



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Meeting Agenda Board of Port Commissioners

Tuesday, November 17, 2015

1:00 PM

Don L. Nay Port Administration Boardroom

PLEASE NOTE: ADDITIONAL AGENDA RELATED INFORMATION MAY BE ADDED TO THIS AGENDA PRIOR TO 72 HOURS BEFORE THE MEETING.

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, submit your request to the District Clerk prior to the commencement of the meeting.

Agendas are available in alternative formats upon request. If you require assistance or auxiliary aids in order to participate at public meetings, please contact Office of the District Clerk at publicrecords@portofsandiego.org or (619) 686-6206 within 24 hours of the meeting.

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For those planning to attend the Board meeting, parking is available in the Port Administration Building parking lot. 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. President's Report.**G. District Clerk's Announcements.****APPROVAL OF MINUTES**

[2015-1724](#)

CONSIDERATION OF MINUTES FROM THE FOLLOWING MEETINGS:
SEPTEMBER 23, 2015 - SPECIAL MEETING - WORKSHOP
OCTOBER 6, 2015 SPECIAL MEETING - CLOSED SESSION
OCTOBER 6, 2015 REGULAR MEETING
OCTOBER 21, 2015 SPECIAL MEETING - CIP WORKSHOP

CONSENT AGENDA

1. [2015-1712](#) TECHNOLOGY STRATEGIC PLAN FY 15-16 LEASE MANAGEMENT SOLUTION - IMPLEMENTATION
 - A) RESOLUTION SELECTING AND AUTHORIZING AN AGREEMENT WITH YARDI SYSTEMS, INC. FOR PROFESSIONAL SERVICES IMPLEMENTATION OF A LEASING ADMINISTRATION SOLUTION FOR AN AMOUNT NOT TO EXCEED \$XXX,XXX
 - B) RESOLUTION AUTHORIZING AN AGREEMENT WITH YARDI SYSTEMS, INC. FOR ANNUAL LICENSING AND SUBSCRIPTION SERVICES FOR AN AMOUNT NOT TO EXCEED \$XXX,XXX

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

2. [2015-1599](#) RESOLUTION AUTHORIZING ACCEPTANCE OF GRANT FUNDS FROM THE STATE OF CALIFORNIA NATURAL RESOURCES AGENCY, DEPARTMENT OF PARKS AND RECREATION, DIVISION OF BOATING AND WATERWAYS FOR THE FY 2015/2016 SURRENDERED AND ABANDONED VESSEL EXCHANGE PROGRAM IN THE AMOUNT OF \$44,900 AND GRANTING INDEMNITY
3. [2015-1735](#) CABRILLO ISLE MARINA AT 1450 HARBOR ISLAND DRIVE, SAN DIEGO:
A) RESOLUTION CONSENTING TO ASSIGNMENT AND ASSUMPTION OF THE LEASEHOLD INTEREST FROM CLP CABRILLO MARINA, LLC TO SHM CABRILLO ISLE, LLC
B) ORDINANCE GRANTING AN AMENDED AND RESTATED LEASE TO SHM CABRILLO ISLE, LLC TO UPDATE LEASE TO NEW AND REVISED TERMS
C) RESOLUTION CONSENTING TO ENCUMBRANCE OF SHM CABRILLO ISLE, LLC'S LEASEHOLD ESTATE BY \$12,500,000 LOAN IN FAVOR OF REGIONS BANK, WITH CONDITIONS
- The Board will consider staff's request to continue this item to a future Board meeting.
4. [2015-1618](#) RESOLUTION RESCINDING RESOLUTION 2015-64 APPROVED AT THE MAY 12, 2015 BOARD OF PORT COMMISSIONERS MEETING AND ADOPTING A LINE ITEM BUDGET IN AN AMOUNT NOT TO EXCEED \$732,500 IN SPONSORSHIP FUNDING AND WAIVED DISTRICT SERVICES NOT TO EXCEED \$896,272 TO SUPPORT 61 EVENTS THROUGH THE FISCAL YEAR 2015-16 TIDELANDS ACTIVATION PROGRAM
5. [2015-1624](#) SHELTER ISLAND YACHTWAYS, LTD., LOCATED AT 2330 & 2390 SHELTER ISLAND DRIVE, SAN DIEGO, CA
A) RESOLUTION CONSENTING TO ASSIGNMENT OF OWNERSHIP INTERESTS WITHIN SHELTER ISLAND YACHTWAYS, LTD., D.B.A. SHELTER ISLAND BOATYARD
B) ORDINANCE GRANTING AMENDMENT NO. 1 TO LEASE WITH SHELTER ISLAND YACHTWAYS, LTD., D.B.A. SHELTER ISLAND BOATYARD, UPDATING CERTAIN LEASE PROVISIONS

