



# San Diego Unified Port District

3165 Pacific Hwy.  
San Diego, CA 92101

## Meeting Minutes

### Board of Port Commissioners

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Tuesday, May 14, 2019

1:00 PM

Don L. Nay Port Administration Boardroom

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#### A. Roll Call.

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

**Excused:** 0

**Absent:** 0

*Commissioner Zucchet was excused until he arrived at 1:12 pm.*

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

#### B. Closed Session Report Out.

*Thomas A. Russell, General Counsel, announced that the Board considered the items on the Closed Session Agenda with the exception of Closed Session Agenda Item 6 - File No. 2019-0201 which will be discussed after the conclusion of this meeting; as well as completion of Closed Session Item 4 - File No. 2019-0166. Mr. Russell stated that no other reportable action was taken.*

#### C. Pledge of Allegiance.

*Commissioner Merrifield led the Pledge of Allegiance.*

#### D. Public Communications.

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

#### E. Commissioners' Reports.

*Commissioner Castellanos reported on a press conference he attended along with Commissioner Valderrama in Chicano Park regarding the implementation of Assembly Bill (AB) 617. Commissioner Castellanos explained that an air quality monitoring program is being implemented in Portside Communities (Barrio Logan, National City, Logan Heights and Sherman Heights) as these areas are disproportionately affected by air pollution and have extremely high asthma rates. San Diego County's Air Pollution Control District received \$2.5 million to implement this program and will use new technology to measure localized ground level air pollutants in the Portside Communities to identify air pollution sources to help implement corrective programs. There will be 7 to 10 stations installed throughout the Portside Community.*

Commissioner Valderrama reported on the Royal Princess Inaugural Call to San Diego on May 5, 2019. Commissioner Valderrama explained that he felt fortunate to represent the Port during this inaugural visit, and enjoyed meeting Captain Tony Draper and taking a tour of the bridge. Commissioner Valderrama also explained that this was the second largest passenger vessel to have ever visited the Port of San Diego; it is 1,083 feet long and has a 4,000 passenger capacity. The Royal Princess is scheduled to return to San Diego on October 24.

Commissioner Malcolm reported on his trip to Sacramento, California, to visit the office of the Lt. Governor. Commissioner Malcolm explained he was accompanied by Commissioner Merrifield, Jason Giffen, Assistant Vice President, Planning & Green Port, and Job Nelson, Assistant Vice President, External Relations. The purpose of the meeting was to discuss the lawsuit (filed by the Port of San Diego and other local government agencies) against the International Boundaries Water Commission in response to the ongoing/chronic cross-border pollution from raw sewage from Tijuana, Mexico flowing through the Tijuana River into the ocean at the United States' southern border. Commissioner Merrifield added that the Lt. Governor's office was supportive of the Port's undertaking.

Commissioner Malcolm then reported on his trip to the International Association of Ports and Harbors (IAPH) World Conference in Guangzhou, China. Commissioner Malcolm shared that this was a very informative conference. There were many ports at this event which provided valuable opportunities to learn about other ports, as well as the state of maritime, and the economic forecast for the industry.

Commissioner Malcolm also reported on the Seaport Village Ad Hoc Committee which met on May 2. The Committee discussed Seaport San Diego development, interim operations at Seaport Village, property management and deferred maintenance, and current leasing efforts. Protea Property Management has been hired to manage Seaport Village for the Port of San Diego during the development transition, and is assisting with activating the area. Commissioner Malcolm shared some examples of the events completed so far, or are planned this year.

## **F. Board Committee Reports.**

Commissioner Valderrama reported on the Maritime Stakeholder Forum which he serves on with Commissioner Castellanos and Commissioner Malcolm. The Maritime Stakeholder Forum (Forum) met on April 23 where they received a preview of the Maritime Month events and activities scheduled for May. Commissioner Valderrama explained that Maritime Month serves two purposes--to recognize the hard working men and women of our waterfront, as well as, a public outreach tool to build good business, goodwill, and transparency. The Forum also received stormwater updates for the marine terminals, a presentation on the South Harbor Drive Study, and a business development update relating to Asia Sales Calls and Breakbulk Asia.

