



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Special Meeting Minutes

Board of Port Commissioners

Tuesday, April 11, 2023

9:00 AM

Don L. Nay Port Administration Boardroom

Closed Session

A. Roll Call.

Present: 5 - Chairman Rafael Castellanos, Commissioner Ann Moore, Commissioner Sandy Naranjo, Commissioner Frank Urtasun, and Commissioner Michael Zucchet

Excused: 2 - Commissioner Dan Malcolm, and Commissioner Danielle Moore

Absent: 0

Recused: 0

Commissioner A. Moore was excused until she 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. [2023-0102](#) Closed Session Item No. 1

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.

2. [2023-0103](#)

Closed Session Item No. 2

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Government Code Section 54956.8

Property: SDUPD - Parcels of land totaling approximately 147,642 square feet, 45,590 square feet, and 25,643 square feet located adjacent to Convention Way between Marina Park Way and Park Blvd. in the City of San Diego, California

Negotiating Parties:

Fifth Avenue Landing, LLC - Arthur E. Engel and Raymond A. Carpenter

SDUPD - Alexa Paulus, Adam Meyer, Tony Gordon, Shaun Sumner

Under Negotiations: Price and Terms

No reportable action was taken on this item.

3. [2023-0104](#)

Closed Session Item No. 3

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Government Code Section 54956.8

Properties:

SDUPD - Approximately 146,070 square feet of tideland area located at 1220 Pacific Highway in the City of San Diego, California

Approximately 377,500 square feet of water area adjacent to 1995 Bay Front Street in the City of San Diego, California

Approximately 540,000 square feet of water area adjacent to the foot of Sampson Street in the City of San Diego, California

Approximately 822,100 square feet of water area adjacent to the foot of 28th Street in the City of San Diego, California

Negotiating Parties:

United States Navy - Naval Facilities Engineering Systems Command (NAVFAC) Southwest

SDUPD - Shaun Sumner, Anthony Gordon, Adam Meyer, James Hammel, Ryan Donald, Cameron Mcleod

Under Negotiations: Price and Terms

No reportable action was taken on this item.

4. [2023-0111](#) Closed Session Item No. 4

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: Approximately 1,304,959 square feet of upland, tideland, and water area located at 1995 Bayfront Street in the City of San Diego, California

Negotiating Parties:

Continental Maritime of San Diego, LLC - Carlos Aguayo, Jim Marcotuli

LSF11 Trinity Bidco, Inc - David Muhlenkamp

SDUPD - Shaun Sumner, Mike LaFleur, Anthony Gordon, Joel Valenzuela, Ryan Donald, Cameron McLeod

Under Negotiations: Price and Terms

No reportable action was taken on this item.

5. [2023-0106](#) Closed Session Item No. 5

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: SDUPD - Chula Vista RV Park consisting of approximately 19 acres of land located at E Street and Bay Blvd., Chula Vista

Negotiating Parties:

Sun Chula Vista Bayfront RV LLC - Bill Raffoul and Emerson Prosser

SDUPD - Shaun Sumner, Anthony Gordon, Adam Meyer and Amber Jensen

Under Negotiations: Price and Terms

No reportable action was taken on this item.

6. [2023-0105](#) Closed Session Item No. 6

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

Two (2) cases

No reportable action was taken on this item.