



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Meeting Agenda Board of Port Commissioners

Tuesday, February 12, 2019

1:00 PM

Don L. Nay Port Administration Boardroom

Please complete a Request to Speak form prior to the commencement of the meeting and submit it to the District Clerk.

Items under the Consent Agenda section are considered to be routine, and will be acted upon with one vote. If you wish for an item to be removed from the Consent Agenda for further discussion, please submit your request to the District Clerk prior to the commencement of the meeting.

In keeping with the Americans with Disabilities Act (ADA), the San Diego Unified Port District will make every reasonable effort to encourage participation in all its public meetings. If you require assistance or auxiliary aids in order to participate at this public meeting, please contact the Office of the District Clerk at publicrecords@portofsandiego.org or (619) 686 6206 at least 48 hours prior to the meeting.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the San Diego Unified Port District to all or a majority of the Board of Port Commissioners, including those records distributed less than 72 hours prior to that meeting, are available for public inspection at the Office of the District Clerk, 3165 Pacific Highway, San Diego, California during normal business hours.

For those planning to attend the Board meeting, accessible parking is available in the Port Administration Building parking lot. All parking spots marked "Reserved" in the main parking lot at 3165 Pacific Highway are available for use by the public on Board Meeting days. Overflow parking can be accommodated to the west of the Port Administration Building in the Port District Employee/Visitor parking.

For the agenda online and more information about the Commissioners' names and city representation, and future Board meeting dates, please visit our website at www.portofsandiego.org. As a courtesy to all who attend these public meetings, please turn all cell phones to off or vibrate before entering the Board Room.

A. Roll Call.**B. Closed Session Report Out.****C. Pledge of Allegiance.****D. Public Communications.**

Please limit comments to 3 minutes per speaker. No actions may be taken on these items.

E. Commissioners' Reports.

No actions may be taken on these items.

F. Board Committee Reports.

- Seaport San Diego Development Ad Hoc Committee
- SANDAG Airport Connectivity Subcommittee

G. President's Report.**H. District Clerk's Announcements.****APPROVAL OF MINUTES**

- [2019-0054](#) Approval of minutes for:
January 16, 2019 - CLOSED SESSION
January 16, 2019 - SPECIAL BPC MEETING

CONSENT AGENDA

1. [2018-0243](#) RESOLUTION AUTHORIZING AMENDMENT NO. 1 TO AGREEMENT WITH MARINE GROUP BOAT WORKS, LLC, FOR FULL SERVICE IMPOUNDED VESSEL SERVICES, INCREASING THE \$600,000 MAXIMUM AMOUNT PAYABLE UNDER THE AGREEMENT BY \$929,400 FOR A NEW MAXIMUM AMOUNT OF \$1,529,400; AND ADDING A NEW LOCATION WHERE SERVICES ARE PERFORMED. ADDITIONAL FUNDING REQUIRED IN THE CURRENT FISCAL YEAR WILL BE FUNDED USING AVAILABLE FAVORABLE VARIANCE. ALL FUNDS REQUIRED FOR FUTURE FISCAL YEARS WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF EACH FISCAL YEAR'S BUDGET.
2. [2018-0535](#) ORDINANCE GRANTING A THIRTY (30) YEAR EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR A SUBSURFACE GAS LINE ON 19TH STREET AND TIDELANDS AVENUE IN NATIONAL CITY, CALIFORNIA

3. [2018-0559](#) RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AWARDING CONTRACT NO. 2018-10 TO CHAMBERS INC. IN THE AMOUNT OF \$1,598,963 FOR THE ROOF REPLACEMENT AT TAMT WAREHOUSE B PROJECT AS AUTHORIZED BY THE BOARD IN THE FY2018/19 MAJOR MAINTENANCE BUDGET
4. [2018-0565](#) RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AWARDING CONTRACT NO. 2018-03 TO DICK MILLER, INC. IN THE AMOUNT OF \$7,999,999.99 FOR THE DEMOLITION AND SITE IMPROVEMENTS OF TRANSIT SHED 2 AND RAIL IMPROVEMENTS AT TENTH AVENUE MARINE TERMINAL - TIGER GRANT PROJECT, AS AUTHORIZED AND FUNDED BY THE BOARD IN THE FY 2019-2023 CAPITAL IMPROVEMENT PROGRAM
5. [2019-0038](#) RESOLUTION SELECTING AND AUTHORIZING A SINGLE SOURCE AGREEMENT WITH ELECTRIC POWER RESEARCH INSITUTE, AN IDENTIFIED SUBCONTRACTOR IN THE SAN DIEGO UNIFIED PORT DISTRICT'S APPLICATION TO THE CALIFORNIA ENERGY COMMISSION'S GRANT FUNDING OPPORTUNITY-17-302, FROM FEBRUARY 13, 2019 UNTIL MARCH 31, 2023 FOR SUPPORT OF THE TENTH AVE MARINE TERMINAL RENEWABLE MICROGRID FOR AN AMOUNT NOT TO EXCEED \$419,997, REIMBURSIBLE THROUGH THE CALIFORNIA ENERGY COMMISSION GRANT AGREEMENT NUMBER EPC-17-049

The Board will consider staff's request to continue this item to a future Board meeting.

