



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Meeting Minutes

Board of Port Commissioners

Tuesday, August 10, 2021

1:00 PM

Virtual Meeting

A. Roll Call.

Present: 6 - Commissioner Bonelli, Commissioner Castellanos, Commissioner Malcolm, Commissioner Moore, Commissioner Naranjo, and Chairman Zucchet

Excused: 1 - Commissioner LeSar

Absent: 0

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

B. Closed Session Report Out.

Thomas A. Russell, General Counsel, announced that the Board considered the items on the Closed Session Agenda, and stated that no reportable action was taken.

C. Public Communications.

The following member(s) of the public addressed the Board with non agenda-related comments: None

D. Board Committee Reports.

No Board committee reports were provided.

E. Commissioners' Reports.

Commissioner Naranjo provided a report on the July 20, 2021, AB 617 Portside Community Steering Committee meeting. Commissioner Naranjo shared that CARB staff presented an overview of the proposed Advanced Clean Fleet Regulation, which includes having 100% zero emission drayage truck operations at intermodal railyards and seaports by 2035. Following the presentation, representatives from Environmental Health Coalition, the Natural Resources Defense Council, and the Union of Concerned Scientists, asked the Steering Committee to vote in favor of sending a draft letter supporting the proposed ACF Regulation to the California Air Resources Board and requested that the ACF Regulation go further in some instances. Some examples include: establishing a mandatory lifetime retirement requirement of diesel trucks after 18 years; requiring fleets to prepare and submit ZEV business transition plans, including charging infrastructure plan, to CARB to reduce delays in infrastructure installation; and include a 100% ZEV sales mandate across all truck classes by 2035. The draft letter also recommended providing support to ports and air districts that seek to achieve more aggressive truck goals, such as those identified in the Portside Community's AB 617 CERP. Commissioner Naranjo added that she suggested the draft letter be updated to also

reference the Port of San Diego's Maritime Clean Air Strategy, which the steering committee agreed to, and included in the letter to CARB. San Diego Air District staff also provided a status update on some of the AB 617 CERP strategies, including the Residential Air Filtration Program, which is still under development. Air District staff plans to do additional outreach efforts this fall, and to open the program next Spring 2022, and are targeting to have the equipment delivered to residents next Summer.

Commissioner Castellanos gave a report on a boat tour of San Diego Bay provided to new San Diego City Councilmember Sean Elo-Rivera. The tour on a Harbor Police patrol boat lasted roughly two hours. Commissioner Castellanos explained that these tours for member cities', and other elected officials, are important as they show the wide range responsibilities, operations, and activities that are carried out daily at the Port of San Diego. Highlights of the tour included Kellogg Beach sand replenishment project, Zuniga Jetty, National City's Sweetwater Channel, the National City Marine Terminal and Navy Base San Diego, NASSCO, Tenth Avenue Marine Terminal, and two Blue Economy Incubator projects. Commissioner Castellanos thanked Harbor Police Corporal Matt Oakley and Officer Ben Davis for their professionalism in providing clear safety instructions pre-tour, for their expert handling of the patrol vessel, and for their comments on the challenges and dangers that are part of patrol work on San Diego bay.

Commissioner Castellanos next reported on the Port's Grand Caribe Shoreline Park 25th anniversary celebration which he attended along with Commissioner Bonelli, which was held July 30 at the park adjacent to the Coronado Cays. The event also celebrated the 25th anniversary of the park's public artwork, "Sheltering Wings," created by artist Christopher Slatoff. This was a co-celebration with the City of Coronado.

Commissioner Bonelli added that the event was a great way to wrap up the month of July as it is National Parks and Recreation Month, and kudos to Parks & Recreation staff for great job coordinating the event. The Grand Caribe Shoreline Park demonstrates how the Port works to balance environment, economy, recreation and public safety.

Chairman Zucchet reported that he, along with Commissioner Naranjo, Commissioner Castellanos, and Commissioner Emeritus Merrifield, attended the ribbon cutting ceremony of the brand new Symphony Shell. They were joined by Mayor Todd Gloria, Congresswoman Sara Jacobs, San Diego Symphony CEO Martha Gilmer, and San Diego Symphony Board Chairman Dave Snyder. In addition to the amazing performance venue, there was a lot of work done to the entire Embarcadero Marina Park South area which includes a widened public esplanade, new benches, refurbished basketball courts, renovated restrooms, refurbished gazebo, upgraded exercise equipment, and landscaping. Chairman Zucchet also acknowledged the many Port staff who had a significant hand in getting a project of this magnitude completed in record time.

