



**LOS ANGELES BOARD OF
HARBOR COMMISSIONERS**

Banning's Landing Community Center
100 East Water Street
Wilmington, California 90744

**REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 11, 2025 AT 10:00 AM**

Board of Harbor Commissioners

Lucille Roybal-Allard, President
John A. Pérez, Vice President
Yolanda M. De La Torre
Edward R. Renwick
I. Lee Williams

Meeting Start Time: 10:09 am

ORDER OF BUSINESS

OPEN SESSION

A. Roll Call

Present: President Roybal-Allard, Vice President Pérez, Commissioner De La Torre,
Commissioner Renwick and Commissioner Williams. (5)

Absent: None.

PRESIDENT ROYBAL-ALLARD PRESIDED

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B. Election of Officers

PURSUANT TO SECTION 503(A) OF THE CITY OF LOS ANGELES CHARTER, THE BOARD SHALL ELECT ONE OF ITS MEMBERS AS PRESIDENT AND ONE VICE PRESIDENT.

OFFICERS SHALL HOLD OFFICE FOR ONE YEAR AND UNTIL THEIR SUCCESSORS ARE ELECTED, UNLESS THEIR MEMBERSHIP ON THE BOARD EXPIRES SOONER.

ELECTIONS SHALL BE HELD DURING ITS LAST MEETING IN JULY** OF EACH YEAR, BUT THE BOARD MAY FILL THE UNEXPIRED TERM OF ANY VACANCY OCCURRING IN THE OFFICE OF PRESIDENT OR VICE-PRESIDENT AT ANY MEETING.

THE BOARD OF HARBOR COMMISSIONERS SHALL HOLD ITS ELECTION TODAY FOR THE POSITIONS OF PRESIDENT AND VICE PRESIDENT.

** OR AS SOON THEREAFTER AS FEASIBLY POSSIBLE

Motion for President by Commissioner Renwick, seconded by Vice President Pérez and carried the following vote:

Ayes: President Roybal-Allard, Vice President Pérez, Commissioner De La Torre, Commissioner Renwick and Commissioner Williams. (5)

Noes: None.

PRESIDENT: Lucille Roybal-Allard

Motion for Vice President by Commissioner Renwick, seconded by President Roybal-Allard and carried the following vote:

Ayes: President Roybal-Allard, Vice President Pérez, Commissioner De La Torre, Commissioner Renwick and Commissioner Williams. (5)

Noes: None.

VICE PRESIDENT: John A. Pérez

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C. Approval of the Minutes

- Regular Meeting of August 28, 2025

Motion by Commissioner Vice President Pérez, seconded by Commissioner Renwick and carried the following vote:

Ayes: President Roybal-Allard, Vice President Pérez, Commissioner De La Torre, Commissioner Renwick and Commissioner Williams. (5)

Noes: None.

APPROVED AS SUBMITTED

D. Executive Director Remarks

Eugene D. Seroka, Executive Director for the Port of Los Angeles reported on the following:

- Remembrance of 9/11 Terror Attacks.
- Draft EIR for Terminal Island Maritime Support Facility Project.
- Free Public Boat Tours.
- POLA awarded Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting.
- Appointment of Human Resources Director, Melanie Roberts.
- Effects of Federal Trade Policy on the Ports and Supply Chain.
- Business Meetings since the last Board Meeting:
 - Podcast interview with Weston LaBar of Waterfront Logistics
 - Speaker at LA Area Chamber's Transportation and Movement Council.
 - Presented at LA City Council TTT Committee Meeting.
 - Media interviews with Francois Miguet of French Newsmagazine, Le Point, and with Scarlet Fu of Bloomberg TV.

E. Comment from the Public on Non-Agenda Items

1. Richard Havenick – Community Member
2. Sal DiCostanzo - ILWU

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- F. Report from the Neighborhood Council Representatives** – An opportunity for Neighborhood Council representatives to provide remarks on Neighborhood Council Resolutions or Community Impact Statements filed with the City Clerk which relate to any agenda item listed or being considered on this agenda for the Board of Harbor Commissioners.

There were none.

