



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Meeting Agenda Board of Port Commissioners

Tuesday, April 10, 2018

1:00 PM

Don L. Nay Port Administration Boardroom

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 for further discussion, please submit your request to the District Clerk prior to the commencement of the meeting.

In keeping with the Americans with Disabilities Act (ADA), the San Diego Unified Port District will make every reasonable effort to encourage participation in all its public meetings. If you require assistance or auxiliary aids in order to participate at this public meeting, please contact the Office of the District Clerk at publicrecords@portofsandiego.org or (619) 686 6206 at least 48 hours prior to the meeting.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the San Diego Unified Port District to all or a majority of the Board of Port Commissioners, including those records distributed less than 72 hours prior to that meeting, are available for public inspection at the Office of the District Clerk, 3165 Pacific Highway, San Diego, California during normal business hours.

For those planning to attend the Board meeting, accessible parking is available in the Port Administration Building parking lot. All parking spots marked "Reserved" in the main parking lot at 3165 Pacific Highway are available for use by the public on Board Meeting days. 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.****CONSENT AGENDA**

1. [2018-0133](#) Approval of minutes for:
January 22, 2018 - SPECIAL MEETING
February 6, 2018 - CLOSED SESSION
February 6, 2018 - REGULAR BPC MEETING

2. [2017-0251](#) SOUTH CAMPUS DEMOLITION PHASE 4B IN CHULA VISTA:
A) ORDINANCE AMENDING THE FY 2018 BUDGET INCREASING THE FY 2018 CAPITAL IMPROVEMENT PROGRAM APPROPRIATION BY \$6,118,100 TO BE FUNDED WITH \$2,587,900 FROM RESTRICTED RESERVES AND \$3,530,200 FROM CUMULATIVE UNDESIGNATED RESERVES FROM PREVIOUS YEARS RELATED TO THE CHULA VISTA BAYFRONT SOUTH CAMPUS PAVEMENT AND FOUNDATION DEMOLITION PROJECT
B) RESOLUTION APPROVING AN AMENDMENT TO THE FY 2014-2018 5-YEAR CAPITAL IMPROVEMENT PROGRAM TO INCREASE THE CHULA VISTA BAYFRONT SOUTH CAMPUS PAVEMENT AND FOUNDATION DEMOLITION PROJECT BUDGET BY \$6,118,100 PURSUANT TO BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 120, CAPITAL IMPROVEMENT PROGRAM (CIP)

3. [2017-0645](#) RESOLUTION AUTHORIZING AMENDMENT NO. 2 TO THE AGREEMENT WITH KTU+A FOR CHULA VISTA PARKS DESIGN SERVICES TO INCREASE THE AGREEMENT AMOUNT BY \$300,000 INCREASING THE AGGREGATE TOTAL OF THE AGREEMENT FROM \$100,000 TO \$400,000, WITHIN THE EXISTING APPROVED PROJECT BUDGET

4. [2018-0033](#) RESOLUTION AUTHORIZING THREE TWO-YEAR AGREEMENTS WITH FAIRBANK, MASLIN, MAULLIN, METZ & ASSOCIATES, INC. (FM3); TRUE NORTH RESEARCH, INC.; AND LUTH RESEARCH, LLC TO CREATE AN ORGANIZATION-WIDE POOL OF QUALIFIED CONSULTANTS TO CONDUCT A VARIETY OF AS-NEEDED MARKET RESEARCH CONSULTING SERVICES SUCH AS INTERCEPT, TELEPHONE, OR ONLINE SURVEYS AND/OR OTHER TYPES OF MARKET AND PUBLIC PERCEPTION RESEARCH BEGINNING APRIL 11, 2018 TO APRIL 10, 2020 FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$450,000. FY 2018 EXPENDITURES, IF NEEDED, ARE BUDGETED. 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.
5. [2018-0037](#) A) RESOLUTION SELECTING PROTEA PROPERTY MANAGEMENT, INC. AS THE SUCCESSFUL PROPOSER OF THE REQUEST FOR PROPOSALS (RFP 17-52ME, WATERFRONT RETAIL OPPORTUNITY) (RFP) AND CONCLUDING THE RFP, RESERVING CERTAIN RIGHTS THEREUNDER
B) RESOLUTION AUTHORIZING PROPERTY MANAGEMENT AGREEMENT BETWEEN THE SAN DIEGO UNIFIED PORT DISTRICT AND PROTEA PROPERTY MANAGEMENT, INC. (PROTEA) ENDING JUNE 30, 2021 WITH TWO OPTIONS TO EXTEND BY ONE YEAR EACH AND GRANTING PROTEA A LIMITATION OF LIABILITY AND A WAIVER OF CONSEQUENTIAL AND EXEMPLARY DAMAGES
6. [2018-0040](#) RESOLUTION APPROVING THE 2018 ANNUAL WORK PLAN FOR THE AUDIT OVERSIGHT COMMITTEE PURSUANT TO BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 0776, PORT AUDIT OVERSIGHT COMMITTEE POLICY
7. [2018-0047](#) RESOLUTION REAPPOINTING MONA DICKERSON TO THE SAN DIEGO UNIFIED PORT DISTRICT AUDIT OVERSIGHT COMMITTEE (AOC) FOR A SECOND TERM OF THREE YEARS DURATION COMMENCING MARCH 1, 2018