F. President's Report.

Joe Stuyvesant, President/CEO, announced that sadly staff is starting with a tribute to much respected long-time Port team member Charlie Starns. Mr. Stuyvesant then turned the presentation over to Paige Scott, Assistant Director, General Services. Ms. Scott shared that Mr. Starns passed away suddenly and unexpectedly. Mr. Starns, was a beloved member of the General Services Department. He began his career at the Port in 2004 as a Lead Equipment Technician, and quickly established a reputation as a person that could be counted on to get things done, and was promoted to Maintenance Supervisor in 2006. Mr. Starns' impact to his teammates and to operations across the Port cannot be overstated. Some noteworthy accomplishments include: ELG Leadership Awards for individual and team excellence; Letters of Appreciation from San Diego Port Tenants Association; and personal accolades from local business owners and officials

from each of our member cities. However, if anyone had asked Mr. Starns about one of his proudest moments at the Port, he would have said it occurred when his team was recognized as Team of the Year in 2005. He took great pride in his team's accomplishments. Outside of work Mr. Starns was involved in motor sport racing, and built and drove his own racecars; he was part of many record-setting race teams. Mr. Starns was a devoted husband, father, and grandfather. Ms. Scott then asked for a moment of silence.

Mr. Stuyvesant then shared that the Port has kept watch on the COVID situation and its impacts on the Port, and has reacted accordingly. Staff continues to closely monitor current COVID trends and recommendations from Federal, State and County officials. All employees have been asked to show proof that they've been vaccinated against COVID-19. The Port is currently requiring all unvaccinated employees to wear a mask in the workplace. The Port is also recommending that all vaccinated employees wear masks while indoors in group settings, as well as in vehicles with multiple occupants. The next steps, after conferring with labor group partners, will be to follow the lead of the State of California and require all unvaccinated personnel to get weekly COVID testing. The health and safety of employees is the Port's number one concern. Mr. Stuyvesant added that the CDC released a study today which found that 99.99% of vaccinated people who get COVID avoided hospitalization, serious illness, and/or death; he strongly encourages anyone who has not yet been vaccinated to please do so.

Mr. Stuyvesant then informed the Board there are two emerging issues he wants to make them aware of, as well as provide a quick update on the stimulus timeline discussed at the board retreat. This past Friday the Port received a letter from the San Diego County Local Agency Formation Commission (San Diego LAFCO), suggesting that their research indicates that they might have some level of jurisdictional oversight over the District. Given that Port boundaries are spelled out by the state legislature and the Port has an oversight agency in the State Lands Commission that ensures uses are consistent with the Public Trust Doctrine, staff question whether LAFCO's assertion is correct. The Port's General Counsel's Office is working on a response and staff has made the State Lands Commission aware of this issue. Staff will keep the Board posted regarding discussions.

The second issue is a recent contact by the LOSSAN Rail Corridor Agency which is a joint powers authority that works to increase ridership, revenue, reliability, coordination and safety on the coastal rail line between San Diego, Los Angeles and San Luis Obispo. LOSSAN is looking to site a new maintenance facility and have looked at sites adjacent to marine terminals that involve Port District land. The land they are proposing has the potential to disrupt several Board priorities, therefore staff has some concerns about their proposals and will be responding in the weeks ahead. Again, staff will keep the Board informed as those discussions progress.

Mr. Stuyvesant then provided an update on stimulus. Port staff had anticipated based on talks with the State Lands Commission that the Port would be submitting calculations around revenue losses and to see funding approved at the August State Lands Commission Board Meeting. State Lands informed us that they are experiencing additional questions and comments from the Department of Finance who wants to add restrictions to how eligible ports might spend the money. State Lands is working on this, which has delayed the process. Staff continues to work with the State Lands Commission and also with legislators on how we might resolve this issue. State Lands next regularly scheduled meeting after August is October 21st. Port staff hopes to have a better sense of what requirements might be prior to the August 23rd Stimulus Workshop.