G. Reports of the Commissioners

- **President Roybal-Allard** – Nothing to report.
- **Vice President Pérez** – Nothing to report.
- **Commissioner De La Torre** – August 28th: Seafarers & Shoresides Open House, San Pedro Chamber Annual Summer Mixer; September 9th: AltaSea EcoWave Power Prototype launch Grand Opening.
- **Commissioner Renwick** – Nothing to report.
- **Commissioner Williams** – August 28th: Seafarers & Shoresides Open House, San Pedro Chamber Annual Summer Mixer; September 1st: Wilmington Labor Day Parade; September 5th: Boys & Girls Club event; September 6th: Cabrillo Aquarium Gala; September 9th: HAIC event, LA City TTT Committee Meeting.

H. Board Committee Reports

- Commissioner Williams reported on the ICTF JPA Regular Governing Board Meeting on September 10, 2025

I. Presentation

- Los Angeles Port Police / Department of Homeland Security Update – Thomas Gazsi, Chief of Los Angeles Port Police.
- Public Access Investment Plan – Mike Galvin, Director of Waterfront & Commercial Real Estate for the Port of Los Angeles.

The following Members of the Public provided comments for Item 12:

1. Elise Swanson – San Pedro Chamber of Commerce
2. Monica Garcia – Wilmington chamber of Commerce
3. Aksel Palacios – LA City Council District 15

J. Level I Coastal Development Permit

There were none.

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K. Board Reports of the Executive Director

Consent Items (1 – 3)

Construction & Maintenance

1. RESOLUTION NO. 25-10595 - AWARD OF BID NO. F-1238 TO 72 HOUR LLC FOR PURCHASE OF HEAVY DUTY TRUCKS AND EQUIPMENT

Summary: Staff requests the approval of Bid No. F-1238 (Contract) with 72 Hour LLC dba National Auto Fleet Group (72 Hour) located in Watsonville, California for the purchase and delivery of heavy duty trucks and equipment. The proposed Contract would be for a one-year term with two one-year renewal options and would utilize an existing national cooperative agreement for such services between Sourcewell and 72 Hour. The City of Los Angeles Harbor Department (Harbor Department) Construction and Maintenance Division (C&M) will purchase heavy duty trucks and related equipment as identified in the capital equipment budget approved as part of the Harbor Department's annual budget process. The amount of this proposed Contract shall not exceed \$5,000,000 for the initial year. If the two renewal options are exercised, \$5,000,000 will be authorized for the second year and \$5,000,000 for the third year. The total contract amount would not exceed \$15,000,000 over the three years. The Harbor Department will be financially responsible for the payment of costs incurred under the proposed Contract. The final decision in purchasing any new equipment would take into consideration the specific operational and regulatory requirements of the Harbor Department and the Mayoral Executive Directive L.A.'s Green New Deal sustainability plan as of 2019 and whether these vehicles can meet these requirements.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) of the Los Angeles City CEQA Guidelines; 2) find that in accordance with City of Los Angeles Administrative Code Division 10, Chapter 1, Article 2, Section 10.15 (a)(8), the Harbor Department may enter into an agreement with 72 Hour utilizing a current agreement for such services with Sourcewell through their Contract No. 032824-NAF, a cooperative purchase agreement; 3) approve Bid No. F-1238 with 72 Hour in the amount of \$5,000,000 for the purchase and delivery of heavy duty trucks and related equipment for a period of one year, with two one-year renewal options in the same amount annually for a total compensation amount not to exceed \$15,000,000 if the renewal options are exercised by the Executive Director or his/her designee; 4) authorize the Executive Director to execute and the Board Secretary to attest to Bid No. F-1238 for and on behalf of the Board; and 5) adopt Resolution No. 25-10595.

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1. (Continued)

Motion by Vice President Pérez, seconded by Commissioner Renwick and carried the following vote:

Ayes: President Roybal-Allard, Vice President Pérez, Commissioner De La Torre, Commissioner Renwick and Commissioner Williams. (5)

Noes: None.

