



# San Diego Unified Port District

3165 Pacific Hwy.  
San Diego, CA 92101

## Special Meeting Minutes

### Board of Port Commissioners

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Tuesday, March 14, 2023

10:00 AM

Don L. Nay Port Administration Boardroom

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#### Closed Session

#### A. Roll Call.

**Present:** 6 - Chairman Rafael Castellanos, Commissioner Dan Malcolm, Commissioner Danielle Moore, Commissioner Sandy Naranjo, Commissioner Frank Urtasun, and Commissioner Michael Zucchet

**Excused:** 1 - Commissioner Ann Moore

**Absent:** 0

**Recused:** 0

*Commissioner Malcolm was excused until he arrived.*

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

#### B. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable.

*No requests received.*

#### C. 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. [2023-0077](#) Closed Session Item No. 1

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: Approximately 163,589 square feet of tideland area and 956,867 square feet of water located at 2040 Harbor Island Drive in the

City of San Diego, California  
Negotiating Parties:  
HIW Associates, LP - Eric Leslie  
SDUPD - Shaun Sumner, Anthony Gordon, Adam Meyer, Amber Jensen,  
Amy Gerritsen

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

2. [2023-0083](#) Closed Session Item No. 2

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: Approximately 250,806 square feet of exclusive use area and approximately 131,941 square feet of joint-use area located on the south side of North Harbor Drive south of the southerly terminus of Winship Lane in the City of San Diego, California; Approximately 176,337 square feet of exclusive use area and approximately 131,941 square feet of joint-use area located on the south side of North Harbor Drive south of the southerly terminus of Winship Lane in the City of San Diego, California; Approximately 398,862 square feet of exclusive use area and approximately 131,941 square feet of joint-use area located on the south side of North Harbor Drive south of the southerly terminus of Winship Lane in the City of San Diego, California

Negotiating Parties:  
Avis Budget Group - Robert Bouta, Vice President, Real Estate  
Enterprise - William Bettison, Group Property Development and Facilities Manager, Southern California Group  
The Hertz Corporation - Connie Gurich, Director of Properties  
SDUPD - Shaun Sumner, Tony Gordon, Adam Meyer, James Hammel, Stella Karl-Ruiz, Annette Dahl

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

3. [2023-0075](#) Closed Session Item No. 3

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: SDUPD - East Harbor Island parcel consisting of approximately 8.5 acres of land at Harbor Island Drive and Liberator Way, San Diego

Negotiating Parties:  
Topgolf USA SDP,LLC - Matt Smith, Joe Wojdowski, Ben Haddad, Scott

Wetterling

SDUPD - Shaun Sumner, Tony Gordon, Adam Meyer, James Hammel

Under Negotiations: Price and Terms

*Commissioner Danielle Moore recused herself from and did not participate in Item 3 - File 2023-0075 due to employment with former law firm who represents one of the parties in that matter. No reportable action was taken on this item.*

4. [2023-0074](#) Closed Session Item No. 4

CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION  
Pursuant to Subdivision (d)(4) of Government Code Section 54956.9

One (1) case

*No reportable action was taken on this item.*

5. [2023-0073](#) Closed Session Item No. 5

CONFERENCE WITH LABOR NEGOTIATOR  
Government Code Section 54957.6

Agency Designated Representatives: Joe Stuyvesant, Elba Gomez,  
Michelle Corbin

Employee Organizations:

- California Teamsters, Public Professional & Medical Employees Union Local 911, Service, Maintenance, Operations and Crafts Unit
- California Teamsters, Public Professional & Medical Employees Union Local 911, Non-Sworn Safety Personnel Uni;
- California Teamsters, Public Professional & Medical Employees Union Local 911, Supervisory Unit
- All Units Unrepresented Employees: All Classifications

*No reportable action was taken on this item.*

6. [2023-0076](#) Closed Session Item No. 6

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Significant exposure to litigation Government Code Section 54956.9(d)(2)

Two (2) cases

*No reportable action was taken on this item.*