Mr. Stuyvesant then announced that on January 30, 2021, the Port and Port partners submitted an application for project designation to the US Maritime Administration's (MARAD) America's Marine Highway program. Mr. Stuyvesant stated he was pleased to announce that on July 28, staff were informed that MARAD had approved this designation for the M-5 Coastal Connector Project. The Port is working with partners in Bellingham, Washington; Reedsport, Oregon; and Caltrans to develop a service that moves raw lumber and other wood construction materials southbound and empty containers northbound. These cargoes will be carried on a barge, eliminating 250 lumber truck trips from the Pacific Northwest to Southern California for each barge trip, reducing 87,000 gallons of diesel fuel usage per barge trip, and generating jobs for the local ILWU longshoremen. This designation will allow the Port and our partners to apply for grant funds for zero-emission equipment and infrastructure to expand the service and reduce its cost for customers. Staff plans to meet with the full project team in person this Fall and continue discussions with barge operators that can help turn this project idea into a reality. Staff expects the service to be fully operational in 3-5 years, and are in the beginning stages of this exciting effort.

Mr. Stuyvesant then reported on the successful completion of the Port's latest sand replenishment project at Kellogg Beach. A total of 2,200 cubic yards of natural sand was placed as part of Port's reoccurring effort to reclaim this beach, and protect it from erosion. The Port's Engineering-Construction Department led this project, with support from their colleagues in Planning & Green Port, and Development Services. As a result of this Major Maintenance project, approximately 30,000 square feet of beach land was recovered for the public to enjoy. It was designed in-house, and came in under-budget.

Mr. Stuyvesant then explained that the Port's fiscal year-end tabulation is in progress, staff is waiting for the actual revenues from tenants, along with expenses from vendors. Staff will have a more updated financial report in September--when the external auditors start their audit field work. Staff expects the auditors to complete their audit by October, with the Auditor's opinion issued in November. Consistent with prior years, the final audited financial statements will be reported at the last quarter Audit Advisory Committee meeting which will be held December 7th. Mr. Stuyvesant reported that the Port's actual operating revenues are tracking to be better than the revenue reforecast, it looks like the Port will beat the operating revenue reforecast by about \$9.4M dollars. Mr. Stuyvesant stated he was pleased to report staff are tracking to achieve approximately a \$11M operating deficit budget for FY21 which includes \$4 million in funding for shore power, which is a significant improvement over the Reforecast budgeted operating deficit estimate of \$18M without funding for shore power.

Mr. Stuyvesant then announced that the District was recently awarded again, for the 7th consecutive year, a Certificate of Achievement for Excellence in Financial Reporting for the District's June 30, 2020 Comprehensive Annual Financial Report (CAFR). This certificate is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

G. District Clerk's Announcements.

Donna Morales, District Clerk, announced that additional agenda-related materials were received by the Board after the publication of the agenda for Item 11 - File No. 2021-0284.

Additionally, Ms. Morales announced that there are no requested docket changes.

APPROVAL OF MINUTES

[2021-0312](#) Approval of minutes for:

July 13, 2021 - CLOSED SESSION
July 13, 2021 - BPC MEETING

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board approved the minutes. The motion carried by the following vote:

Yeas: 6 - Bonelli, Castellanos, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 1 - LeSar

Absent: 0

Abstain: 0

Recused: 0

CONSENT AGENDA

On a motion by Commissioner Bonelli, seconded by Commissioner Castellanos, the Board adopted the Consent Agenda, thereby adopting Resolution 2021-090; Resolution 2021-091; Resolution 2021-092; Ordinance 3016; Resolution 2021-093; Ordinance 3017; Resolution 2021-094; Resolution 2021-095; and Resolution 2021-096. The motion carried by the following vote:

Yeas: 6 - Bonelli, Castellanos, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 1 - LeSar

Absent: 0

Abstain: 0

Recused: 0

1. [2021-0065](#) RESOLUTION SELECTING AND AUTHORIZING AGREEMENTS TO PROVIDE AS NEEDED IT APPLICATIONS CONSULTING SERVICES WITH THE SERVICE PROVIDERS LISTED BELOW AS SPECIFIED IN EACH INDIVIDUAL AGREEMENT FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$5,000,000 AND CONDITIONED ON SUCH SERVICE PROVIDERS AGREEING TO THE NEW EQUAL OPPORTUNITY EMPLOYMENT SECTION AND REVISED TERM OF ONE (1) YEAR WITH FOUR (4) OPTIONAL ONE-YEAR EXTENSIONS. ALL FUNDS FOR FUTURE FISCAL YEARS WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF EACH FISCAL YEAR'S BUDGET.