6. [2015-1625](#) FY 15/16 MAJOR MAINTENANCE PROGRAM MANAGEMENT AND ADMINISTRATION BUILDING ELEVATOR REPAIRS
- A) RESOLUTION APPROVING TRANSFER OF FUNDS WITHIN THE FY 15/16 BUDGET EXPENSE MAJOR MAINTENANCE APPROPRIATED ITEM FROM THE NATIONAL CITY MARINE TERMINAL 24-1 ROOF REPAIR PROJECT TO MAJOR MAINTENANCE EXPENSE CONTINGENCY IN THE AMOUNT OF \$215,000, PURSUANT TO BPC POLICY NO. 90
- B) ORDINANCE AMENDING THE FY 15/16 BUDGET BY TRANSFERRING \$315,000 FROM THE MAJOR MAINTENANCE EXPENSE CONTINGENCY, WITHIN THE EXPENSE MAJOR MAINTENANCE APPROPRIATED ITEM IN THE ORDINARY ANNUAL EXPENSE CLASS TO MAJOR MAINTENANCE CAPITAL CONTINGENCY, WITHIN THE CAPITAL MAJOR MAINTENANCE APPROPRIATED ITEM IN THE CAPITAL OUTLAY CLASS PURSUANT TO BPC POLICY NO. 90, WITH NO CHANGE TO THE TOTAL APPROVED FY 15/16 MAJOR MAINTENANCE PROGRAM
- C) RESOLUTION (1) APPROVING TRANSFER OF FUNDS WITHIN THE FY 15/16 BUDGET CAPITAL MAJOR MAINTENANCE APPROPRIATED ITEM FROM THE CORAL TREE REPLACEMENT PROJECT TO MAJOR MAINTENANCE CAPITAL CONTINGENCY IN THE AMOUNT OF \$185,000, PURSUANT TO BPC POLICY NO. 90; (2) APPROVING TRANSFER OF FUNDS WITHIN THE FY 15/16 BUDGET CAPITAL MAJOR MAINTENANCE APPROPRIATED ITEM FROM MAJOR MAINTENANCE CAPITAL CONTINGENCY TO THE ADMINISTRATION BUILDING ELEVATOR REPAIRS PROJECT IN THE AMOUNT OF \$400,000, PURSUANT TO BPC POLICY NO. 90; (3) ADOPTING PLANS AND SPECIFICATIONS AND AWARDED CONTRACT NO. 2014-19 (BID SCHEDULES A, B & C) TO 24 HOUR ELEVATOR, INC. FOR THE ADMINISTRATION BUILDING ELEVATOR REPAIRS IN THE AMOUNT OF \$1,497,000, AS AUTHORIZED BY THE BOARD IN THE FY15/16 MAJOR MAINTENANCE BUDGET; AND (4) APPROVING THE ELIMINATION OF THE TENTH AVENUE MARINE TERMINAL HIGH MAST LIGHTING INSTALLATION PROJECT FROM THE FY 15/16 MAJOR MAINTENANCE PROGRAM, PURSUANT TO BPC NO. 130

