



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Meeting Minutes

Board of Port Commissioners

Wednesday, July 24, 2019

10:00 AM

Pacific Daylight Time

Don L. Nay Port Administration Boardroom

Closed Session

Teleconference Location

7:00 AM - Hawaii Standard Time

Residence Inn Maui-Wailea, Molokini Room

75 Wailea Ike, Wailea, Maui, Hawaii 96753

A. Roll Call.

Present: 7 - Chairperson Bonelli, Commissioner Castellanos, Commissioner Malcolm, Commissioner Merrifield, Commissioner Moore, Commissioner Valderrama, and Commissioner Zucchet

Excused: 0

Absent: 0

Commissioner Zucchet was excused until he arrived.

Officers Present: Coniglio, DeAngelis, Monson, Morales, and Russell

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. [2019-0267](#) Closed Session Item No. 1

PUBLIC EMPLOYEE PERSONNEL EVALUATION:
PORT AUDITOR
Government Code Section 54957

No reportable action was taken on this item.

2. [2019-0268](#) Closed Session Item No. 2
- CONFERENCE WITH LABOR NEGOTIATOR
Government Code Section 54957.6
- Agency Negotiator: Garry Bonelli
Unrepresented Employees: Port Auditor
- No reportable action was taken on this item.*
3. [2019-0278](#) Closed Session Item No. 3
- CONFERENCE WITH LABOR NEGOTIATOR
Government Code Section 54957.6
- Agency Negotiator: Executive Director/President/Chief Executive Officer
Employee Organization: San Diego Harbor Police Officers Association
- No reportable action was taken on this item.*
4. [2019-0280](#) Closed Session Item No. 4
- CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8
- Property: Approximately 9-acre site adjacent to the East Basin Industrial Subarea on Harbor Island located in the City of San Diego, California
- Negotiating Parties:
Sunroad HIE Hotel Partners, L.P. - Uri Feldman, Richard Ledford, Andrea Rosati, Lisa Gordon
SDUPD - Shaun Sumner, Tony Gordon, Adam Meyer, Wendy Siao, James Hammel
- Under Negotiations: Price and Terms
- Commissioner Castellanos recused himself and did not participate in this item. No reportable action was taken on this item.*
5. [2019-0291](#) Closed Session Item No. 5
- CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation Government Code Section 54956.9(d)(2)
- One (1) Case
- No reportable action was taken on this item.*

6. [2019-0279](#) Closed Session Item No. 6

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: SDUPD - Wyndham San Diego Bayside located at 1355 North Harbor Drive, San Diego

Negotiating Parties:
Bret Arriola - Felcor Hotel Asset Company, LLC

Shaun Sumner, Tony Gordon, Adam Meyer, Wendy Siao, James Hammel - SDUPD

Under Negotiations: Price and Terms

No reportable action was taken on this item.

7. [2019-0288](#) Closed Session Item No. 7

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: SDUPD

Approximately 8,664 sqf of land area and approximately 133,755 sqf of water area located at 1403 Scott Street, San Diego CA 92106;

Approximately 9,343 sqf of land area and approximately 140,138 sqf of water area located at 2803 Emerson Street, San Diego CA 92106;

Approximately 21,074 sqf of land area and approximately 165,024 sqf of water area located at 2838 Garrison Street, San Diego CA 92106;

Approximately 96,342 sqf of land area and approximately 163,172 sqf of water area located at 4960 North Harbor Drive, San Diego CA 92106;

Approximately 9,600 sqf of land area located at the Western end of the North Harbor Drive parking lot, near the intersection of North Harbor Drive and Scott Street;

Approximately 54,000 sqf of land area located at 4980 North Harbor Drive, commonly referred to as the Westy's Parking Lot;

Approximately 33,000 sqf of land area located at the Western section of the North Harbor Drive parking lot, adjacent to Sun Harbor Marina;

Approximately 51,000 sqf of land area located at the Eastern section of the North Harbor Drive parking lot, adjacent to Point Loma Marina;

Approximately 4,700 sqf of land area located at the Eastern section of the North Harbor Drive parking lot, adjacent to the Navy leased property located near the intersection of North Harbor Drive and Echo Lane.

Negotiating Parties: Frank Lo Preste - Point Loma Sportfishing Association, Inc., dba Point Loma Sportfishing; Frank Ursitti - United Sportfishers of San Diego, Inc., dba H & M Landing; Frank Lo Preste, Tim Ekstrom, Doug Kern - Fisherman's Landing Corporation, dba Fisherman's Landing; Greg Boeh - Point Loma Marina, LLC, dba The Wharf

Randa Coniglio, Shaun Sumner, Tony Gordon, Ken Wallis, Christian de Manielle - SDUPD

Under Negotiations: Price and Terms

No reportable action was taken on this item.

8. [2019-0281](#) Closed Session Item No. 8

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: SDUPD - Approximately 400,400 square feet of tideland area located at 1140 North Harbor Drive in the City of San Diego

Negotiating Parties:
Carnival Corporation - Stefano Borzone
Disney Cruise Line - Russell Daya
SDUPD - Randa Coniglio, Joel Valenzuela, Adam Deaton

Under Negotiations: Price and Terms

No reportable action was taken on this item.

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

ATTEST:

Clerk of the San Diego Unified Port District,