8. [2018-0048](#) RESOLUTION AUTHORIZING AMENDMENT NO. 3 WITH MACIAS GINI & OCONNELL, LLP FOR PROFESSIONAL EXTERNAL AUDITING SERVICES, INCREASING THE AGREEMENT AMOUNT BY \$364,370 WHICH INCREASES THE TOTAL TO THE AGREEMENT FROM \$517,214 TO \$881,584 AND EXTENDING THE AGREEMENT FROM APRIL 30, 2018 TO APRIL 30, 2021 AND INCLUDING A REQUIREMENT FOR ROTATION OF THE ENGAGEMENT PARTNER. FY 2018 EXPENDITURES, IF NEEDED, ARE BUDGETED. 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
9. [2018-0052](#) RESOLUTION AUTHORIZING \$4,002,231 TO BE EXPENDED FOR LICENSING, PROFESSIONAL SERVICES, AND SYSTEM SUPPORT FROM MICROSOFT INC. FOR A PERIOD OF 5 YEARS; ANY AGREEMENTS UTILIZING THE \$4,002,231 WILL BE AUTHORIZED PURSUANT TO BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 110; FY 2018 EXPENDITURES, IF NEEDED, ARE BUDGETED. 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
10. [2018-0054](#) RESOLUTION CONFIRMING EXECUTIVE DIRECTOR (PRESIDENT/CEO) APPOINTMENT OF DONNA MORALES AS DISTRICT CLERK
11. [2018-0150](#) RESOLUTION SELECTING AND AUTHORIZING AGREEMENTS WITH A TO Z ENTERPRISES, INC., RSQU TOWING, INC. AND SEVERIN MOBILE TOWING, INC. FOR AS-NEEDED TOWING SERVICES AT NO EXPENSE TO THE DISTRICT FOR A PERIOD OF FIVE YEARS
- The Board will consider staff's request to continue this item to a future Board meeting.
12. [2018-0071](#) RESOLUTION AUTHORIZING THE GENERAL COUNSEL TO EXECUTE AMENDMENT NO. 3 TO THE AGREEMENT FOR EXPERT CONSULTANT SERVICES WITH KLEINFELDER, INC. INCREASING THE MAXIMUM AMOUNT PAYABLE BY \$159,950, FROM \$175,000 TO \$334,950; FY 2018 EXPENDITURES IF NEEDED, ARE BUDGETED
13. [2018-0076](#) RESOLUTION CONSENTING TO ASSIGNMENT AND ASSUMPTION OF AN AGREEMENT FOR AS NEEDED STRATEGIC MARKETING & COMMUNICATIONS SERVICES FROM MJE MARKETING SERVICES, INC. ("MJE") TO MOORE IACOFANO GOLTSMAN, INC. ("MIG")