Commissioner Valderrama then reported on the Accessibility Advisory Committee (AAC). Commissioner Valderrama explained that the AAC met in March to discuss Shared Dockless Mobility Devices (such as bicycles and scooters) to provide suggestions to the City of San Diego on the proposed regulations, developed by the City for these devices, as these regulations would also govern some areas in the Tidelands. Port-specific regulations are also being developed and will be brought before the Commissioners for review at a future Board meeting. Commissioner Valderrama also reported that the AAC met in May at the B Street Cruise Ship Terminal for a follow-up presentation on the wayfinding signage to get a first-hand look at the improvements which the AAC provided

valuable input to develop.

Commissioner Castellanos spoke about the newly formed Blue Economy Ad Hoc Committee which was established by Chairman Bonelli to provide oversight and guidance for the Blue Economy program. Commissioner Castellanos will serve as Chair, Commissioner Malcolm and Chairman Bonelli will also serve on this ad hoc committee.

## **G. President's Report.**

Randa Coniglio, President/CEO, announced that May is Maritime Month. Ms. Coniglio stated that the maritime industry is at the heart of San Diego Bay and surrounding region. In celebration of the Maritime industry, the Port of San Diego is hosting a series of events including, outreach events in local schools, a maritime career fair, and boat and bus tour of the Port's waterfront. The Port is also giving away maritime-related prizes to the public who participate in the multiple learning activities. A video highlighting the commercial and sports fishing industry was presented.

Ms. Coniglio then announced that the following nominees were recognized by the Maritime Stakeholder Forum for their contributions to the working waterfront: Pasha Stevedoring and Terminals; Marine Group Boat Works; Flagship Cruises and Events; Sharon Cloward, President, San Diego Port Tenants Association; and the United States Coast Guard San Diego. Ms. Coniglio then invited Josefina Khalidy, Maritime Principal, to present a proclamation honoring the U.S. Coast Guard San Diego for their exceptional contributions to our waterfront.

Ms. Coniglio then spoke about the awards received by the Marketing & Communications Department. Marketing & Communications has received a total of seven awards for excellence in video production, digital marketing, crisis communications and website redesign, relating to #ThatsMyBay campaign, the new Port of San Diego Website, Discover Your Wonderfront campaign, and Cyberattack Fall 2018. Four of the awards were EPIC (Excellence in Public Communications) awards from the California Association for Public Information Officers (CAPIO), the other three awards were AVA Digital Awards from the Association of Marketing & Communications Professionals.

Ms. Coniglio then reported that the Port celebrated Earth Week April 22-27 by providing educational outreach activities to staff and the public on ways to incorporate sustainability into their daily lives.

Ms. Coniglio then announced that the Port received "Recycler of the Year Award" by the City of San Diego. The Recycler of the Year Award honors companies and organizations with the most comprehensive, innovative and/or improved recycling programs.

Ms. Coniglio also spoke about Take Your Child to Work Day. Ms. Coniglio reported that 55 children ranging from ages 8 to 18, participated in a variety of educational and fun activities to show them what the Port does in the workplace, as well as, showing the children the importance of their abilities, their potential, and what they can achieve.

Ms. Coniglio then introduced Jeff Wohler, Chairman, San Diego Harbor Police Foundation, to talk about the newly-formed Foundation. Mr. Wohler explained that the mission of the foundation is to improve public safety by providing critical resources to help fund community awareness, officer and staff wellness, specialized training and advanced technologies. Mr. Wohler then announced that the foundation will be hosting a couple of events. On June 13, the foundation will be featuring "Harbor Police in Action" showcasing the maritime, dive, tactical, firefighting and K-9 capabilities for the public at the Broadway Pavilion, and on June 26 the foundation is sponsoring the 1st annual "Fish

*with a Cop" event in partnership with the Grace W. Perkins Elementary School in Barrio Logan where they are pairing students with Harbor Police Officers for a half day fishing event.*

## **APPROVAL OF MINUTES**

[2019-0179](#)

Approval of minutes for:

April 9, 2019 - CLOSED SESSION

April 9, 2019 - BPC MEETING

April 23, 2019 - SPECIAL MEETING - BUDGET WORKSHOP

**On a motion by Commissioner Zucchet, seconded by Commissioner Castellanos, the Board approved the minutes. 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

## **H. District Clerk's Announcements.**

*Donna Morales, District Clerk, announced that agenda-related materials for Action Agenda Item 20 - File No. 2019-0103 were submitted after the publication of the agenda and copies were available at the Clerk's desk.*