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10595 ADOPTED

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Cargo & Industrial Real Estate

2. RESOLUTION NO. 25-10596 - APPROVE AGREEMENT WITH MONUMENT ROW TO PROVIDE REAL ESTATE MANAGEMENT SERVICES FOR JOINTLY OWNED RAILROAD RIGHT-OF-WAY PROPERTIES

Summary: Staff requests approval of the proposed Agreement among Monument ROW (Monument), the City of Los Angeles Harbor Department (Harbor Department) and the Port of Long Beach (POLB) (collectively, Ports), for an amount not to exceed \$1,421,628, in aggregate and a three-year term for the management, administration and maintenance of the Ports' jointly owned railroad right-of-way properties (Agreement). The proposed Agreement is the result of a competitive selection process conducted by the Ports. Under the proposed Agreement, Monument will assist the Ports in overseeing and managing approximately 800 property agreements that span across approximately 49 miles of railroad property. Expenses and revenue arising from this portfolio are split evenly between the Ports. As such, while the total contract authority is \$1,421,628, POLA's share of the costs totals \$710,814 in aggregate for the three-year term. POLB staff intends to present the proposed Agreement to the POLB Board of Harbor Commissioners for consideration in October 2025.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) of the Los Angeles City CEQA Guidelines; 2) find that in accordance with the Los Angeles City Charter Section 1022, the City does not employ sufficient personnel to perform the required services, nor is it feasible to do so on a temporary or occasional basis; 3) approve the Agreement with Monument ROW for assisting in the management and administration of the Ports' jointly-owned railroad properties with a three-year term and not-to-exceed compensation amount of \$1,421,628, to be paid evenly between the Ports; 4) authorize the Executive Director to execute, and the Board Secretary to attest to, the Agreement; and 5) adopt Resolution No. 25-10596.

Motion by Vice President Pérez, seconded by Commissioner Renwick and carried the following vote:

Ayes: President Roybal-Allard, Vice President Pérez, Commissioner De La Torre, Commissioner Renwick and Commissioner Williams. (5)

Noes: None.

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10596 ADOPTED AND AGREEMENT NO. 25-10143 APPROVED

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Accounting

3. RESOLUTION NO. 25-10597 - SECOND AMENDMENT TO AGREEMENT NO. 21-9820, CONSENT TO ASSIGNMENT AND ASSUMPTION FROM MOSS ADAMS LLP TO BAKER TILLY US, LLP, AND COMPENSATION INCREASE

Summary: Staff requests approval of the Second Amendment to Agreement No. 21-9820 (Agreement) with Moss Adams LLP (Moss Adams). The Second Amendment will (1) execute the Assignment and Assumption of Agreement No. 21-9820 to perform services under the name, Baker Tilly US, LLP (BTUS), and (2) increase compensation by \$30,000 to include the review of the Enterprise Resource Planning (ERP) system in relation to the FY2024-25 annual audit within the scope of work. All other terms and conditions of the Agreement remain unchanged. On June 3, 2025, Moss Adams merged with BTUS, a firm of independent certified public accountants and requests a consent to assign the Agreement to BTUS. Upon the execution of the proposed Second Amendment, BTUS will perform (1) the annual audit of the Annual Comprehensive Financial Report (ACFR) and (2) the annual single audit of Federal major awards of the City of Los Angeles Harbor Department (Harbor Department). Additionally, BTUS will perform the annual financial statement audit of the Los Angeles Harbor Improvement Corporation (LAHIC). Upon request, BTUS will also provide expert accounting opinions regarding significant accounting policies and other financial auditing services. The Harbor Department will continue to be financially responsible for payment of expenses incurred under this Agreement.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) of the Los Angeles City CEQA Guidelines; 2) approve the Assignment and Assumption of Agreement No. 21-9820 and consent thereto, that Baker Tilly US, LLP shall be the Consultant in place of Moss Adams LLP under the Agreement, effective June 3, 2025; 3) approve the Second Amendment to Agreement No. 21-9820 Exhibit B-2, to include the review of the Enterprise Resources Planning (ERP) system in relation to the FY2024-25 annual audit and increase the compensation by \$30,000; 4) authorize the Executive Director to execute and the Board Secretary to attest the said Second Amendment for and on behalf of the Board; and 5) adopt Resolution No. 25-10597.

Motion by Vice President Pérez, seconded by Commissioner Renwick and carried the following vote:

Ayes: President Roybal-Allard, Vice President Pérez, Commissioner De La Torre, Commissioner Renwick and Commissioner Williams. (5)

Noes: None.

