



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Meeting Agenda Board of Port Commissioners

Tuesday, March 10, 2020

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. Pledge of Allegiance.****C. Closed Session Report Out.****D. Public Communications.**

Please limit comments to 3 minutes per speaker. No actions may be taken on these items.

E. Board Committee Reports.

Accessibility Advisory Committee

F. Commissioners' Reports.

No actions may be taken on these items.

G. President's Report.**H. District Clerk's Announcements.****APPROVAL OF MINUTES**

[2020-0092](#) Approval of minutes for:

January 28, 2020 - SPECIAL CLOSED SESSION
January 31, 2020 - BOARD RETREAT
February 11, 2020 - CLOSED SESSION
February 11, 2020 - BPC MEETING

CONSENT AGENDA

1. [2019-0458](#) RESOLUTION SELECTING AND AUTHORIZING AN AGREEMENT WITH NATURESCAPE SERVICES, INC. TO PERFORM FULL-SERVICE FACILITY PREVENTIVE AND ROUTINE MAINTENANCE SERVICES AT RUOCCO PARK FROM JULY 1, 2020 THROUGH JUNE 30, 2025 FOR AN AMOUNT NOT TO EXCEED \$705,241.24. 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.

2. [2020-0110](#) RESOLUTION AUTHORIZING AGREEMENT FOR PURCHASE OF FIVE YEARS OF ANNUAL SUBSCRIPTION SERVICES AND SUPPORT FROM SHI INTERNATIONAL CORP. FOR ENTERPRISE VULNERABILITY MANAGEMENT SUBSCRIPTION FROM MARCH 15, 2020 THROUGH APRIL 15, 2025 FOR AN AMOUNT NOT TO EXCEED \$212,565.56, AND AUTHORIZING ADDITIONAL SUBSCRIPTION AND

SUPPORT RENEWAL FOR FUTURE YEARS. FUNDS REQUIRED FOR FUTURE YEARS WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF EACH FISCAL YEAR'S BUDGET.

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

3. [2020-0008](#) RESOLUTION SELECTING AND AUTHORIZING AN AGREEMENT WITH EDCO DISPOSAL CORPORATION TO PERFORM WASTE TRANSFER STATION SERVICES FROM JULY 1, 2020 THROUGH JUNE 30, 2025, FOR AN AMOUNT NOT TO EXCEED \$500,000. 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.

4. [2020-0111](#) RESOLUTION AUTHORIZING AMENDMENT NO. 1 TO AGREEMENT NO. 148-2019MA WITH APEX COMPANIES LLC FOR THE CHULA VISTA BAYFRONT STORMWATER POLLUTION PREVENTION PLAN ALLOWING EARLY START OF THE OPTIONAL TERM AT NO CHANGE TO THE AGGREGATE NOT TO EXCEED AGREEMENT AMOUNT OF \$633,269

Board action is no longer required for this item.

5. [2020-0016](#) RESOLUTION SELECTING AND AUTHORIZING AN AGREEMENT WITH DOWNSTREAM SERVICES INC., FOR AS NEEDED STORMDRAIN CLEANING AND MAINTENANCE SERVICES FOR A NOT TO EXCEED PERIOD OF THREE YEARS AND A TOTAL AGREEMENT AMOUNT OF \$180,000; FY2020 EXPENDITURES 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

6. [2020-0116](#) ORDINANCE APPROVING SUBSTANTIALLY AND FOR A PERIOD UP TO (2) TWO YEARS THE FORM OF A 66-YEAR NON-EXCLUSIVE EASEMENT TO THE CITY OF CHULA VISTA FOR STREET AND UTILITY PURPOSES LOCATED IN THE CITY OF CHULA VISTA, WITH CONDITIONS

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

7. [2020-0029](#) RESOLUTION SELECTING AND AUTHORIZING AN AGREEMENT WITH MICHAEL BAKER INTERNATIONAL, INC. FOR AS NEEDED DISTRICT STORMWATER DATABASE ENHANCEMENTS AND MANAGEMENT FOR AN AMOUNT NOT TO EXCEED \$1,500,000 FOR A PERIOD OF FIVE (5) YEARS. FY2020 EXPENDITURES ARE BUDGETED IN THE

INFORMATION TECHNOLOGY DEPARTMENT TECHNOLOGY MANAGEMENT PROGRAM. 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.

8. [2020-0050](#) RESOLUTION SELECTING AND AUTHORIZING AGREEMENTS WITH KLEINFELDER, INC., NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS, AND WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC., FOR AS-NEEDED ENVIRONMENTAL INVESTIGATION SERVICES FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$3,000,000 FOR A PERIOD OF THREE YEARS, THROUGH 2023. FY 2020 EXPENDITURES 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. [2020-0052](#) RESOLUTION APPROVING THE CALENDAR YEAR 2020 ANNUAL WORK-PLAN OF THE MARITIME STAKEHOLDER FORUM PURSUANT TO BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 018A
10. [2020-0058](#) RESOLUTION AUTHORIZING AMENDMENT NO. 6 TO AGREEMENT WITH EXCELERATE LLC TO PROVIDE INFORMATION TECHNOLOGY PROJECT MANAGEMENT OFFICE (PMO) SERVICES, INCREASING THE AGREEMENT AMOUNT BY \$1,500,000 TO A NEW NOT-TO-EXCEED AMOUNT OF \$5,429,024 AND EXTENDING THE TERM THROUGH 12/31/2020. FUNDS FOR FY2020 ARE BUDGETED IN THE TECHNOLOGY MANAGEMENT PROGRAM EXPENSE. FUNDS REQUIRED FOR FUTURE FISCAL YEARS WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON THE ADOPTION OF EACH FISCAL YEAR'S BUDGET.
11. [2020-0061](#) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH DOLE FRESH FRUIT COMPANY, REGARDING LOW CARBON FUEL STANDARD (LCFS) CREDITS FROM THE SHORE POWER PLUG LOCATED AT THE TENTH AVENUE MARINE TERMINAL FOR CREDITS GENERATED FROM JANUARY 1, 2020 THROUGH MARCH 31, 2020.
12. [2020-0114](#) A) RESOLUTION AUTHORIZING A PLAN OF FINANCE WITH THE CITY OF CHULA VISTA FOR THE PUBLIC FINANCING OF A RESORT HOTEL AND CONVENTION CENTER WITHIN THE CHULA VISTA BAYFRONT; AND
B) RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE

