



# San Diego Unified Port District

3165 Pacific Hwy.  
San Diego, CA 92101

## Special Meeting Minutes

### Board of Port Commissioners

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Tuesday, September 14, 2021

10:00 AM

Virtual Meeting

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#### Closed Session

#### A. Roll Call.

**Present:** 7 - Commissioner Bonelli, Commissioner Castellanos, Commissioner LeSar, Commissioner Malcolm, Commissioner Moore, Commissioner Naranjo, and Chairman Zucchet

**Excused:** 0

**Absent:** 0

*Commissioner LeSar was excused until she arrived at 10:03 am.*

*Commissioner Moore was excused until she arrived at 10:06 am.*

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

#### 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. [2021-0326](#) Closed Session Item No. 1

CONFERENCE WITH LABOR NEGOTIATOR  
Government Code Section 54957.6

District Negotiators: Joe Stuyvesant, Karen Porteous, Michelle Corbin

Employee Organizations:

California Teamsters, Public Professional & Medical Employees Union Local 911, Service, Maintenance, Operations and Crafts Unit; California Teamsters, Public Professional & Medical Employees Union Local 911, Non-Sworn Safety Personnel Unit; California Teamsters, Public Professional & Medical Employees Union Local 911, Supervisory Unit

San Diego Harbor Police Officers Association

*No reportable action was taken on this item.*

2. [2021-0327](#) Closed Session Item No. 2

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: SDUPD - Parcels consisting of approximately 265,758 square feet of land area and 98,424 square feet of water area at 1313 Bay Marina Drive, National City

Negotiating Parties:

Marine Group Boat Works, LLC - Todd Roberts

Austal USA - Larry Ryder

SDUPD - Shaun Sumner, Anthony Gordon, Adam Meyer, Ryan Donald, Amber Jensen, Amy Tigri

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

3. [2021-0328](#) Closed Session Item No. 3

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: SDUPD - Parcels consisting of approximately 432,741 square feet of land area and 358,756 of water area at North side of G Street at terminus of both Quay Avenue and Sandpiper Way, Chula Vista

Negotiating Parties:

Marine Group Boat Works, LLC - Todd Roberts

SDUPD - Shaun Sumner, Anthony Gordon, Adam Meyer, Ryan Donald, Amber Jensen, Amy Tigri

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

4. [2021-0324](#) Closed Session Item No. 4

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: SDUPD

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

92106;

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

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

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

Approximately 9,600 square feet 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 square feet of land area located at 4980 North Harbor Drive, commonly referred to as the Westy's Parking Lot;

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

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

Approximately 4,700 square feet 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:

Point Loma Sportfishing Association, Inc., dba Point Loma Sportfishing - Frank Lo Preste;

United Sportfishers of San Diego, Inc., dba H & M Landing - Frank Ursitti; Fisherman's Landing Corporation, dba Fisherman's Landing - Frank Lo Preste, Tim Ekstrom, and Doug Kern;

Point Loma Marina, LLC, dba The Wharf - Greg Boeh.

SDUPD - Joe Stuyvesant, Shaun Sumner, Tony Gordon, Ken Wallis, and Christian de Manielle

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

5. [2021-0331](#) Closed Session Item No. 5

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 - Shaun Sumner, Anthony Gordon, Adam Meyer, Stephanie Shook, Sean Jones, Taylor Stack

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

6. [2021-0329](#) Closed Session Item No. 6

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: SDUPD - East Harbor Island parcel consisting of approximately 12 acres of land at Harbor Island Drive and Liberator Way, San Diego

Negotiating Parties:

Topgolf International, Inc. - Matt Smith, Joe Wojdowski, Ben Haddad

SDUPD - Shaun Sumner, Tony Gordon, Adam Meyer, Lucy Contreras, James Hammel

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

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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*