14. [2018-0082](#) RESOLUTION APPROVING CALENDAR YEAR 2018 ANNUAL WORK PLAN FOR THE ENVIRONMENTAL ADVISORY COMMITTEE PURSUANT TO BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 018, BOARD ADVISORY COMMITTEES, FOR THE ENVIRONMENTAL ADVISORY COMMITTEE
15. [2018-0084](#) STATE OF CALIFORNIA NATURAL RESOURCES AGENCY GRANT FUNDS FOR THE SWEETWATER BICYCLE PATH AND PROMENADE PROJECT
A) RESOLUTION AUTHORIZING ACCEPTANCE OF GRANT FUNDS FROM THE STATE OF CALIFORNIA NATURAL RESOURCES AGENCY, URBAN GREENING PROGRAM FOR THE SWEETWATER BICYCLE PATH AND PROMENADE PROJECT IN THE AMOUNT OF \$4,800,000, OBLIGATING MATCHING FUNDS IN THE AMOUNT OF \$740,000, WHICH ARE REFLECTED IN THE CIP FUND, AND GRANTING INDEMNITY
B) RESOLUTION AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2019-2023 CAPITAL IMPROVEMENT PROGRAM TO INCREASE THE SITE PREPARATION AT CHULA VISTA BAYFRONT PROJECT BUDGET BY \$4,800,000 TO BE FUNDED BY AN URBAN GREENING GRANT FROM THE CALIFORNIA NATURAL RESOURCES AGENCY
16. [2018-0085](#) RESOLUTION APPROVING THE CALENDAR YEAR 2018 ANNUAL WORK-PLAN OF THE MARITIME STAKEHOLDER FORUM PURSUANT TO BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 018A
17. [2018-0086](#) IMPLEMENTATION AND INSTALLATION OF A RENEWABLE MICROGRID AT THE TENTH AVENUE MARINE TERMINAL:
A) RESOLUTION APPROVING THE SECOND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE "TENTH AVENUE MARINE TERMINAL REDEVELOPMENT PLAN AND DEMOLITION AND INITIAL RAIL COMPONENT PROJECT," IN ACCORDANCE WITH MITIGATION MEASURE - GREENHOUSE GAS NO. 6;
B) RESOLUTION APPROVING INSTALLATION OF A RENEWABLE MICROGRID AT THE TENTH AVENUE MARINE TERMINAL, CONTINGENT ON GRANT FUNDING

18. [2018-0136](#) RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF IMPERIAL BEACH TO SHARE COSTS FOR THE SANDAG ANNUAL BEACH MONITORING PROGRAM WHICH MONITORS BEACH EROSION AND ACCRETION IN IMPERIAL BEACH TO DETERMINE THE NEED FOR FUTURE SAND REPLENISHMENT PROJECTS. FY 2018 EXPENDITURES ARE BUDGETED, WITH A COST SHARE OF \$4,520. FUNDS REQUIRED FOR FUTURE FISCAL YEARS IN AN AMOUNT NOT TO EXCEED \$27,000, WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF EACH FISCAL YEAR'S BUDGET

Board Action no longer required.

19. [2018-0089](#) RESOLUTION AUTHORIZING CHANGES TO BOARD OF PORT COMMISSIONERS POLICY NO. 730, THE PORT ENVIRONMENTAL ADVISORY COMMITTEE POLICY, TO REFLECT CURRENT ENVIRONMENTAL PROGRAMS, TO INCLUDE OTHER NON-SUBSTANTIVE ADMINISTRATIVE UPDATES, AND TO RESCIND THE TENANT ENVIRONMENTAL COMPLIANCE LOAN PROGRAM FOR WHICH NO APPLICATIONS HAVE BEEN RECEIVED SINCE BOARD ADOPTION OF THE PROGRAM IN 2001

20. [2018-0093](#) RESOLUTION AUTHORIZING AN AGREEMENT WITH EXTREME SAN DIEGO, LLC FOR SPONSORSHIP OF AN EXTREME SAILING SERIES EVENT IN OCTOBER 2018 IN AN AMOUNT NOT TO EXCEED \$150,000 IN FUNDING AND UP TO \$75,000 IN DISTRICT SERVICES; FUNDS REQUIRED FOR FY 2018 EXPENDITURES ARE BUDGETED, AND FUNDS REQUIRED FOR FY 2019 WILL BE BUDGETED IN THAT FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF THAT FISCAL YEAR'S BUDGET

21. [2018-0149](#) RESOLUTION RESUMING COLLECTION OF PREVIOUSLY ADOPTED USER FEE TO BE COLLECTED BY TRANSPORTATION VENDORS DOING BUSINESS ON TIDELANDS

ACTION AGENDA

22. [2018-0092](#) RESOLUTION APPROVING A PROCLAMATION HONORING CHESTER MORDASINI ON THE OCCASION OF HIS RETIREMENT AFTER 34 YEARS OF SERVICE AT CALIFORNIA TEAMSTERS, PUBLIC, PROFESSIONAL & MEDICAL EMPLOYEES UNION LOCAL 911