AMENDED AND RESTATED REVENUE SHARING AGREEMENT

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

ACTION AGENDA

13. [2020-0088](#) INFORMATIONAL PRESENTATION FROM WONDERLUST EVENTS, LLC INCLUDING A RECAP ON THE INAUGURAL 2019 Wonderfront MUSIC AND ARTS Festival AND DIRECTION TO STAFF
14. [2020-0090](#) PRESENTATION AND DIRECTION TO STAFF ON THE PROPOSED APPROACH FOR FURTHER PROGRESS ON A MARITIME CLEAN AIR STRATEGY; A STATUS UPDATE ON A FEW RECENT MARITIME-RELATED EMISSION REDUCING PROJECTS BEING PURSUED BY STAFF AND DISTRICT TENANTS; AND AN INFORMATIONAL UPDATE ON THE PORTSIDE ENVIRONMENTAL JUSTICE NEIGHBORHOODS (PORTSIDE COMMUNITY) SELECTION FOR A COMMUNITY EMISSION REDUCTION PROGRAM (CERP) BY THE CALIFORNIA AIR RESOURCES BOARD IN DECEMBER 2019, ALL OF WHICH ARE A FOLLOW UP TO PREVIOUS BOARD DIRECTION ENCOURAGING STAFF TO SUPPORT PATHWAYS TOWARDS ZERO AND NEAR-ZERO EMISSION REDUCTION GOALS
15. [2020-0018](#) PRESENTATION AND RESOLUTION AUTHORIZING AMENDMENT NO. 1 TO THE BLUE ECONOMY INCUBATOR AGREEMENT WITH SUNKEN SEAWEED LLC TO EXTEND THE PILOT PROJECT TO DEMONSTRATE THE FEASIBILITY OF SEAWEED AND SHELLFISH AQUACULTURE IN SAN DIEGO BAY FOR ECOSYSTEM SERVICES RESEARCH FOR AN ADDITIONAL FOUR YEARS UNTIL NOVEMBER 2023 AND INCREASING THE DISTRICT'S ROYALTY PERIOD FOR AN ADDITIONAL FIVE YEARS FOR A NEW ROYALTY PERIOD OF 25 YEARS UNTIL 2043 REQUIRING NO ADDITIONAL DISTRICT FUNDING
16. [2019-0466](#)
 - A. ORDINANCE AMENDING THE FISCAL YEAR (FY) 2020 BUDGET INCREASING THE FY 2020 CAPITAL IMPROVEMENT PROGRAM (CIP) APPROPRIATION BY \$4,235,000 FROM THE DISTRICT'S CUMULATIVE UNRESTRICTED RESOURCES
 - B. RESOLUTION APPROVING AN AMENDMENT TO THE FY 2019-2023 CIP TO INCREASE THE COLD IRONING PHASE 2 AT B STREET AND BROADWAY PIERS PROJECT BUDGET BY \$4,135,000
 - C. RESOLUTION APPROVING AN AMENDMENT TO THE FY 2019-2023 CIP TO INCREASE CAPITAL LABOR BY \$100,000 IN SUPPORT OF THE COLD IRONING PHASE 2 AT B STREET AND BROADWAY PIERS PROJECT

D. RESOLUTION AUTHORIZING A SOLE SOURCE EQUIPMENT PURCHASE AGREEMENT WITH COCHRAN MARINE, LLC IN THE NOT TO EXCEED AMOUNT OF \$2,531,370.98 FOR EQUIPMENT FOR THE COLD IRONING PHASE 2 AT B STREET AND BROADWAY PIERS PROJECT

E. RESOLUTION AUTHORIZING A SOLE SOURCE CONSTRUCTION PHASE CONSULTING SERVICE AGREEMENT WITH COCHRAN MARINE, LLC IN THE NOT TO EXCEED AMOUNT OF \$250,000 FOR CONSTRUCTION MANAGEMENT, COORDINATION, TESTING AND COMMISSIONING FOR THE COLD IRONING PHASE 2 AT B STREET AND BROADWAY PIERS PROJECT

17. [2020-0001](#) REVIEW AND CONSIDERATION OF DRAFT PROPOSED BOARD AGENDA FOR THE APRIL 14, 2020 MEETING

OFFICER'S REPORT

18. [2020-0112](#) OFFICER'S REPORT

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

A) Change Order No. 2 to Contract No. 2018-19 with Bellingham Marine Industries, Inc. / 78 Calendar Day Time Extension thru 01/21/20

B) Change Order No. 1 to Contract No. 2019-32 with C & S Welding, Inc. / Decreases Contract by \$4,000.00

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:

None to Report