*Ms. Morales then reported that Consent Agenda Item 14 - File No. 2019-0163 no longer required Board action.*

**On a motion by Commissioner Valderrama, seconded by Commissioner Castellanos, the Board accepted the requested docket change. 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

**CONSENT AGENDA**

*Commissioner Moore requested that Consent Agenda Item 6 - File No. 2019-0125 be pulled from consent for discussion.*

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted the revised Consent Agenda, thereby adopting: Resolution 2019-045; Resolution 2019-046; Resolution 2019-047; Resolution 2019-048; Resolution 2019-049; Resolution 2019-051; Resolution 2019-052; Resolution 2019-053; Resolution 2019-054; Resolution 2019-055; Resolution 2019-056; Resolution 2019-057; Resolution 2019-058; Resolution 2019-059; and Resolution 2019-060. 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

1. [2018-0571](#) RESOLUTION AUTHORIZING A SINGLE SOURCE PURCHASE ORDER IN ACCORDANCE WITH BOARD POLICY NO. 110 II.H WITH CARAHSOFT TECHNOLOGY CORP. FOR SALESFORCE ENTERPRISE APPLICATIONS PLATFORM LICENSING IN AN AMOUNT NOT TO EXCEED \$1,739,000, AND RESOLUTION AUTHORIZING AGREEMENT WITH DELOITTE CONSULTING, LLP IN AN AMOUNT NOT TO EXCEED \$1,500,000 FOR SALESFORCE IMPLEMENTATION SERVICES WITH A FIVE-YEAR TOTAL COST OF OWNership OF \$4,439,000. FUNDS REQUIRED FOR THIS PURCHASE ARE BUDGETED. FUTURE FISCAL YEARS WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON THE ADOPTION OF EACH FISCAL YEAR'S BUDGET

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-045 as part of the Consent Agenda.**

2. [2019-0037](#) RESOLUTION SELECTING AND AUTHORIZING A PURCHASE ORDER WITH DIMENSION DATA FOR PURCHASE OF A FIVE-YEAR CISCO SMART NET MAINTENANCE CONTRACT FOR A TOTAL COST OF OWNERSHIP AMOUNT NOT TO EXCEED \$752,676.00. FY2019 EXPENDITURES ARE BUDGETED IN THE INFORMATION TECHNOLOGY BUDGET. 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.

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-046 as part of the Consent Agenda.**

3. [2019-0087](#) RESOLUTION PROCLAIMING SUPPORT OF NATIONAL PUBLIC WORKS WEEK, MAY 19-25, 2019

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019- 047 as part of the Consent Agenda.**

4. [2019-0111](#) RESOLUTION PROCLAIMING MAY 1, 2019, AS SAN DIEGO COUNTY LAW ENFORCEMENT OFFICERS' MEMORIAL DAY AND MAY 12-18, 2019, AS NATIONAL POLICE WEEK

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-048 as part of the Consent Agenda.**

5. [2019-0121](#) RESOLUTION AUTHORIZING A SOLE SOURCE PURCHASE ORDER WITH WAVE TECHNOLOGY SOLUTIONS GROUP IN AN AMOUNT NOT TO EXCEED \$300,000 FOR D2/DOCUMENTUM SOFTWARE MAINTENANCE AND SUPPORT SERVICES OVER THE NEXT TWO YEARS, WITH A FIVE-YEAR TOTAL COST OF OWNERSHIP OF \$300,000. FUNDS FOR FY 2019 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.

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-049 as part of the Consent Agenda.**

7. [2019-0126](#) RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SAN DIEGO AND THE SAN DIEGO UNIFIED PORT DISTRICT IN ORDER TO PARTICIPATE IN THE URBAN AREA SECURITY INITIATIVE FY 18 GRANT PROGRAM, AND GRANTING INDEMNITY.

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-051 as part of the Consent Agenda.**

8. [2019-0130](#) RESOLUTION SELECTING AND AUTHORIZING AGREEMENTS WITH SIX MARITIME AND SECURITY SERVICES NORTHWEST, INC. FOR AS-NEEDED SPECIALTY SECURITY SERVICES FOR MILITARY RELATED CARGO OPERATIONS FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$500,000 AND A DURATION OF FIVE-YEARS. FY 2019 FUNDS 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.

