

San Diego Unified Port District
Meeting Minutes
Board of Port Commissioners

November 4, 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

No requests received.

C. Pledge of Allegiance

Commissioner GilAnthony Ungab 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 that there are two awardees in the month of November, Community Rowing and S-B-C-S, formerly known as South Bay Community Services. Chair Moore shared that Community Rowing, through partnership with the Port of San Diego's Aquatic Center in National City, provides equitable access to watersports and expands access to the sport of rowing. Chair Moore invited Miriam Valdez, President of Community Rowing to say a few words. Next, Chair Moore explained S-B-C-S based in Chula Vista, provides comprehensive support services for children, youth, and families, including housing, education, and mental health programs. Chair Moore invited Kathryn Lembo, President and Chief Executive Officer of S-B-C-S 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: Dr. Joseph Novencido, Philippine Medical Association of San Diego, Vincent Bartolatta, Civil Trial Lawyer, with time ceded by Christian Herrera, Vice President Development, Ferry Landing, Sharon Cloward, President, San Diego Working Waterfront, with time ceded by Irene McCormack, Director of Public Policy, San Diego Working Waterfront, and Eric Christen, Executive Director of the Coalition for Fair Employment and Construction.

Chair Danielle Moore added that Port staff communicated their intention to request to add an update on the Coronado Ferry Landing to the December 9, 2025, Board Meeting, and as Chair she plans on making a motion when the Board considers Item P2. on the current agenda to add an open session presentation by staff on the Coronado Ferry Landing to the December 9, 2025, Board agenda.

G. Board Committee Reports

None.

H. Commissioners' Reports

Commissioner Ungab announced that he and Commissioner Voorakkara along with Government and Civic Relations staff attended the San Diego Chamber of Commerce's 2025 Binational Delegation to Mexico City October 12 - 15, 2025. The San Diego delegation, which included mayors from National City, San Diego, Chula Vista and Coronado, met with representatives from President Sheinbaum's Administration, and the Mexican Senate. Commissioner Ungab expressed his appreciation to Chris Cate, President/CEO, San Diego Regional Chamber of Commerce and his staff for providing an opportunity to discuss the fiscal relationship with the other side of the border. Commissioner Voorakkara added that the delegation was able to have multiple conversations with the Port's Mexican counterparts including: the Tijuana River Valley crisis, energy and sustainability policy, economic strategy opportunities, tourism, and investments in education to create a STEM (science, technology, engineering, and mathematics) focused workforce. Commissioner Voorakkara thanked the Government and Civic Relations staff for their efforts in making the trip a success.

I. Special Recognition

Nevia Anderson, Principal Department Administrator, Engineering-Construction, shared that each November Native American Heritage Month is celebrated and the 2025 national theme is "Tribal Sovereignty and the Spirit of Self-Determination". Ms. Anderson explained this was originally recognized as "American Indian Day" in 1916 and evolved into a month-long celebration when it was formally designated in 1990 as National American Indian Heritage Month. Ms. Anderson closed by saying by honoring this history, it is not only an act of remembrance, it is an act of respect, gratitude, and continued learning.

J. President's Report

Scott Chadwick, President/CEO, shared that he attended the Washington Maritime Blue's One Ocean Week and the 1000 Ocean Startups Annual Gathering in Seattle, Washington, October 19 - 24, 2025, joined by Tracy Largent, Chief Financial Officer, Paula Sylvania, Director of Aquaculture and Blue Tech, and Jack Anderson, California Sea Grant Fellow. Mr. Chadwick shared that staff led and participated in panels on finance and scaling in the blue economy as well as roundtables to foster west coast regional coordination for seaweed aquaculture.

Mr. Chadwick announced that Port staff participated in the Port Innovators Network second annual meeting in Valencia, Spain, October 20 - 23, 2025. Mr. Chadwick explained the Port Innovators Network is an international collaborative accelerating innovation in the port sector by connecting global Blue Economy hubs with startups, investors, and communities. The meeting also provided an opportunity for the Port to showcase their portfolio of Blue Economy Incubator projects.

Lastly, Mr. Chadwick provided a report on the fourth annual How to do Business with the Port event on October 20, 2025, and said over 160 members of the small business community attended the event. Port staff shared upcoming projects along San Diego Bay, provided an opportunity for attendees to meet with project managers, and detailed the process on how to become a registered vendor for the Port.