- A) AGREEYA SOLUTIONS, INC.
- B) AMICK BROWN, LLC.
- C) ASPIREHR, INC.
- D) CGI TECHNOLOGIES AND SOLUTIONS, INC.
- E) CRITIGEN, LLC.
- F) DATAMANUSA, LLC.
- G) DELOITTE CONSULTING, LLP.
- H) EPI-USE AMERICA, INC.
- I) LABYRINTH SOLUTIONS, INC. DBA LSI CONSULTING
- J) MICHAEL BAKER INTERNATIONAL, INC.
- K) MORRIS WILLNER PARTNERS, INC. DBA MW PARTNERS, INC.
- L) N H BRANDT, INC.
- M) PHOENIX BUSINESS, INC. DBA PHOENIX BUSINESS CONSULTING
- N) QUARTIC SOLUTIONS, INC.
- O) SIERRA DIGITAL, INC.
- P) V3IT CONSULTING, INC.

On a motion by Commissioner Bonelli, seconded by Commissioner Castellanos, the Board adopted Resolution 2021-090 as part of the Consent agenda.

2. [2021-0103](#) RESOLUTION SELECTING AND AUTHORIZING AGREEMENT WITH EXCELLENCE PROFESSIONAL CLEANING, INC. FOR PUBLIC COMFORT STATION AND DRINKING FOUNTAIN JANITORIAL SERVICES FROM OCTOBER 1, 2021 TO SEPTEMBER 30, 2026 FOR A NOT TO EXCEED AMOUNT OF \$2,000,000. THIS SERVICE HAS BEEN DEEMED AN OPERATIONAL NECESSITY. THE AGREEMENT ALLOWS FOR EARLY TERMINATION BY THE EXECUTIVE DIRECTOR. FUNDS FOR FISCAL YEAR 2022 HAVE BEEN BUDGETED IN THE AMOUNT OF \$300,000. 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.

On a motion by Commissioner Bonelli, seconded by Commissioner Castellanos, the Board adopted Resolution 2021-091 as part of the Consent agenda.

3. [2021-0146](#) RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AWARDED CONTRACT NO. 2020-12 TO CAPITAL INDUSTRIAL RESTORATION, INC. IN THE AMOUNT OF \$665,031.00 FOR THE CONCRETE REPAIRS AT SAN DIEGO HILTON BAYFRONT GARAGE DECK 7 PROJECT, SAN DIEGO, CALIFORNIA AS AUTHORIZED BY THE BOARD IN THE FY2021 MAJOR MAINTENANCE PROGRAM

On a motion by Commissioner Bonelli, seconded by Commissioner Castellanos, the Board adopted Resolution 2021-092 as part of the Consent agenda.

4. [2021-0246](#) SEAPORT VILLAGE:

ORDINANCE GRANTING A LEASE TO TACO SHOP RESTAURANT GROUP, INC. DBA CRACK TACO SHOP FOR A MEXICAN RESTAURANT LOCATED AT 849 W. HARBOR DRIVE, SUITE C5-D IN SAN DIEGO FOR A 10-YEAR TERM PLUS ONE 5-YEAR OPTION TO EXTEND (FOR A TOTAL POTENTIAL TERM OF 15 YEARS), WITH \$185,000 IN TENANT IMPROVEMENT ALLOWANCE TO BE SOURCED FROM AVAILABLE FUNDING IN THE FISCAL YEAR (FY) 2022 EQUIPMENT OUTLAY AND OTHER CAPITAL PROJECTS APPROPRIATION FOR SEAPORT VILLAGE TENANT IMPROVEMENTS

On a motion by Commissioner Bonelli, seconded by Commissioner Castellanos, the Board adopted Ordinance 3016 as part of the Consent agenda.

