



# San Diego Unified Port District

3165 Pacific Hwy.  
San Diego, CA 92101

## Meeting Minutes

### Board of Port Commissioners

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Tuesday, February 11, 2020

10:00 AM

Don L. Nay Port Administration Boardroom

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#### Closed Session

#### A. Roll Call.

**Present:** 5 - Commissioner Bonelli, Commissioner Castellanos, Commissioner Merrifield, Chairperson Moore, and Commissioner Zucchet  
**Excused:** 2 - Commissioner Malcolm, and Commissioner Valderrama  
**Absent:** 0

*Officers Present: Coniglio, DeAngelis, 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. [2020-0067](#) 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 - Gary Halbert;

SDUPD - Shaun Sumner, Tony Gordon, Adam Meyer, Stephanie Shook and Sean Jones.

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

2. [2020-0068](#) Closed Session Item No. 2
- CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Subdivision (d)(1) of Government Code Section 54956.9
- Enterprise Rent-A-Car Co. of Los Angeles, LLC, et al. v San Diego Unified Port District, et al.  
San Diego Superior Court Case No. 37-2018-00028276-CU-MC-CTL
- No reportable action was taken on this item.*
3. [2020-0069](#) Closed Session Item No. 3
- CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Subdivision (d)(1) of Government Code Section 54956.9
- Enterprise Rent-A-Car Co. of Los Angeles, LLC, et al. v San Diego Unified Port District, et al.  
San Diego Superior Court Case No. 37-2019-00029137-CU-MC-CTL
- No reportable action was taken on this item.*
4. [2020-0071](#) Closed Session Item No. 4
- CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Significant exposure to litigation Government Code Section 54956.9
- Two (2) Cases
- No reportable action was taken on this item.*
5. [2020-0072](#) Closed Session Item No. 5
- 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; Parcels consisting of approximately 287,952 square feet of land area and 95,543 square feet of water area adjacent to 1313 West 24th Street, National City
- Negotiating Parties:  
Marine Group Boat Works, LLC - Todd Roberts and George Palermo  
SDUPD - Shaun Sumner, Anthony Gordon, Adam Meyer, Todd Miller, Amber Jensen

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

6. [2020-0075](#) Closed Session Item No. 6

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: Approximately 14,000 square feet of building area located at 831 W. Harbor Drive, San Diego

Negotiating Parties:

Malibu Farm, LLC. - John Stockwell, Helene Henderson Stockwell;  
SDUPD - Shaun Sumner, Tony Gordon, Adam Meyer, Lucy Contreras,  
Alexa Paulus and R.I. Properties, Inc. dba Retail Insite - Don Moser

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

7. [2020-0079](#) Closed Session Item No. 7

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: Approximately 14,000 square feet of building area located at 831 W. Harbor Drive, San Diego

Negotiating Parties:

Waterfront Restaurant Group, Inc. - Diana L. Patrick, Michael Fry, Louis and Kathleen Rezzonico;  
SDUPD - Shaun Sumner, Tony Gordon, Adam Meyer, Lucy Contreras,  
Alexa Paulus, and R.I. Properties, Inc. dba Retail Insite - Don Moser

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

8. [2020-0074](#) Closed Session Item No. 8

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: Approximately 171,660 square feet of tideland area located at 1960 Harbor Island Drive in the City of San Diego

Negotiating Parties:

Bartell Hotels, a California limited partnership - Richard Bartell  
SDUPD - Shaun Sumner, Tony Gordon, Penny Maus

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

9. [2020-0080](#) Closed Session Item No. 9

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Government Code Section 54956.8

Property: Approximately 24,108 square feet of land area located at 750  
North Harbor Drive, San Diego.

Negotiating Parties:

First Market Restaurants, Inc. - Dwight Colton

SDUPD - Shaun Sumner, Anthony Gordon, Annette Dahl, Lucy Contreras,  
Taylor Stack

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

10. [2020-0060](#) Closed Session Item No. 10

PUBLIC EMPLOYEE APPOINTMENT:

PORT AUDITOR

Government Code Section 54957

*This item was continued to a future Board meeting.*

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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*