7. [2015-1637](#) RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE CITY OF LOS ANGELES HARBOR DEPARTMENT REGARDING THE REGIONAL MARITIME LAW ENFORCEMENT TRAINING CENTER (RMLETC) FOR THE CONTINUED USE OF PORT OF SAN DIEGO HARBOR POLICE PERSONNEL AS INSTRUCTORS AT THE RMLETC AND GRANTING INDEMNIFICATION TO THE CITY OF LOS ANGELES HARBOR DEPARTMENT DURING THE COURSE AND SCOPE OF THE MOU
8. [2015-1639](#) RESOLUTION SELECTING AND AUTHORIZING AGREEMENTS WITH GEOSYNTEC CONSULTANTS, INC., KLEINFELDER, INC. AND TETRA TECH, INC. FOR AS-NEEDED ENVIRONMENTAL INVESTIGATION SERVICES FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$1,800,000 FOR A PERIOD OF THREE YEARS
9. [2015-1644](#) RESOLUTION ESTABLISHING THE BOARD OF PORT COMMISSIONERS' REGULAR MEETING DATES FOR CALENDAR YEAR 2016
10. [2015-1645](#) ORDINANCE GRANTING 12-YEAR, 13-DAY(S) LEASE WITH ONE, 5-YEAR OPTION AND ONE, 4-YEAR OPTION TO EXTEND EXPIRING ON DECEMBER 31, 2036 TO SAN DIEGO REFRIGERATED SERVICES, INC. FOR REFRIGERATED AND WAREHOUSE SERVICES AT THE TENTH AVENUE MARINE TERMINAL
11. [2015-1651](#) RESOLUTION GRANTING CONCEPTUAL APPROVAL TO MARINE GROUP BOAT WORKS, LLC FOR PROPOSED 500kW ROOF MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION AT ITS LEASEHOLD LOCATED AT 1313 BAY MARINA DRIVE, NATIONAL CITY, CALIFORNIA
12. [2015-1655](#) RESOLUTION AUTHORIZING AN AMENDMENT TO AGREEMENT WITH GEOPHEX, LTD. FOR FLIGHT AERIAL IMAGERY FOR AN AMOUNT OF \$4,433 NOT TO EXCEED \$31,034 FUNDED IN PART BY THE DEPARTMENT OF HOMELAND SECURITY 2014 PORT SECURITY GRANT PROGRAM FOR GIS ENHANCEMENTS FOR A TOTAL PROJECT AMOUNT OF \$350,000 WHICH IS INCLUDED IN THE TECHNOLOGY MANAGEMENT PROGRAM CAPITAL PROJECTS BUDGET

Board Action No Longer Required.

13. [2015-1656](#) RESOLUTION SELECTING AND AUTHORIZING AGREEMENTS WITH:
- A) V3IT CONSULTING, INC.
 - B) PHOENIX BUSINESS, INC. DBA PHOENIX BUSINESS CONSULTING
 - C) SAGE GROUP CONSULTING, INC.
 - D) RJT COMPUQUEST, INC.
 - E) NH BRANDT, INC.
 - F) PAS SOFTWARE SERVICES, INC.
 - G) LABYRINTH SOLUTIONS, INC. DBA LSI CONSULTING
 - H) QSI, INC.
- TO PROVIDE AS-NEEDED SAP LEVEL 3 SUPPORT SERVICES FOR A PERIOD OF FIVE (5) YEARS, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$1,250,000.
14. [2015-1666](#) ORDINANCE AUTHORIZING AGREEMENT FOR AMENDMENT OF LEASE AMENDMENT NO. 1 TO THE LEASE WITH THE CITY OF CORONADO FOR THE GLORIETTA BAY MARINA LOCATED AT 1715 STRAND WAY IN THE CITY OF CORONADO AMENDING RENT TERMS, REVISING THE LEASEHOLD DESCRIPTION, AND UPDATING CERTAIN LEASE PROVISIONS
15. [2015-1674](#) RESOLUTION AUTHORIZING AMENDMENT NO. 2 TO THE THREE-PARTY AGREEMENT BETWEEN THE DISTRICT, PASHA AUTOMOTIVE SERVICES AND ICF JONES & STOKES, INC. FOR ENVIRONMENTAL REVIEW CONSULTING SERVICES FOR THE NATIONAL CITY MARINE TERMINAL TANK FARM REDEVELOPMENT AND STREET CLOSURES PROJECT TO INCREASE THE AGREEMENT AMOUNT BY \$41,554 INCREASING THE AGGREGATE TOTAL OF THE AGREEMENT FROM \$198,400 TO \$239,954 AND EXTENDING THE AGREEMENT UNTIL JUNE 30, 2016
16. [2015-1680](#) RESOLUTION AUTHORIZING AMENDMENT NO. 3 TO AGREEMENT WITH HKS ARCHITECTS, P.C. FOR AS-NEEDED INTEGRATED PLANNING SUPPORT SERVICES TO INCREASE THE AGREEMENT AMOUNT BY \$380,000, INCLUDING \$180,000 COMMITTED FUNDS FOR ON-GOING SUPPORT SERVICES, PLUS \$200,000 FOR AS-NEEDED SERVICES AT THE DISTRICT'S OPTION, INCREASING THE AGGREGATE TOTAL OF THE AGREEMENT FROM \$1,300,000 TO \$1,680,000, AND EXTENDING THE CONTRACT TERM FROM JANUARY 31, 2016 TO JANUARY 31, 2019.
17. [2015-1700](#) RESOLUTION ADOPTING BPC POLICY NO. 774 TO ESTABLISH A POND 20 ECONOMIC DEVELOPMENT FUND