5. [2021-0263](#) RESOLUTION APPROVING:

A) CHULA VISTA BAYFRONT PROJECT PHASE 1A EARLY WORK IMPLEMENTATION AND RIGHT OF ENTRY LICENSE AGREEMENT TO CONSTRUCT CERTAIN PHASE 1A IMPROVEMENTS LOCATED IN THE CITY OF CHULA VISTA AND NECESSARY FOR THE CONSTRUCTION OF A CONVENTION CENTER, RESORT HOTEL, AND OTHER PHASE 1A IMPROVEMENTS, WITH CONDITIONS

ORDINANCE GRANTING:

B) TEN (10) YEAR EASEMENT TO SAN DIEGO GAS & ELECTRIC FOR THE OPERATION AND MAINTENANCE OF A TEMPORARY UNDERGROUND ELECTRICAL FACILITY IN THE CITY OF CHULA VISTA, CALIFORNIA

On a motion by Commissioner Bonelli, seconded by Commissioner Castellanos, the Board adopted Resolution 2021-093 and Ordinance 3017 as part of the Consent agenda.

6. [2021-0285](#) ASSIGNMENT OF WIRELESS COMMUNICATION TIDELAND USE AND OCCUPANCY PERMITS LOCATED ON HARBOR DRIVE, SPANISH LANDING AND SHELTER ISLAND:

A. RESOLUTION CONSENTING TO THE ASSIGNMENT AND ASSUMPTION OF TWO TIDELAND USE AND OCCUPANCY PERMITS FROM NEW CINGULAR WIRELESS PCS, LLC TO DIRECT CONNECT TOWERS, LLC FOR WIRELESS COMMUNICATION EQUIPMENT LOCATED ON HARBOR DRIVE AND SPANISH LANDING; AND,

B. RESOLUTION CONSENTING TO THE ASSIGNMENT AND ASSUMPTION OF THE TIDELAND USE AND OCCUPANCY PERMIT

FROM NEW CINGULAR WIRELESS PCS, LLC TO HOOSIER TOWERS, LLC FOR WIRELESS COMMUNICATION EQUIPMENT LOCATED ON SHELTER ISLAND.

On a motion by Commissioner Bonelli, seconded by Commissioner Castellanos, the Board adopted Resolution 2021-094 and Resolution 2021-095 as part of the Consent agenda.

7. [2021-0310](#) RESOLUTION AUTHORIZING THE DISTRICT TO ENTER INTO AN AMENDED AGREEMENT WITH THE COUNTY OF SAN DIEGO TO RECEIVE ADDITIONAL FUNDING OF \$350,000 FROM THE LAW ENFORCEMENT HOMELAND SECURITY GRANT OPERATION STONEGARDEN FUNDS FOR FY2019 AND GRANT INDEMNITY TO THE COUNTY OF SAN DIEGO. FUNDS FOR THIS AMENDED AGREEMENT HAVE BEEN BUDGETED IN THE HARBOR POLICE DEPARTMENT'S FY2022 BUDGET.

On a motion by Commissioner Bonelli, seconded by Commissioner Castellanos, the Board adopted Resolution 2021-096 as part of the Consent agenda.

ACTION AGENDA

8. [2021-0298](#) INFORMATIONAL PRESENTATION FROM THE SAN DIEGO BOWL GAME ASSOCIATION ON THE 2021 SAN DIEGO HOLIDAY BOWL AT PETCO PARK AND BOWL-RELATED ACTIVITIES

Michael Brown, Vice President Marketing & Communications, addressed the Board with staff's report and presentation regarding Action Agenda Item 8 - File No. 2021-0298 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Mr. Brown then turned the presentation over to Bob Bollinger, President of the San Diego Bowl Game Association, to provide a brief overview of the 2021 San Diego Holiday Bowl at Petco Park, and bowl-related activities.

The following member(s) of the public addressed the Board with agenda-related comments: None

Chairman Zucchet provided comments.