K. District Clerk's Announcements

Donna Morales, District Clerk, stated Consent Item M4. - File 2025-230, Emergency Repair of Damaged Fender Piles at B-Street Pier, requires a 4/5 vote, which is six out of seven.

Ms. Morales announced that additional agenda-related materials were received by the Board after publication of the agenda for the following item: Item F. Non-Agenda Public Comment, N1. - File 2025-217, Update to SDUPD 8.05 Code - Vending and Expressive Activity, and P2. 2025-031, Review and Consideration of Draft Proposed Board Agenda for the December 09, 2025 Meeting.

Ms. Morales reported that staff requests that the Board consider the following items be continued to a future Board meeting: Item M8. - File 2025-242, Silvergate Tunnel Abandonment at the BAE Leasehold at 2205 Belt St., City of San Diego, California, Item M9. - File 2025-244, Dunes Park Playground Equipment Replacement, Item M10. 2025-233, FY 2025 Port Security Grant Program (PSGP), and M11. File 2025-245, Establishing Board of Port Commissioners' Regular Meeting Dates for Calendar Year 2026.

On a motion made by: Michael Zucchet
Seconded by: Sid Voorakkara

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

Excused (1): Dan Malcolm

Passed (6 to 0)

L. Approval of Minutes

- October 14, 2025 - Draft Closed Session Meeting Minutes
- October 14, 2025 - Draft BPC Meeting Minutes

Commissioner Urtasun asked a clarifying question regarding the October 14, 2025, Closed Session Meeting Minutes. Thomas A. Russell responded.

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

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

Excused (1): Dan Malcolm

Passed (6 to 0)

M. Consent Agenda

On a motion made by: Frank Urtasun
Seconded by: GilAnthony Ungab

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

Excused (1): Dan Malcolm

Passed (6 to 0)

1. Memorandum of Understanding With BAE Systems Regarding Low Carbon Fuel Standard Credits, 2025-199

Resolution Authorizing the Executive Director to Execute a Memorandum of Understanding With BAE Systems Maritime Solutions (BAE Systems) Regarding Low Carbon Fuel Standard Credits Generated From Eligible Electrified Equipment Located at BAE Systems for Usage Covering the Period from January 1, 2026 Through December 31, 2030

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-109.

- 2. Resolution Accepting \$65,000 from the Surrendered and Abandoned Vessel Exchange (SAVE-25) Grant Program, 2025-212**

Resolution Accepting Grant Funds from the State of California Natural Resources Agency, Department of Boating and Waterways (DBW) for the SAVE-25 Grant Program in the Amount of \$65,000 and Granting Indemnity

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-110.

- 3. Ordinance Amending Salary Ordinance No. 3172 and Resolution Amending the San Diego Unified Port District Directory of Classification Specifications for FY 2026., 2025-226**

Ordinance Amending Salary Ordinance No. 3172 Entitled “An Ordinance Establishing a Schedule of Compensation for Officers and Employees of the San Diego Unified Port District” and Resolution Amending the San Diego Unified Port District Directory of Classification Specifications for Fiscal Year 2026.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Ordinance 3175 and Resolution 2025-111.

- 4. Continued Action Emergency Repair of Damaged Fender Piles at B-Street Pier, 2025-230**

Resolution by a 4/5 Vote Authorizing Continued Action for The Emergency Repair of Damaged Fender Piles at B-Street Pier

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-112.

- 5. Authorization to Execute Master Equity Lease Agreement with Enterprise Fleet Management Pilot Program, 2025-231**

Resolution Authorizing Execution of the Enterprise Fleet Management Master Equity Lease Agreement, Assignment Agreement to Sell Customer Vehicles, And Consignment Auction Agreement, Including Indemnification Provisions Pursuant to Board Policy No. 110, to Implement the Harbor Police Department Enterprise Fleet Management Pilot Program.

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-113.

