



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Special Meeting Minutes

Board of Port Commissioners

Wednesday, April 8, 2020

1:00 PM

Don L. Nay Port Administration Boardroom

Special Meeting

A. Roll Call.

Present: 7 - Commissioner Bonelli, Commissioner Castellanos, Commissioner Malcolm, Commissioner Merrifield, Chairperson Moore, Commissioner Valderrama, and Commissioner Zucchet

Excused: 0

Absent: 0

Officers Present: Coniglio, DeAngelis, Medina, Morales, and Russell

B. Public Communications.

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

C. District Clerk's Announcements.

Donna Morales, District Clerk, announced that many agenda-related items were received by the Board after the publication of the agenda through the public records email and will be made part of the record.

ACTION AGENDA

Randa Coniglio, President/CEO, announced that staff will be providing presentations on both agenda items together before stopping for questions and public comments as the items are closely related.

Ms. Coniglio began staff presentation for Item 1 - File No. 2020-0101 and Item 2 – File No. 2020-0167 (A copy of the staff reports, presentations and any agenda-related materials are on file with the Office of the District Clerk). The presentation proceeded using the following outline:

- *Opening Message*
- *Overview of Reserves*
- *Capital Improvement Program*
- *Revenue forecast assumptions and methodology*
- *FY 2021 Budget*
 - *Revenue with Methodology Applied*
 - *Expense by Account*

- Major Maintenance
- Equipment and Other Capital Projects
- Technology Capital Projects
- Budget Scenarios
- Project Impacts for Each Budget Scenario
- Review Revised Q4 Budget for FY 2020
- Tenant Status and Recommendations
- Federal and State Stimulus Opportunities
- Recommended Path Forward: Base Budget
- Next Steps

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

Live comment: Brigette Browning, Unite Here Local 30; and Sophie Silvestri, Pasha Automotive.

Voice Mail Public Comment: Eric Welms, President, Harbor Police Officers Association; Neil Sjolander, Business Representative from Teamsters 911; Jacqueline Reynoso, President/CEO, National City Chamber of Commerce; Carol, JADA Charters; C.F Kohler, President, Kohler Craft Company; Chris Glen, Seaport Village Tenant; David Thornton, Old Town Trolley Tours; Dwight Colton, President, Fish Market Restaurants; Ken Manzoni, Adventuress LLC; Kevin Olenick, Swings and Things; Kyle Corbett, San Diego Sailing Tours; Mike McWilliams, San Pasqual Winery Tasting Room; Peter Mackauf, Ben & Jerry's Seaport Village; Sean Clancy, Sheraton San Diego; Name unknown, Tenant, Seaport Village; and Tom Driscoll, Driscoll Boat Works.

Commissioner Zucchet, Commissioner Bonelli, Commissioner Castellanos, Commissioner Malcolm, Commissioner Merrifield, Commissioner Valderrama, and Chair Moore, provided comments, and asked clarifying questions, Shaun Sumner, Vice President, Real Estate, Engineering and Facilities; Cid Tesoro, Assistant Vice President, Infrastructure; Robert DeAngelis, CFO/Treasurer; and Ms. Coniglio responded.

1. [2020-0101](#) ACCEPT PRELIMINARY BUDGET INFORMATION AND PROVIDE DIRECTION TO STAFF ON PREPARING THE FISCAL YEAR (FY) 2021 BUDGET INCLUDING DIRECTION ON A STAFF RECOMMENDATION TO PREPARE THE FY 2021 BUDGET PURSUANT TO A BASE CASE SCENARIO; TO REDUCE THE FY 2019-2023 CAPITAL IMPROVEMENT BUDGET BY \$5.7M AND REALLOCATE TO THE FY 2021 OPERATING BUDGET; TO USE CUMULATIVE UNRESTRICTED RESOURCES AND/OR OPERATING RESERVES TO FUND ANY REMAINING BUDGET DEFICIT; AND TO MONITOR THE DISTRICT'S PERFORMANCE AGAINST THE BUDGET FREQUENTLY, REPORTING ANY CHANGES TO THE BOARD AND RECOMMENDING ADJUSTMENTS TO RESPOND TO CHANGING ECONOMIC CONDITIONS IN CONNECTION WITH THE CORONAVIRUS (COVID-19) PANDEMIC
2. [2020-0167](#) RESOLUTION ESTABLISHING TEMPORARY RENT DEFERRAL PROGRAM FOR QUALIFYING CONCESSION TENANTS ALLOWING A TEMPORARY SUSPENSION OF MINIMUM RENTAL PAYMENTS AND DIRECTION TO STAFF, AS NECESSARY

Commissioner Zucchet made a motion to accept staff's recommendation related to temporary rent deferral, and to give staff further direction regarding an openness to a case-by-case assessment for rent deferral; return to the Board with recommendations relating to designating a deferral program "Czar", and direct staff to include a condition in the resolution regarding worker recall.

Commissioner Castellanos seconded the motion. Commissioner Zucchet called for an amendment to include direction to have staff present options regarding deferment timeline and fiscal impacts, and to include edits suggested by Commissioner Castellanos for Section 3, Section 4, and the addition of Worker Retention compliance. Commissioner Castellanos seconded the amendment, thereby adopting Resolution 2020-034. The motion carried by the following vote:

Yeas: 7 - Bonelli, Castellanos, Malcolm, Merrifield, Moore, Valderrama, and Zucchet

Nays: 0

Excused: 0

Absent: 0

Abstain: 0

Recused: 0

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

ATTEST:

Clerk of the San Diego Unified Port District