23. [2018-0143](#) INFORMATIONAL PRESENTATION FROM UC SAN DIEGO SCRIPPS INSTITUTE OF OCEANOGRAPHY'S NEWLY ESTABLISHED CENTER FOR CLIMATE CHANGE IMPACTS AND ADAPTATION, INCLUDING AN OVERVIEW OF ITS FUNCTION AND ROLE IN DEVELOPING STRATEGIES FOR CLIMATE ADAPTATION, INCLUDING COASTAL RESILIENCY FOR SAN DIEGO BAY

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

24. [2018-0065](#) RESOLUTION ADOPTING A LINE ITEM BUDGET IN AN AMOUNT NOT TO EXCEED \$726,700 IN SPONSORSHIP FUNDING AND WAIVED DISTRICT SERVICES NOT TO EXCEED \$1,148,096 TO SUPPORT 66 EVENTS THROUGH THE PORT OF SAN DIEGO FY 2019 TIDELANDS ACTIVATION PROGRAM; FUNDS REQUIRED FOR FY 2019 WILL BE BUDGETED IN THAT FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF THAT FISCAL YEAR'S BUDGET

25. [2018-0080](#) INFORMATIONAL PRESENTATION FROM THE MARITIME ALLIANCE INCLUDING A RECAP ON 2017 ACTIVITIES AND A LOOK AHEAD FOR 2018

26. [2017-0418](#) ORDINANCE APPROVING EASEMENTS IN SUBSTANTIAL FORM AND POWER YOUR DRIVE SITE HOST PARTICIPATION PROGRAM AGREEMENTS WITH SDG&E FOR ELECTRIC VEHICLE CHARGING SITES LOCATED AT: GENERAL SERVICES PARKING LOT, 1400 TIDELANDS AVENUE, NATIONAL CITY, CALIFORNIA, 91950 AND HARBOR POLICE HEADQUARTERS PARKING LOT, 3380 NORTH HARBOR DRIVE, SAN DIEGO, CALIFORNIA, 92101, INCLUDING APPLICATION FEES OF \$4,410. FY 2018 EXPENDITURES ARE BUDGETED

27. [2018-0094](#) REVIEW AND CONSIDERATION OF DRAFT PROPOSED BOARD AGENDA FOR THE MAY 8, 2018 MEETING

28. [2018-0142](#) PRESENTATION OF SERVICE AWARDS TO EMPLOYEES WITH 15 OR MORE YEARS OF SERVICE

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

PUBLIC HEARING AGENDA

29. [2018-0069](#) COSTA VISTA RV RESORT AT CHULA VISTA BAYFRONT:

- A) RESOLUTION ADOPTING A SECOND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE "CHULA VISTA BAYFRONT MASTER PLAN PROJECT" AND AUTHORIZING STAFF TO FILE A NOTICE OF DETERMINATION
- B) RESOLUTION GRANTING CONCEPT APPROVAL TO SUN COMMUNITIES, INC. FOR THE COSTA VISTA RV RESORT PROJECT CONDITIONED ON SATISFACTION OF CERTAIN CONDITIONS PRECEDENT
- C) CONDUCT PUBLIC HEARING AND ADOPT RESOLUTION AUTHORIZING ISSUANCE OF AN APPEALABLE COASTAL DEVELOPMENT PERMIT (CDP) FOR THE COSTA VISTA RV RESORT PROJECT CONDITIONED ON SATISFACTION OF CERTAIN CONDITIONS PRECEDENT

OFFICER'S REPORT**30. [2018-0140](#) MONTHLY NOTIFICATION REPORTS**

Monthly Notification of Change Orders Pursuant to BPC Policy No. 110:

- A) Change Order No. 2 to Agreement No. 2017-13 with ABM Building Services, LLC / Reconciliation - \$5,000.00 Decrease
- B) Change Order No. 1 to Contract No. 2017-62 with 5 North Media / Increases Contract by \$698.29

Monthly Notification of Cost Recovery User Fee Waivers Granted by the Executive Director Pursuant to BPC Policy No. 106:

- A) Request for User Fee Waiver Form from National Oceanic and Atmospheric Administration for Installation of Secondary/Backup Water Level/Tsunami Sensor, for total amount \$658.00
- B) Request for User Fee Waiver Form from City of Chula Vista for (Subsurface) Utility Easement, for total amount \$500.00
- C) Request for User Fee Waiver Form from City of Chula Vista for Utility Easement, for total amount \$1,208.00

Monthly Notification of Rent Reviews Completed 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) Amended and Restated Lease with Marina Cortez, Inc. / Amends Percentage of Parking Rental and Other Lease Provisions