6. Continuance of a Local Emergency - Caulerpa Prolifera and Budget Amendment, 2025-068

A.) Adopt a Resolution Proclaiming the Continuance of a Local Emergency Due to the Presence of an Invasive Algae Caulerpa Prolifera and B.) Adopt an Ordinance Amending the District's FY 2026 Budget by Increasing the Non-Personnel Expenses Appropriation by \$100,000, to be Reimbursed by Grant Funding

On a motion by Commissioner Urtasun, seconded by Commissioner Ungab, the Board adopted Resolution 2025-114 and Ordinance 3176.

7. Continuance of a Local Emergency – Tijuana River Valley Pollution Crisis, 2025-074

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 2025-115.

8. Silvergate Tunnel Abandonment at the BAE Leasehold at 2205 Belt St, City of San Diego, California, 2025-242

A) Resolution Adopting an Addendum to the Pier 1 North Drydock, Associated Real Estate Agreements and Removal of Cooling Tunnels Project Final Environmental Impact Report for the Silvergate Tunnel Abandonment Project and Authorizing Staff to File a Notice of Determination and B) Resolution Authorizing Issuance of a Non-Appealable Coastal Development Permit to the District for the Silvergate Tunnel Abandonment Project

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.

9. Dunes Park Playground Equipment Replacement, 2025-244

A. Resolution approving an amendment to the FY 2026 Balanced Capital Program to add the Dunes Park Playground Equipment Replacement in Imperial Beach and allocating \$825,000 from the City of Imperial Beach subaccount toward the project. B. Ordinance amending the District FY 2026 Budget, increasing the Balanced Capital Program appropriation by \$825,000 to be funded from the City of Imperial Beach's Balanced Capital Program subaccount. C. Resolution approving an amendment to the FY 2026 Major

Maintenance Program to add the Dunes Playground Equipment Replacement in Imperial Beach and allocating \$155,000 from the FY 2026 Major Maintenance Capital contingency towards the project.

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.

10. FY 2025 Port Security Grant Program (PSGP), 2025-233

Actions Related to the FY 2025 Port Security Grant Program (PSGP):

A) Adopt a Resolution Finding the Board Action Exempt Under the California Environmental Quality Act (CEQA), Including But Not Limited to, CEQA Guidelines Sections 15301, 15302, 15303 AND 15311; B) Adopt a Resolution Accepting the FY25 PSGP Award in the Amount of \$2,199,999.75, Allocating a Cost Match of \$733,334 Budgeted in the FY 2025 District Budget, and Authorizing the District to Enter Into Agreements with the U.S. Department of Homeland Security (DHS) – Federal Emergency Management Agency (FEMA); and C) Adopt an Ordinance Amending The District’s FY 2026 Budget as follows: a. Increasing the District’s Non-Personnel Expense Budget by \$200,000, b. Increasing the District’s Equipment Outlay Budget by \$1,333,333.25, and c. Increasing the Technology Capital Projects Budget by \$1,400,000.

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.

11. Establishing Board of Port Commissioners’ Meeting Dates, 2025-245

Resolution Establishing the Board of Port Commissioners’ Regular Meeting Dates for Calendar Year 2026

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. Update to SDUPD 8.05 Code – Vending and Expressive Activity, 2025-217

A) Presentation to Update the Board on the District’s Vending and Expressive Activity Program for Calendar Year 2025

B) Ordinance 1) Finding the Board Action Exempt under the

California Environmental Quality Act (CEQA), Including but not Limited to, CEQA Guidelines Section 15301 and 15304; 2) Conducting a Public Hearing and Amending San Diego Unified Port District Code Article 8, Section 8.05 Vending and Expressive Activity Regulated, to Modify the Number and Locations of Allotted Spaces

Larry Hofreiter, Director, Parks & Recreation, joined by Erica Nogueira, Parks, Arts, and Sponsorship Administrator, Parks & Recreation, and Captain Christopher Woodward, Harbor Police, 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. 2025-217 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).

Chair Danielle Moore opened the Public Hearing.

The following member(s) of the public addressed the Board with agenda-related comments: Taryn Hoppe, William Dorsett, San Diego Buskers, Elle Boughton, Sharon Cloward, President, San Diego Working Waterfront.

Chair Danielle Moore closed the Public Hearing.

Commissioner Ungab, Commissioner Urtasun, Commissioner Voorakkara, Vice Chair A. Moore, and Chair Moore, provided comments and asked clarifying questions. Larry Hofreiter, Simon Kann and Thomas A. Russell responded.

