



# San Diego Unified Port District

3165 Pacific Hwy.  
San Diego, CA 92101

## Special Meeting Minutes

### Board of Port Commissioners

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Tuesday, August 9, 2022

10:00 AM

Don L. Nay Port Administration Boardroom

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#### Closed Session

#### A. Roll Call.

**Present:** 7 - Commissioner Rafael Castellanos, Chairman Dan Malcolm, Commissioner Ann Moore, Commissioner Danielle Moore, Commissioner Sandy Naranjo, Commissioner Frank Urtasun, and Commissioner Michael Zucchet

**Excused:** 0

**Absent:** 0

**Recused:** 0

*Commissioner A. Moore, Commissioner D. Moore and Commissioner Naranjo were excused until they arrived.*

*Officers Present: Morales, Russell, and Stuyvesant.*

#### B. Public Communications.

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

#### CLOSED SESSION

*Thomas A. Russell, General Counsel, announced the Closed Session items as follows:*

1. [2022-0249](#) Closed Session Item No. 1

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: SDUPD - Approximately 105 acres of land and water located in the City of San Diego situated between downtown and the Bay in the District's Central Embarcadero area and bordered by the USS Midway Museum and Harbor Drive to the north, Manchester Grand Hyatt and Kettner Boulevard to the east, and San Diego Bay to the south and west  
Negotiating Parties:  
1HWY1, LLC - Yehudi Gaffen

SDUPD - Joe Stuyvesant, Adam Meyer, Anthony Gordon, James Hammel, Alexa Paulus

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

2. [2022-0245](#)

Closed Session Item No. 2

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: SDUPD - Parcel consisting of approximately 31,000 square feet of building area and up to 47,000 square feet of parking lot area at 3125 Pacific Highway, San Diego

Negotiating Parties:

STAY OPEN San Diego, LLC - Andrew Swerdloff

SDUPD - Joe Stuyvesant, Anthony Gordon, Adam Meyer, Amber Jensen

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

3. [2022-0248](#)

Closed Session Item No. 3

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: Approximately 7,989 square feet of building area located at 807 W. Harbor Drive, San Diego

Negotiating Parties:

Cedar Restaurant Group, LLC dba 3rd Base - Freddy Braid

R.I. Properties, Inc. dba Retail Insite - Don Moser and Allison Campbell

SDUPD - Joe Stuyvesant, Anthony Gordon, Adam Meyer, Alexa Paulus, Donovan Martinez

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

4. [2022-0251](#)

Closed Session Item No. 4

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: Approximately 428,927 square feet of land area and

approximately 1,235,218 square feet of water area located at 1551 Shelter Island Drive in the City of San Diego, California

Negotiating Parties:

CAHUENGA III, LLC dba Kona Kai Resort and Marina - Jake Donohue, CEO  
San Diego Unified Port District - Anthony Gordon, Chris Hargett, Steven Wells, Christian de Manielle, David Jones

Under Negotiations: Price and Terms

*Item will be continued to future date.*

5. [2022-0250](#)

Closed Session Item No. 5

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Significant exposure to litigation Government Code Section 54956.9(d)(2)

Three (3) cases

*The Board considered 2 of the 3 items. No reportable action was taken.*

6. [2022-0242](#)

Closed Session Item No. 6

PERSONNEL EVALUATION  
EXECUTIVE DIRECTOR/PRESIDENT/CHIEF EXECUTIVE OFFICER  
Government Code Section 54957

*Item will be continued to future date.*

7. [2022-0243](#)

Closed Session Item No. 7

PERSONNEL EVALUATION  
GENERAL COUNSEL  
Government Code Section 54957

*Item will be continued to future date.*

8. [2022-0244](#)

Closed Session Item No. 8

PERSONNEL EVALUATION  
PORT AUDITOR  
Government Code Section 54957

*Item will be continued to future date.*

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*Secretary, Board of Port Commissioners  
San Diego Unified Port District*

ATTEST:

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*Clerk of the San Diego Unified Port District*