PUBLIC HEARING AGENDA

18. [2015-1640](#) BAE SYSTEMS PIER 1 NORTH DRYDOCK, ASSOCIATED REAL ESTATE AGREEMENTS AND REMOVAL OF COOLING TUNNELS PROJECT:
- A) CONDUCT PUBLIC HEARING AND ADOPT RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE "PIER 1 NORTH DRYDOCK, ASSOCIATED REAL ESTATE AGREEMENTS AND REMOVAL OF COOLING TUNNELS PROJECT", ADOPT FINDINGS OF FACT, ADOPT MITIGATION MONITORING AND REPORTING PROGRAM, AND DIRECT FILING OF THE NOTICE OF DETERMINATION
 - B) ADOPT RESOLUTION GRANTING CONCEPT APPROVAL TO BAE SYSTEMS SAN DIEGO SHIP REPAIR, INC. FOR THE PIER 1 NORTH DRYDOCK PROJECT
 - C) ADOPT RESOLUTION AUTHORIZING ISSUANCE OF A NON-APPEALABLE COASTAL DEVELOPMENT PERMIT FOR THE PIER 1 NORTH DRYDOCK PROJECT
19. [2015-1641](#) SHELTER ISLAND BOAT LAUNCH FACILITY IMPROVEMENTS PROJECT
- A) CONDUCT PUBLIC HEARING AND ADOPT RESOLUTION ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION, ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND DIRECTING FILING OF THE NOTICE OF DETERMINATION
 - B) CONDUCT PUBLIC HEARING AND ADOPT RESOLUTION APPROVING THE PORT MASTER PLAN AMENDMENT AND DIRECTING FILING WITH THE CALIFORNIA COASTAL COMMISSION FOR CERTIFICATION

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

ACTION AGENDA

20. [2015-1654](#) PRESENTATION AND DIRECTION TO STAFF ON THE DRAFT INTEGRATED PLANNING FRAMEWORK REPORT
23. [2015-1684](#) RESOLUTION SELECTING AND AUTHORIZING NEGOTIATIONS WITH THE BRIGANTINE, INC. FOR REDEVELOPMENT AND OPERATION OF ICONIC WATERFRONT RESTAURANT LOCATION AT 1360 NORTH HARBOR DRIVE
21. [2015-1704](#) INFORMATIONAL PRESENTATION ON THE MANCHESTER PACIFIC GATEWAY PROJECT AT SAN DIEGO'S NAVY BROADWAY COMPLEX
22. [2015-1686](#) ORDINANCE GRANTING FINAL FORM LEASE BETWEEN THE DISTRICT AND LPP LANE FIELD, LLC FOR THE LANE FIELD SOUTH HOTEL PROJECT LOCATED IN THE CITY OF SAN DIEGO, FOR A 66-YEAR TERM, WITH CONDITIONS
24. [2015-1653](#) REVIEW AND CONSIDERATION OF DRAFT PROPOSED BOARD AGENDA FOR THE DECEMBER 8, 2015 MEETING
25. [2015-1709](#) OFFICER'S REPORT
- Monthly Notification of Change Orders Pursuant to BPC Policy No. 110:
- None to Report
- Monthly Notification of Cost Recovery User Fee Waivers Granted by the Executive Director Pursuant to BPC Policy No. 106:
- None to Report