution Consenting to the Transfer of Ownership Interest in Marine Group Boat Works to Marine Group Global Holdings, LLC; and C. Ordinance Granting an Amended and Restated Lease to Marine Group Boat Works to Update Lease to Current Terms

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-067, Resolution 2025-068, and Ordinance 3164.

N. Public Hearing Agenda

1. Fiscal Year 2026 Final Budget, 2025-100

Conduct a Public Hearing and Adopt an Ordinance Adopting the Fiscal Year 2026 Final Budget including a reduction in Personnel appropriation, an increase in Non-Personnel Expenses appropriation, and an increase in Equipment Outlay and Other Capital Projects appropriation from the Preliminary Budget, as recommended by staff.

Tracy Largent, Chief Financial Officer, joined by Mike Arons, Director, Financial Services, and Merv Nocum, Department Manager, Financial Services, addressed the Board with staff's report and presentation regarding Agenda Item N1. - File No. 2025-100 and N1.1 File No. 2025-145 (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 agendarelated comments: None.

Chair Moore closed the Public Hearing.

Commissioner Urtasun provided comments.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Ordinance 3165.

N.1.1 Directory of Classification Specifications for Fiscal Year 2026, 2025-145

Resolution Establishing the San Diego Unified Port District (District) Directory of Classification Specifications for Fiscal Year 2026

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-069.

O. Information Item

1. Update on Harbor Police Department's Strategic Plan, 2025-122

Informational Update on the Harbor Police Department's Strategic Plan

Chief Magda Fernandez, Vice President, Public Safety/Chief of Harbor Police joined by Jeff Geary, Assistant Chief, Harbor Police, and Jonathan George, Captain, Harbor Police, addressed the Board with staff's report and presentation regarding Agenda Item O1. - File No. 2025-122 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).

Chair Moore, Commissioner Urtasun, and Vice Chair A. Moore provided comments and asked clarifying questions. Assistant Chief Jeff Geary and Captain Jonathan George responded.

2. Crowley eWolf One-Year Report, 2025-161

Receive a Presentation From an Official From Crowley Maritime on Their Experience With the eWolf Assist Tug

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.

P. Action Agenda

1. Review and Consideration of Draft Proposed Board Agenda for the July 15, 2025 Meeting, 2025-026

Moved: Dan Malcolm Seconded: Frank Urtasun

Result: Passed

Q. Officer's Report

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

- A) Change Order No. 1 to Contract No. 24-23 with TB High Performance Construction, Inc Reconciliation Decreases Contract Amount by \$2,500.00.
- B) Change Order No. 5 to Contract No. 2022-03 with The Ryan Company, Inc. Decreases Contract Amount by \$22,468.73 & 20 Calendar Day Time Extension thru 04-17-2025.
- C) Change Order No. 3 to Contract No. 2022-24 with Granite Construction Company Reconciliation Decreases Contract Amount by \$26,201.05.
- D) Change Order No. 4 to Contract No. 2023-09 with Schindler Elevator Corporation Increases Contract Amount by \$20,199.00

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:

A) Non-Exclusive Easement to Austal USA, LLC for Access to Sewer Line Facilities at National City Marine Terminal thru 04-19-2029

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:

None to Report

Secretary, Board of Port Commissioners	Clerk of the San Diego Unified Port District
San Diego Unified Port District	