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-052 as part of the Consent Agenda.**

9. [2019-0137](#) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH SAN DIEGO REFRIGERATED SERVICES, INC., REGARDING THE PLACEMENT OF SOLAR PANELS ON THE ROOF OF WAREHOUSE B AT THE TENTH AVENUE MARINE TERMINAL

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-053 as part of the Consent Agenda.**

10. [2019-0149](#) EMERGENCY REPAIR OF THE FLOATING UPWELLER SYSTEM AT TUNA HARBOR

A) RESOLUTION BY A 4/5 VOTE RATIFYING THE EMERGENCY ACTION TAKEN BY THE EXECUTIVE DIRECTOR AND AUTHORIZING CONTINUED ACTION FOR THE EMERGENCY REPAIR OF THE FLOATING UPWELLER SYSTEM (FLUPSY) AT TUNA HARBOR INCLUDING PROCUREMENT OF CONSULTANT FOR SITE INVESTIGATION, PROVIDING DESIGN RECOMMENDATIONS FOR REPAIR AND COST, AND PROCUREMENT OF A CONTRACTOR TO REPAIR THE DAMAGE

B) RESOLUTION APPROVING THE TRANSFER OF FUNDS WITHIN THE FY2019 BUDGET FROM PERSONNEL EXPENSE TO EXPENSE MAJOR MAINTENANCE PROJECT - EMERGENCY REPAIR OF THE FLOATING UPWELLER SYSTEM AT TUNA HARBOR IN THE AMOUNT OF \$220,000 PURSUANT TO BOARD POLICY 90

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-054 and Resolution 2019-055 as part of the Consent Agenda.**

11. [2019-0150](#) RESOLUTION AUTHORIZING AMENDMENT NO. 1 TO THE AGREEMENT WITH R.I. PROPERTIES, INC., DBA RETAIL INSITE FOR COMMERCIAL REAL ESTATE BROKER SERVICES FOR SEAPORT VILLAGE, TO INCREASE THE MAXIMUM AMOUNT PAYABLE UNDER THE AGREEMENT BY \$400,000 FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$600,000, AND WAIVING BOARD OF PORT COMMISSIONERS POLICY NO. 114 - PAYMENT OF COMMISSIONS FOR THE LEASING OF TIDELANDS. 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.

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-056 as part of the Consent Agenda.**

12. [2019-0160](#) RESOLUTION AUTHORIZING AMENDMENT NO. 2 TO THE AGREEMENT WITH MARINE GROUP BOAT WORKS, LLC, FOR FULL SERVICE IMPOUNDED VESSEL SERVICES, GRANTING INDEMNIFICATION TO MARINE GROUP BOAT WORKS, LLC. NO ADDITIONAL FUNDING WILL BE REQUIRED IN THE CURRENT FISCAL YEAR. 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.

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-057 as part of the Consent Agenda.**

13. [2019-0162](#) RESOLUTION APPROVING A \$2,500,000 TRANSFER OF FUNDS, PURSUANT TO BPC POLICY NO. 90, FROM THE FY 2019 BUDGETED PERSONNEL EXPENSE APPROPRIATION TO THE NON-PERSONNEL EXPENSE APPROPRIATION TO FUND ADDITIONAL EXPENSES ASSOCIATED WITH INFORMATION TECHNOLOGY, LEGAL MATTERS, AND RECRUITMENT

**On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-058 as part of the Consent Agenda.**

14. [2019-0163](#) RESOLUTION AUTHORIZING AMENDMENT 02 TO AGREEMENT 29-2016SN WITH ALLIED UNIVERSAL TO INCREASE HOURLY RATES FOR IMPROVED SECURITY SERVICES AT CRUISE SHIP TERMINAL AND OTHER DISTRICT SITES WITH NO INCREASE TO AGREEMENT.

Board Action No Longer Required.

**Board action no longer required for this item.**



15. [2018-0568](#) RESOLUTION SELECTING AND AUTHORIZING A SINGLE SOURCE AGREEMENT WITH THE ELECTRIC POWER RESEARCH INSTITUTE, AN IDENTIFIED SUBCONTRACTOR IN THE SAN DIEGO UNIFIED PORT DISTRICT'S APPLICATION TO THE CALIFORNIA ENERGY COMMISSION'S GRANT FUNDING OPPORTUNITY-17-302, FROM MAY 14, 2019, UNTIL MARCH 31, 2023, FOR SUPPORT OF THE TENTH AVE MARINE TERMINAL RENEWABLE MICROGRID INCLUDING: MICROGRID DESIGN, CONSTRUCTION, AND OPERATIONS AND MAINTENANCE SUPPORT; CYBER SECURITY ARCHITECTURE ASSESSMENT; AND MEASUREMENT VERIFICATION PLAN AND REPORT FOR AN AMOUNT NOT TO EXCEED \$419,997, REIMBURSED THROUGH THE CALIFORNIA ENERGY COMMISSION GRANT AGREEMENT NUMBER EPC-17-049

On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-059 as part of the Consent Agenda.