9. [2021-0251](#) INFORMATIONAL PRESENTATION FROM SCI CONSULTING GROUP ON REGULATIONS GOVERNING CANNABIS SALE AND CONSUMPTION ON DISTRICT TIDELANDS

Aimee Heim, Program Director of Grants and Government Relations, addressed the Board with staff's report and presentation regarding Action Agenda Item 9 - File No. 2021-0251 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Ms. Heim then turned the presentation over to Kyle Tankard, SCI Consulting Group, to provide an overview of the cannabis industry in California and to explore the opportunities of the industry in relation to the goals of the Port of San Diego. Mr. Tankard then turned the presentation over to David Jones, Deputy General Counsel, to discuss additional legal considerations for the Port.

The following member(s) of the public addressed the Board with agenda-related comments: National City Mayor Sotelo Solis; National City Vice Mayor Rodriguez; Port

Commissioner Emeritus Valderrama; Laura Wilkinson Sinton; and Maribel McKinze, United Food and Commercial Workers.

Commissioner Malcolm, Commissioner Naranjo, Commissioner Moore, Commissioner Bonelli, and Chairman Zucchet provided comments.

Donna Morales, District Clerk, announced that Commissioner Castellanos had to leave and was excused for the remainder of the Board meeting.

Commissioner Naranjo made a motion to repeal the prohibition ordinance currently in effect as part of the Port Code, and look into developing an ordinance assisting member cities and changing the conversation with the State Lands Commission.

Chairman Zucchet clarified with General Counsel's Office that the Board cannot take action on non-agendized items, however, the Board may direct staff to agendize and bring back items for consideration.

Commissioner Naranjo amended her motion to direct staff to prepare and bring back an item regarding options to repeal the prohibition ordinance for Board's consideration. Chairman Zucchet seconded the motion.

Commissioner Moore called for a friendly amendment to incorporate direction to staff to provide information whether cannabis use on Port tidelands is compliant under the public trust doctrine; provide information whether there are impacts on receiving federal grants; and any revision or proposed ordinance would incorporate policies that are respectful of each member cities' restrictions. Commissioner Naranjo, and Chairman Zucchet accepted the friendly amendment.

Commissioner Bonelli requested addition to have Harbor Police provide advantages and disadvantages to allowing cannabis on Port tidelands from the law enforcement/public safety perspective. Commissioner Naranjo, and Chairman Zucchet accepted the friendly amendment.

Commissioner Moore requested that before the ordinance is repealed, ask General Counsel's office to provide information on impact of not having an ordinance regarding use of cannabis on Port tidelands.

General Counsel Russell respectfully suggested that before coming back with a draft ordinance: staff will bring back further report on how the current ordinance might be amended to allow consumption; how consumption could be allowed in a way that would be respectful to each member cities' concerns; staff will communicate with colleagues in Oakland and San Francisco relating to State Lands Commissions findings; and staff will also research federal regulation impacts.

Commissioner Naranjo agreed and accepted General Counsel Russell's suggestion.

The motion failed by the following vote:

Yeas: 3 - Moore, Naranjo, and Zucchet

Nays: 2 - Bonelli, and Malcolm

Excused: 2 - Castellanos, and LeSar

Absent: 0

Abstain: 0

Recused: 0

10. [2021-0267](#) INFORMATIONAL PRESENTATION REGARDING THE SAN DIEGO HARBOR POLICE FOUNDATION'S WORK

Kirk Nichols, Assistant Chief, Harbor Police, addressed the Board with staff's report and presentation regarding Action Agenda Item 10 - File No. 2021-0267 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Assistant Chief Nichols, then turned the presentation over to Sandy Moul, Board Director, San Diego Harbor Police Foundation, to provide an update on the foundations efforts to date, and an overview of the new initiative related to the fight against human trafficking.

The following member(s) of the public addressed the Board with agenda-related comments: None

Commissioner Malcolm, Commissioner Bonelli, and Chairman Zucchet, provided comments and asked clarifying questions. Jeffrey Wohler, President & CEO, San Diego Harbor Police Foundation, responded.