6. [2019-0039](#) RESOLUTION SELECTING AND AUTHORIZING A SINGLE SOURCE AGREEMENT WITH UNIVERSITY OF CALIFORNIA, SAN DIEGO, AN IDENTIFIED SUBCONTRACTOR IN THE SAN DIEGO UNIFIED PORT DISTRICT'S APPLICATION TO THE CALIFORNIA ENERGY COMMISSION'S GRANT FUNDING OPPORTUNITY-17-302, FROM FEBRUARY 13, 2019 UNTIL MARCH 31, 2023 FOR SUPPORT OF THE TENTH AVE MARINE TERMINAL RENEWABLE MICROGRID FOR AN AMOUNT NOT TO EXCEED \$327,593, REIMBURSIBLE THROUGH THE CALIFORNIA ENERGY COMMISSION GRANT AGREEMENT NUMBER EPC-17-049

The Board will consider staff's request to continue this item to a future Board meeting.

7. [2018-0572](#) ORDINANCE GRANTING AN APPROXIMATE TWENTY-TWO (22) YEAR UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR SUBSURFACE UTILITY EQUIPMENT TO PROVIDE ELECTRICAL AND GAS SERVICE TO NATIONAL CITY AQUATIC CENTER AND DISTRICT INFRASTRUCTURE
8. [2018-0578](#) RESOLUTION AUTHORIZING AMENDMENTS TO THE AS NEEDED AGREEMENTS FOR PROJECT MANAGEMENT CONSULTING SERVICES WITH EXCELERATE, LLC AND SZENBRIDGE ASSOCIATES, TO PROVIDE PROJECT MANAGEMENT SERVICES TO SUPPORT THE STRATEGIC PLANNING PROCESS, TO INCREASE THE MAXIMUM AMOUNT PAYABLE UNDER THE AGREEMENTS BY \$500,000 FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$675,000 AND EXTEND THE TERM FOR THREE YEARS TO JUNE 30, 2022
9. [2019-0018](#) A) ORDINANCE AUTHORIZING AMENDMENT NO. 2 TO THE SAN DIEGO UNIFIED PORT DISTRICT'S AMENDED, RESTATED, AND COMBINED LEASE WITH PACIFIC GATEWAY, LTD DBA SAN DIEGO MARRIOTT MARQUIS AND MARINA TO REPLACE FUTURE RENT REVIEWS WITH FIXED RENT INCREASES AND UPDATE CERTAIN LEASE TERMS.
B) ORDINANCE AUTHORIZING OPTION TO THE SAN DIEGO UNIFIED PORT DISTRICT'S AMENDED, RESTATED, AND COMBINED LEASE WITH PACIFIC GATEWAY, LTD DBA SAN DIEGO MARRIOTT MARQUIS AND MARINA FOR AN OPTION TO ADD TWENTY-TWO (22) YEARS TO THE LEASE TERM.
C) ORDINANCE AUTHORIZING OPTION TO THE SAN DIEGO UNIFIED PORT DISTRICT'S AMENDED AND RESTATED LEASE WITH MANCHESTER GRAND RESORTS, L.P. DBA MANCHESTER GRAND HYATT FOR AN OPTION TO ADD SIXTEEN (16) YEARS TO THE LEASE TERM.
10. [2019-0019](#) RESOLUTION ESTABLISHING RENT FOR BARTELL HOTELS, DBA HILTON SAN DIEGO AIRPORT LOCATED AT 1960 HARBOR ISLAND DRIVE, IN THE CITY OF SAN DIEGO FOR THE PERIOD OF JANUARY 1, 2019 THROUGH DECEMBER 31, 2028
11. [2019-0025](#) RESOLUTION BY A FOUR-FIFTHS (4/5) VOTE AUTHORIZING CONTINUED ACTION FOR EMERGENCY STORM WATER MANAGEMENT AT THE CHULA VISTA BAYFRONT

12. [2019-0045](#) RESOLUTION AUTHORIZING THE GENERAL COUNSEL TO EXECUTE AMENDMENT NO. 3 TO THE AGREEMENT FOR LEGAL SERVICES WITH COLANTUONO, HIGHSMITH & WHATLEY, P.C. INCREASING THE MAXIMUM AMOUNT PAYABLE BY \$85,000 FROM \$165,000 TO \$250,000; FY 2019 EXPENDITURES ARE BUDGETED
13. [2019-0055](#) RESOLUTION WAIVING BOARD OF PORT COMMISSIONERS (BPC) POLICY 018-A, SECTION 3 TO ALLOW THREE COMMISSIONERS TO SERVE AS FACILITATORS FOR THE MARITIME STAKEHOLDER FORUM DURING 2019

