



# San Diego Unified Port District

3165 Pacific Hwy.  
San Diego, CA 92101

## Meeting Minutes

### Board of Port Commissioners

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Tuesday, August 18, 2020

10:00 AM

Don L. Nay Port Administration Boardroom

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#### Closed Session

#### A. Roll Call.

**Present:** 5 - Commissioner Bonelli, Commissioner Malcolm, Commissioner Merrifield, Chairperson Moore, and Commissioner Zucchet

**Excused:** 2 - Commissioner Castellanos, and Commissioner Valderrama

**Absent:** 0

*Officers Present: Coniglio, DeAngelis, Morales, and Gross*

#### B. Public Communications.

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

#### CLOSED SESSION

*Ellen Gross, Assistant General Counsel, announced the Closed Session items as follows:*

1. [2020-0295](#) Closed Session Item No. 1

PERSONNEL EVALUATION:  
EXECUTIVE DIRECTOR/PRESIDENT/CHIEF EXECUTIVE OFFICER  
Government Code Section 54957

*No reportable action was taken on this item.*

2. [2020-0303](#) Closed Session Item No. 2

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:

HII San Diego Shipyard, Inc. - Russell McCarthy

MHI Holdings, LLC - Tom Epley and Victor Brannon

SDUPD - Shaun Sumner, Mike LaFleur, Anthony Gordon, Joel Valenzuela,  
Ryan Donald, Amber Jensen

Under Negotiations: Price and Terms

*No reportable action was taken on this item.***3.**      [2020-0294](#)      Closed Session Item No. 3CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Subdivision (d)(1) of Government Code Section 54956.9Regional Water Quality Control Board Investigative Order R9-2017-0081  
Directing the San Diego Unified Port District and the City of San Diego to  
Submit Technical Reports Pertaining to an Investigation of Sediment  
Chemistry in San Diego Bay Adjacent to the Tenth Avenue Marine  
Terminal, Cesar Chavez Park and Pacific Maritime Freight*No reportable action was taken on this item.***4.**      [2020-0306](#)      Closed Session Item No. 4CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8Property: Approximately 194,000 square feet of land area located in  
Warehouse C at the Tenth Avenue Marine Terminal

## Negotiating Parties:

Mitsubishi Cement Corporation - Mike Jasberg

SDUPD - Shaun Sumner, Tony Gordon, Ryan Donald, Chris Hargett, Joel  
Valenzuela, and Michael LaFleur

Under Negotiations: Price and Terms

*No reportable action was taken on this item.***5.**      [2020-0308](#)      Closed Session Item No. 5CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8Property: SDUPD - Approximately 314,436 square feet located on and  
adjacent to 910 North Harbor Drive, San Diego, CA

Negotiating Parties:

USS Midway Museum - John P. McLaughlin;  
SDUPD - Randa Coniglio, Shaun Sumner, and Anthony Gordon

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

6. [2020-0302](#) 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.*

7. [2020-0300](#) Closed Session Item No. 7

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8  
Property: SDUPD

Approximately 8,664 sqf of land area and approximately 133,755 sqf of water area located at 1403 Scott Street, San Diego CA 92106;

Approximately 9,343 sqf of land area and approximately 140,138 sqf of water area located at 2803 Emerson Street, San Diego CA 92106;

Approximately 21,074 sqf of land area and approximately 165,024 sqf of water area located at 2838 Garrison Street, San Diego CA 92106;

Approximately 96,342 sqf of land area and approximately 163,172 sqf of water area located at 4960 North Harbor Drive, San Diego CA 92106;

Approximately 9,600 sqf of land area located at the Western end of the North Harbor Drive parking lot, near the intersection of North Harbor Drive and Scott Street;

Approximately 54,000 sqf of land area located at 4980 North Harbor Drive, commonly referred to as the Westy's Parking Lot;

Approximately 33,000 sqf of land area located at the Western section of the North Harbor Drive parking lot, adjacent to Sun Harbor Marina;

Approximately 51,000 sqf of land area located at the Eastern section of the North Harbor Drive parking lot, adjacent to Point Loma Marina;

Approximately 4,700 sqf of land area located at the Eastern section of the North Harbor Drive parking lot, adjacent to the Navy leased property located near the intersection of North Harbor Drive and Echo Lane.

Negotiating Parties:

Point Loma Sportfishing Association, Inc., dba Point Loma Sportfishing - Frank Lo Preste;  
United Sportfishers of San Diego, Inc., dba H & M Landing - Frank Ursitti;  
Fisherman's Landing Corporation, dba Fisherman's Landing - Frank Lo Preste, Tim Ekstrom, and Doug Kern;  
Point Loma Marina, LLC, dba The Wharf - Greg Boeh

SDUPD - Randa Coniglio, Shaun Sumner, Tony Gordon, Ken Wallis, and Christian de Manielle

Under Negotiations: Price and Terms

*The Board did not consider this item.*

8. [2020-0301](#) Closed Session Item No. 8

CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Government Code Section 54956.8

Property: Lease covering 168 square feet of land area located at 1004-A North Harbor Dr. in the City of San Diego. Lease covering 3,866 square feet of non-exclusive land area and 949 square feet of building area located at 996-B North Harbor Drive in the City of San Diego

Negotiating Parties:

Old Town Trolley Tours of San Diego, Inc. - David Thornton  
SDUPD - Tony Gordon, Chris Hargett, Annette Dahl, Taylor Stack and James Hammel

Under Negotiations: Price and Terms

*No reportable action was taken on this item.*

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

ATTEST:

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*Clerk of the San Diego Unified Port District*