

**RESOLUTION 2014-228**

**RESOLUTION AUTHORIZING STAFF TO  
NEGOTIATE LEASE EXTENSION WITH TONGA  
PARTNERS, INC. CURRENTLY ABC BARGE &  
EQUIPMENT, INC. DBA TONGA LANDING AND  
BRUCE KLEEGER, DON BEAUMONT, TOM  
NIELSEN DBA GOLD COAST ANCHORAGE**

**WHEREAS**, the San Diego Unified Port District (District) is a public corporation created by the legislature in 1962 pursuant to Harbors and Navigation Code Appendix 1, (Port Act); and

**WHEREAS**, Section 87(b) of the Port Act grants authority to the District to lease the tidelands or submerged lands, or parts thereof, for limited periods, not exceeding 66 years, for purposes consistent with the trusts upon which those lands are held, by the State of California; and

**WHEREAS**, ABC Barge & Equipment, Inc. dba Tonga Landing (Tonga Landing) operate a boat sales and service facility at 2385 Shelter Island Drive, in the city of San Diego; and

**WHEREAS**, Bruce Kleege, Don Beaumont, Tom Nielsen dba Gold Coast Anchorage (Gold Coast) operate a marine and yacht brokerage facility at 2353 Shelter Island Drive, in the city of San Diego; and

**WHEREAS**, the two sites combined total 16,000 square feet of land area and 126,347 square feet of water area as summarized on the Lease Information Summary (attached to the corresponding agenda sheet); and

**WHEREAS**, Tonga Landing and Gold Coast have proposed to combine the two leaseholds as one redevelopment project (Project), and invest approximately \$2 million; and

**WHEREAS**, the Project would modernize the existing two-story Tonga Landing building, demolish and replace the one-story Gold Coast building, update the Gold Coast dock, enhance the entire site layout, and operate as one entity as Tonga Partners, Inc. (Tonga Partners); and

**WHEREAS**, the Project would create a comprehensive development with updated vehicular circulation, a public promenade and a viewing deck along the shoreline; and

**WHEREAS**, Staff has reviewed the Project and recommends that the Board of Port Commissioners (BPC) authorize negotiations with Tonga Partners pursuant to BPC Policy No. 355.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That the Executive Director or his designated representative is hereby authorized on behalf of the San Diego Unified Port District to Negotiate Lease Extension with Tonga Partners, Inc. currently ABC Barge & Equipment dba Tonga Landing and Bruce Kleege, Don Beaumont, Tom Nielsen dba Gold Coast Anchorage.

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL



By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 9<sup>th</sup> day of December 2014, by the following vote:

AYES: Bonelli, Castellanos, Malcolm, Moore, Nelson, and Valderrama.

NAYS: None.

EXCUSED: Merrifield.

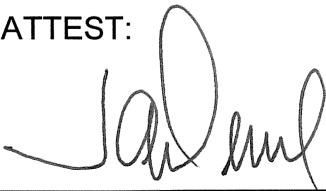
ABSENT: None.

ABSTAIN: None.



Robert E. Nelson, Chairman  
Board of Port Commissioners

ATTEST:



Timothy A. Deuel  
District Clerk

(Seal)