ACTION AGENDA

14. [2018-0554](#) PRESENTATION OF SERVICE AWARDS TO EMPLOYEES WITH 15 OR MORE YEARS OF SERVICE

15. [2019-0033](#) PRESENTATION ON THE REDEVELOPMENT OF THE 7-ACRE ELBOW PARCEL (ELBOW PARCEL) ON EAST HARBOR ISLAND, AND UPDATE ON THE REDEVELOPMENT OF THE 48-ACRE EAST BASIN INDUSTRIAL SUBAREA (EAST BASIN INDUSTRIAL SUBAREA) NORTH OF THE ELBOW PARCEL, WHICH MAY INCLUDE DIRECTION TO STAFF AS FOLLOWS:

A) PROVIDE FEEDBACK TO STAFF ON THE REDEVELOPMENT PROPOSED BY SUNROAD HIE HOTEL PARTNERS, L.P. (SUNROAD) FOR THE ELBOW PARCEL ON EAST HARBOR ISLAND AND RESOLUTION DIRECTING STAFF TO NEGOTIATE AN AMENDMENT TO THE EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE DISTRICT AND SUNROAD (SUNROAD ENA) THAT REQUIRES SUNROAD TO SUBMIT IN 120 DAYS FROM THE EFFECTIVE DATE OF THE AMENDMENT TO THE SUNROAD ENA A REVISED SECOND SUBMITTAL PURSUANT TO SECTION 5(b) OF THE SUNROAD ENA WITH THE FOLLOWING CHANGES:

I. DELETION OF THE REQUIREMENT IN SECTION 5(b)(i)(5) THAT THE PROPOSED DEVELOPMENT BE IN CONFORMANCE WITH THE SUNROAD HARBOR ISLAND HOTEL PROJECT & EAST HARBOR ISLAND SUBAREA PMPA REVISED FINAL ENVIRONMENTAL IMPACT REPORT, THE MITIGATION MONITORING AND REPORTING PROGRAM, AND FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS ADOPTED BY THE BOARD OF PORT COMMISSIONERS (BOARD) ON MARCH 4, 2014 (COLLECTIVELY, 2013 EIR); AND

II. ADDITION OF THE FOLLOWING CRITERIA IN SECTION 5(b):

- a) PROPOSED DEVELOPMENT WILL BE A HOTEL DEVELOPMENT WITH 450 TO 500 ROOMS BUILT IN ONE PHASE;
- b) PROPOSED DEVELOPMENT HAS ONE OR TWO HOTEL BUILDINGS THAT CONTRAST EACH OTHER IN SCALE AND MASSING;
- c) INTEGRATE PARKING FOR THE PROPOSED DEVELOPMENT INTO THE ELBOW PARCEL INTERIOR BY MINIMIZING ITS VISIBILITY FROM HARBOR ISLAND DRIVE;
- d) PROPOSED DEVELOPMENT INCORPORATES TEMPORARY AND PERMANENT MINI DESTINATION AREAS THROUGHOUT THE ELBOW PARCEL THAT DRAWS THE PUBLIC TO AND THROUGH THE ELBOW PARCEL BY CREATING ACTIVATING USES, INCLUDING ON THE GROUND LEVEL;
- e) THE OPERATOR FOR THE HOTEL COMPONENT FOR THE PROPOSED DEVELOPMENT WILL BE AN UPSCALE HOTEL BRAND SIMILAR IN QUALITY AND AMENITIES TO AC HOTELS BY MARRIOTT,

ELEMENT, ALOFT, HYATT PLACE, HYATT HOUSE, HILTON HOTELS & RESORTS, CURIO - A COLLECTION BY HILTON, TAPESTRY COLLECTION BY HILTON, OR SWISSOTEL; AND

f) THE PROPOSED DEVELOPMENT INCORPORATES ANY OTHER CRITERIA RECEIVED FROM THE BOARD AS PART OF FEEDBACK.

B) PROVIDE DIRECTION TO STAFF ON THE REDEVELOPMENT OF THE EAST BASIN INDUSTRIAL SUBAREA ON EAST HARBOR ISLAND

16. [2019-0001](#) PRESENTATION AND DIRECTION TO STAFF ON THE INTERIM MANAGEMENT AND OPERATION OF SEAPORT VILLAGE INCLUDING MAINTENANCE, LEASING AND ACTIVATION
17. [2018-0576](#) PRESENTATION AND UPDATE ON THE BAYWIDE INFORMATIONAL AND WAYFINDING PLAN
18. [2019-0009](#) REVIEW AND CONSIDERATION OF DRAFT PROPOSED BOARD AGENDA FOR THE MARCH 12, 2019 MEETING

OFFICER'S REPORT

19. [2019-0052](#) MONTHLY NOTIFICATION OF CHANGE ORDERS PURSUANT TO BPC POLICY NO. 110:

A) Change Order No. 5 to Contract No. 2012-06 with R.E. Staite Engineering, Inc. / \$72,996.48 Increase & 23 Calendar Day Time Extension thru 10/06/18

MONTHLY NOTIFICATION OF COST RECOVERY USER FEE WAIVERS GRANTED BY THE EXECUTIVE DIRECTOR PURSUANT TO BPC POLICY NO. 106:

A) Request for User Fee Waiver Form from City of San Diego for Park Blvd at Grade Crossing, for total amount \$2,300.00

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