A motion was made by Commissioner Urtasun. Motion died for lack of second.

Vice Chair Ann Moore made a motion to adopt staff's recommendation, except for spaces 55 and 64 which will remain the same, and for staff to come back next November with potential new locations for spaces 55 and 64, along with additional information evaluating their locations. The motion was seconded by Chair Danielle Moore, the Board adopted Ordinance 3177.

On a motion made by: Ann Moore

Seconded by: Danielle Moore

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

Excused (1): Dan Malcolm

Passed (6 to 0)

O. Information Item

1. Presentation from Sports San Diego, 2025-218

Receive a presentation from Sports San Diego leadership, Holiday Bowl Producer, highlighting the organization’s mission

Genevieve Lopez, Parks & Recreation Specialist, joined by Larry Hofreiter, Director, Parks & Recreation, Terrie Eichholz, Parks, Arts, and Sponsorship Administrator, Parks & Recreation, and guest presenter Mark Neville, CEO, Sports San Diego, addressed the Board with staff's report and presentation regarding Agenda Item O1. - File No. 2025-218 (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 Zucchet and Chair Moore, provided comments and asked clarifying questions. Mark Neville, CEO, Sports San Diego, responded.

2. Fiscal Year 2025 Preliminary Results and Fiscal Year 2026 First Quarter Financial Update, 2025-229

Financial Services Presentation on Preliminary Fiscal Year 2025 Results and Fiscal Year 2026 Quarterly Update for the Period Ending September 30, 2025

Mike Arons, Director, Finance, joined by Tracy Largent, Chief Financial Officer, and Merv Nocum, Manager, Finance, addressed the Board with staff's report and presentation regarding Agenda Item O2. - File No. 2025-229 (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 Zucchet, and Commissioner Voorakkara provided comments and asked clarifying questions. Mike Arons, and Tony Gordon, Director, Real Estate, responded.

This is an informational update, and no action will be taken.

P. Action Agenda

1. Safety Standards for Stage Workers at Live Events at Port Parks on Port Tidelands, 2025-200

Resolution Adopting Board of Port Commissioners Policy No. 785: Safety Standards for Stage Workers at Live Events at Port Parks on Port Tidelands

Larry Hofreiter, Director, Parks & Recreation, joined by Job Nelson, Chief Government and Public Relations Officer, Erica Nogueira, Parks, Arts, and Sponsorship Administrator, Parks & Recreation, and Shiraz Tangri, Deputy

General Counsel, Office of the General Counsel, addressed the Board with staff's report and presentation regarding Agenda Item P1. - File No. 2025-200 (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: Juan Perez, Organizer, International Alliance of Theatrical Stage Employees (IATSE) Local 12, Bridget Browning, Greg Sowizdrzal, President, IATSE, Ansermio (AJ) Estrada, Political Director, San Diego Building Trades Council.

Commissioner Voorakkara, Vice Chair A. Moore, Commissioner Ungab, and Chair D. Moore provided comments and asked clarifying questions. Job Nelson, responded.

On a motion by Commissioner Voorakkara, seconded by Commissioner Zucchet, the Board adopted Resolution 2025-116.

On a motion made by: Sid Voorakkara
Seconded by: Michael Zucchet

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

Excused (1): Dan Malcolm

Passed (6 to 0)

2. Review and Consideration of Draft Proposed Board Agenda for the December 09, 2025 Meeting, 2025-031

Chair Danielle Moore moved to amend and add a presentation by staff on the Coronado Ferry Landing to the draft proposed agenda for the December 9, 2025, meeting. Commissioner Urtasun made a motion to accept the amendment. Commissioner Zucchet seconded the motion.

On a motion made by: Frank Urtasun
Seconded by: Michael Zucchet

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

Excused (1): Dan Malcolm

Passed (6 to 0)

Q. Officer's Report

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

A) Change Order No. 1 to Contract No. 2024-20 with Montano Pipeline, Inc. - Increases Contract Amount by \$2,686.12

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:

None to Report

Secretary, Board of Port
Commissioners

San Diego Unified Port District

Clerk of the San Diego Unified Port
District