



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Special Meeting Minutes

Board of Port Commissioners

Tuesday, March 8, 2022

10:00 AM

Don L. Nay Port Administration Boardroom

Closed Session

A. Roll Call.

Present: 6 - Commissioner Castellanos, Chairman Malcolm, Commissioner A. Moore, Commissioner Naranjo, Commissioner Urtasun, and Commissioner Zucchet

Excused: 0

Absent: 0

Recused: 0

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

B. Public Communications.

The following member(s) of the public addressed the Board with agenda-related comments: Peter Halmay, Closed Session Item 4 - File No. 2022-0084.

CLOSED SESSION

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

1. [2022-0081](#) Closed Session Item No. 1

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: SDUPD - Chula Vista Bayfront parcel consisting of approximately 74.7 acres of land at H Street and Marina Parkway, Chula Vista

Negotiating Parties:

RIDA Chula Vista, LLC - Ira Mitzner and Luke Charlton;

City of Chula Vista - Maria Kachadoorian;

J.P. Morgan Securities, LLC - Taylor Hart

JPMorgan Chase Bank, N.A. - Tim Self

SDUPD - Joe Stuyvesant, Shaun Sumner, Tony Gordon, Adam Meyer, Stephanie Shook, Matthew Ostlund, and Robert DeAngelis.

Under Negotiations: Price and Terms

This item was continued to a future Board meeting.

2. [2022-0082](#) Closed Session Item No. 2

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: Approximately 14.81 acres of District owned property east of Pacific Highway between Laurel Street and Vine Street and approximately 3.97 acres of District owned property west of Pacific Highway between Laurel Street and Sassafras Street

Negotiating Parties:

SANDAG - Ryan Kohut, Hasan Ikhata

SDUPD - Anthony Gordon, Chris Hargett

Under Negotiations: Price and Terms

No reportable action was taken on this item.

3. [2022-0083](#) Closed Session Item No. 3

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, Shaun Sumner, Anthony Gordon, Adam Meyer

Under Negotiations: Price and Terms

No reportable action was taken on this item.

4. [2022-0084](#) Closed Session Item No. 4

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: Approximately 105,635 square feet of land area and 290,143 square feet of water area, located at 4900 - 4930 North Harbor Drive, in the City of San Diego

Negotiating Parties:

Driscoll's Marine, Ltd., a California limited partnership - Tom Driscoll,

Karen Driscoll
SDUPD - Shaun Sumner, Anthony Gordon, Chris Hargett, Christian de Manielle

Under Negotiations: Price and Terms

No reportable action was taken on this item.

5. [2022-0086](#) Closed Session Item No. 5

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Subdivision (d)(1) of Government Code Section 54956.9

San Diego Unified Port District v. San Diego Gas & Electric Company, et al.

San Diego Superior Court Case No. 37-2017-00041251-CU-BC-CTL

Commissioner Urtasun was recused due to a conflict of interest resulting from ownership of stock in Sempra Energy and did not participate. No reportable action was taken on this item.

6. [2022-0087](#) Closed Session Item No. 6

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Subdivision (d)(1) of Government Code Section 54956.9

City of Imperial Beach, et al. v. The International Boundary & Water Commission - United States Section, et al.

United States District Court, Case No. 3:18-CV-00457-JM-LL

No reportable action was taken on this item.

7. [2022-0088](#) Closed Session Item No. 7

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Subdivision (d)(1) of Government Code Section 54956.9

SLPR LLC, et al. v. San Diego Unified Port District and State of California, et al.

San Diego Superior Court Case No. GIC 860766-1 [Consolidated with 37-2008-000791750-CU-OR-CTL and 37-2016-00025353-CU-EI-CTL]

No reportable action was taken on this item.

8. [2022-0089](#) Closed Session Item No. 8

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.

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

ATTEST:

Clerk of the San Diego Unified Port District