16. [2019-0171](#) RESOLUTION AUTHORIZING THE GENERAL COUNSEL TO EXECUTE THE AGREEMENT FOR LEGAL SERVICES WITH ORRICK, HERRINGTON & SUTCLIFFE LLP WITH THE MAXIMUM AMOUNT OF \$466,400. FY 2019 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.

On a motion by Commissioner Malcolm, seconded by Commissioner Zucchet, the Board adopted Resolution 2019-060 as part of the Consent Agenda.

## **ACTION AGENDA**

6. [2019-0125](#) RESOLUTION SELECTING AND AUTHORIZING AGREEMENTS WITH CIVILIAN, INC., SPARK BRANDING HOUSE, INC., AND ARK MARKETING & MEDIA SOLUTIONS TO PROVIDE AS-NEEDED MEDIA RESEARCH, BUYING AND ANALYSIS FOR DISTRICT MARKETING AND COMMUNICATIONS CAMPAIGNS TO SUPPORT VARIOUS LINES OF BUSINESS AND PUBLIC OUTREACH GOALS IN A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$600,000 FOR A PERIOD OF FIVE YEARS BEGINNING JUNE 1, 2019 THROUGH MAY 31, 2024. 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

*Commissioner Moore, Commissioner Malcolm, Commissioner Castellanos, Commissioner Merrifield, Commissioner Valderrama, and Chairman Bonelli, provided comments and asked clarifying questions. Job Nelson, Assistant Vice President, External Relations, responded.*

On a motion by Commissioner Merrifield, seconded by Commissioner

**Valderrama, the Board adopted Resolution 2019-050. 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

17. [2019-0145](#) A) RESOLUTION SELECTING Stay Open, Inc. AS THE SUCCESSFUL PROPOSER OF THE REQUEST FOR PROPOSALS (RFP 18-19ME: SAN DIEGO BAY DEVELOPMENT OPPORTUNITY LOWER COST OVERNIGHT ACCOMMODATIONS) (RFP) AND CONCLUDING THE RFP, RESERVING CERTAIN RIGHTS THEREUNDER

B) RESOLUTION AUTHORIZING STAFF TO NEGOTIATE AN EXCLUSIVE NEGOTIATING AGREEMENT WITH Stay Open, Inc.

*Penny Maus, Department Manager, Real Estate, addressed the Board with staff's report and presentation regarding Action Agenda Item 17 - File No. 2019-0145 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Ms. Maus then turned the presentation over to Tara Henos, Asset Manager, Real Estate, to provide a summary of the proposals, the site visits, and the interview process.*

*The following member(s) of the public addressed the Board with agenda-related comments: Steve Shpilsky, CEO/Co-Founder, Stay Open; and Ryan Karlsgodt, Unite Here Local 30.*

*Commissioner Zucchet, Commissioner Merrifield, Commissioner Moore, Commissioner Castellanos, Commissioner Malcolm, Commissioner Valderrama, Chairman Bonelli, and Randa Coniglio, President/CEO, provided comments and asked clarifying questions. Steve Shpilsky, Stay Open; Anna Buzaitis, Program Manager, Planning; and Ms. Maus, responded.*

**On a motion by Commissioner Zucchet, seconded by Commissioner Malcolm, the Board adopted Resolution 2019-061 and Resolution 2019-062. 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

*Commissioner Zucchet left the dias at 3:06 for the remainder of the Board meeting.*

18.     [2019-0089](#)     PRESENTATION AND UPDATE ON THE DISTRICT'S CLEAN WATER INITIATIVES: MARINE TERMINAL STORMWATER PLANNING AND IMPROVEMENTS, INCLUDING TENTH AVENUE MARINE TERMINAL, NATIONAL CITY MARINE TERMINAL AND CRUISE SHIP TERMINAL