11. [2021-0284](#) BLUE CARBON INITIATIVES, INCLUDING A COOPERATIVE AGREEMENT WITH THE U.S. DEPARTMENT OF TRANSPORTATION MARITIME ADMINISTRATION (MARAD):

A) INFORMATIONAL PRESENTATION ON THE DISTRICT'S BLUE CARBON INITIATIVES WITH A FOCUS ON EELGRASS ASSESSMENTS AND NATURE-BASED SEQUESTRATION OPPORTUNITIES;

B) RESOLUTION ACCEPTING GRANT FUNDS FROM THE MARITIME ENVIRONMENTAL AND TECHNICAL ASSISTANCE PROGRAM, FUNDED BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION MARITIME ADMINISTRATION (MARAD) IN AN AMOUNT UP TO \$500,000 FOR A PERIOD OF THREE YEARS, AND AUTHORIZING AN AGREEMENT WITH MARAD TO ENGAGE IN THE FIRST PROJECT UNDER THE GRANT THROUGH A COOPERATIVE RESEARCH PARTNERSHIP TO ASSESS EELGRASS CARBON SEQUESTRATION IN SAN DIEGO BAY IN THE AMOUNT OF \$150,000, AND GRANTING INDEMNITY;

C) ADOPT AN ORDINANCE AMENDING THE SAN DIEGO UNIFIED PORT DISTRICT FISCAL YEAR 2021-22 BUDGET INCREASING THE NON-PERSONNEL APPROPRIATION IN THE AMOUNT OF \$110,000.

Eileen Maher, Director, Environmental Conservation, addressed the Board with staff's report and presentation regarding Action Agenda Item 11 - File No. 2021-0284 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Ms. Maher then turned the presentation over to Amanda Russell,

Sea Grant Fellow, to discuss what blue carbon is, and why it is important. Ms. Russell then turned the presentation over to Heather Kramp, Associate Environmental Specialist, to discuss San Diego Bay's Eelgrass habitats, recent legislative efforts to support nature-based solutions, the San Diego Bay Blue Carbon Eelgrass Study and funding received to conduct study, and staff recommendations.

The following member(s) of the public addressed the Board with agenda-related comments: Sree Kandhadai.

Commissioner Malcolm, Commissioner Bonelli, and Chairman Zucchet, provided comments and asked clarifying questions. Ms. Kramp responded.

On a motion by Commissioner Malcolm, seconded by Commissioner Bonelli, the Board adopted Resolution 2021-097 and Ordinance 3018. The motion carried by the following vote:

Yeas: 5 - Bonelli, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 2 - Castellanos, and LeSar

Absent: 0

Abstain: 0

Recused: 0

12. [2021-0157](#) REVIEW AND CONSIDERATION OF DRAFT PROPOSED BOARD AGENDA FOR THE SEPTEMBER 14, 2021 MEETING

On a motion by Commissioner Bonelli, seconded by Chairman Zucchet, the Board approved the proposed agenda. The motion carried by the following vote:

Yeas: 5 - Bonelli, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 2 - Castellanos, and LeSar

Absent: 0

Abstain: 0

Recused: 0

OFFICER'S REPORT

13. [2021-0295](#) OFFICER'S REPORT

MONTHLY NOTIFICATION OF CHANGE ORDERS PURSUANT TO BPC POLICY NO. 110:

A) Change Order No. 2 to Contract No. 2019-38 with SOLPAC Construction, Inc. dba Soltek Pacific Construction Company - Increases

Contract by \$175,987.03 & 65 Calendar Day Time Extension thru 09/01/21

B) Change Order No. 1 to Contract No. 2021-02 with R.E. Staite Engineering, Inc. - Decreases Contract by \$22,394.30

C) Change Order No. 01 for Contract No. 2021-01 with M-Rae Engineering, Inc. - Increases Contract by \$36,942.77

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

None to Report

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:

A) Amendment No. 2 to Lease with United States of America, General Services Administration (GSA) on Behalf of the United States Coast Guard - Amends Lease to Issue Notice to Proceed with Tenant Improvement Work, and Authorize Tenant Improvement Cost Overage Related to Change Orders No. 02, 08, 14 and 19

B) Amendment No. 2 to Lease (#71829) with Louisiana Charlie's, LLC dba Louisiana Charlie's - Amends Paragraph 8.1 Related to Monetary Discrepancy in the Initial Tenant Improvement Allowance

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

ATTEST:

Clerk of the San Diego Unified Port District