*It was announced that staff is combining presentations for Item 18 and 19.*

*Karen Holman, Director, Environmental Protection, addressed the Board with staff's report and presentation regarding Action Agenda Item 18 - File No. 2019-0089 and Agenda Item 19 - File No. 2019-0129 (A copy of the staff reports, presentations and any agenda-related materials are on file with the Office of the District Clerk). Ms. Holman then turned the presentation to Allison Vosskuhler, Program Manager, Environmental Protection, to discuss Item 18 - how staff is using the adaptive management process on the stormwater program, and recent efforts at the terminals. Ms. Vosskuhler then turned the presentation to Rudy Zelaya, Assistant Engineer, Engineering-Construction, to discuss Engineering-Construction's participation with Planning & Green Port's on the District's Clean Water Initiatives throughout the terminals.*

*Mr. Zelaya then turned the presentation to Kelly Tait, Senior Environmental Specialist, Environmental Protection to discuss Action Item 19 - Healthy Bay Efforts. Ms. Tate spoke about the additional priority pollutants identified and other Port initiatives working towards the vision of healthy water.*

*The following member(s) of the public addressed the Board with agenda-related comments: Sharon Cloward, President, Port Tenants Association; Jeremy Haas, Environmental Program Manager, California Water Quality Board.*

*Commissioner Valderrama, Commissioner Merrifield, Commissioner Malcolm, and Chairman Bonelli provided comments.*

19.     [2019-0129](#)     PRESENTATION AND UPDATE ON THE DISTRICT'S CLEAN WATER INITIATIVES: HEALTHY BAY EFFORTS INCLUDING POLLUTION PREVENTION, SEDIMENT CLEANUPS, AND BAY WATER QUALITY MONITORING

*Item 19 was combined with Item 18 above.*

20.     [2019-0103](#)     FY 2020 PRELIMINARY BUDGET ADOPTION

RESOLUTION ADOPTING THE FISCAL YEAR 2020 PRELIMINARY BUDGET AND SETTING THE DATE FOR PUBLIC HEARING ON THE BUDGET AS JUNE 18, 2019

*Robert DeAngelis, CFO/Treasurer, addressed the Board with staff's report and presentation regarding Action Agenda Item 20 - File No. 2019-0103 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).*

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

*Commissioner Merrifield, Commissioner Valderrama, and Chairman Bonelli provided comments and asked clarifying questions. Mr. DeAngelis responded.*

*Commissioner Malcolm left the dias at 3:55 pm for the remainder of the Board meeting.*

**On a motion by Commissioner Malcolm, seconded by Commissioner Castellanos, the Board adopted Resolution 2019-063. The motion carried by the following vote:**

**Yeas:** 5 - Bonelli, Castellanos, Merrifield, Moore, and Valderrama

**Nays:** 0

**Excused:** 2 - Malcolm, and Zucchet

**Absent:** 0

**Abstain:** 0

**Recused:** 0

**21.     [2019-0101](#)     REVIEW AND CONSIDERATION OF DRAFT PROPOSED BOARD AGENDA FOR THE JUNE 18, 2019 MEETING**

**On a motion by Commissioner Merrifield, seconded by Commissioner Valderrama, the Board adopted the proposed agenda for June. The motion carried by the following vote:**

**Yeas:** 5 - Bonelli, Castellanos, Merrifield, Moore, and Valderrama

**Nays:** 0

**Excused:** 2 - Malcolm, and Zucchet

**Absent:** 0

**Abstain:** 0

**Recused:** 0

**OFFICER'S REPORT**

**22.     [2019-0194](#)     MONTHLY NOTIFICATION OF CHANGE ORDERS PURSUANT TO BPC POLICY NO. 110:**

- A) Change Order No. 1 to Contract No. 2012-06 with R.E. Staite Engineering, Inc. / Increase Contract by \$247,239.90
- B) Change Order No. 1 to Contract No. 2018-32 with Sierra Pacific West, Inc. / Increases Contract by \$450,000.00
- C) Change Order No. 2 to Contract No. 2017-03R with Dick Miller, Inc. / \$17,719.30 Increase & 83 Calendar Day Time Extension thru 05/08/19

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 Metropolitan Stevedore  
Company for Metropolitan Stevedore Company Tideland Use &  
Occupancy Permit, for total amount \$1,308.00

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

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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*