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10597 ADOPTED AND AGREEMENT NO. 25-9820-B APPROVED

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Regular Item (4)

Construction

4. RESOLUTION NO. 25-10598 - AWARD AND APPROVAL OF CONSTRUCTION CONTRACT, CONTRACTOR: ACCO ENGINEERED SYSTEMS, INC., HARBOR ADMINISTRATION BUILDING HVAC REPLACEMENT, SPECIFICATION NO. 2837

Summary: Staff requests for the approval of an award of a contract (Contract) to ACCO Engineered Systems, Inc. (ACCO), to construct the Harbor Administration Building HVAC Replacement (Project). The Project consists of removal and replacement of the Heating, Ventilation, and Air Conditioning (HVAC) system at the Harbor Administration Building (HAB), including all major HVAC components, installation of a separate, dedicated 24/7 chilled water system (for the critical Information Technology facilities on the 1st and 2nd floors), replacement of an existing heating plant, and other stand-alone air conditioning units. The Project is one of the first to utilize an electric heat pump system in a large-scale commercial application in lieu of a gas fired boiler. A heat pump is being utilized in this application to comply with the City Council motion and subsequent City of Los Angeles Ordinance No. 187714 (Ordinance). The lowest responsive and responsible bidder is ACCO Engineered Systems, Inc. located at 888 E. Walnut Street, Pasadena, CA 91101. The Contract amount of \$12,569,495.00 plus a 10 percent contingency, is \$13,826,445.00, and the work duration is 540 calendar days. The City of Los Angeles Harbor Department (Harbor Department) will be financially responsible for payment of expenses incurred under the proposed Contract. This project has no grant funding.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) and Article III Class 2(6) of the Los Angeles City CEQA Guidelines; 2) find that, in accordance with the Los Angeles City Charter Section 1022, work under the subject Contract can be performed more feasibly by an independent contractor rather than by City employees; 3) award and approve, Specification No. 2837 (Specification) for Item Nos. 1 through 27 of the Bid Proposal Line Items to ACCO for a total amount of \$13,826,445.00; including a 10% contingency, with Project work expected for 540 calendar days; 4) authorize the Executive Director to execute and the Board Secretary to attest to this Contract for and on behalf of the Board; 5) delegate and authorize the Executive Director to adjust the final bid quantities and accept the construction Contract upon its completion in accordance with City Charter Section 655 (g); and 6) adopt Resolution No. 25-10598.

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4. (Continued)

Jill Shimamoto, Senior Civil Engineer for the Port of Los Angeles provided a PowerPoint Presentation for Item No. 4.

Motion by Commissioner Renwick, seconded by Commissioner De La Torre and carried the following vote:

Ayes: President Roybal-Allard, Vice President Pérez, Commissioner De La Torre and Commissioner Renwick. (4)

Noes: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10598 ADOPTED

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L. Closed Session – 11:19 am to 12:06 pm

1. THREAT TO PUBLIC SERVICES OR FACILITIES
(Government Code Section 54957)

Consultation with: Chief Thomas Gazsi, Port Police

2. CONFERENCE WITH LEGAL COUNSEL – SIGNIFICANT EXPOSURE TO LITIGATION
(Subdivision (d)(2) of Government Code Section 54956.9)

Significant exposure to litigation pursuant to subdivision (d)(2) of Section 54956.9:
(one case)

3. CONFERENCE WITH LEGAL COUNSEL – INITIATE LITIGATION
(Subdivision (d)(4) of Government Code Section 54956.9)

Initiation of litigation pursuant to subdivision (d)(4) of Section 54956.9: (one case)

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Government Code Section 54956.8)

Provide instructions to its real estate negotiators with respect to Vopak Terminal:

Property: 401 Canal Street, Wilmington, CA 90744
City Negotiator: Michael Galvin
Tenant Negotiator: Brandon Friend
Negotiating Parties: City and Vopak Terminal
Under Negotiation: Price and Terms

Report out from Closed Session

General Counsel Steven Y. Otera reported the following:

Closed Session Item No. 1 – The Board (5) considered the item and took no reportable action.

Closed Session Item No. 2 – The Board (5) considered the item and took no reportable action.

Closed Session Item No. 3 – The Board (5) considered the item and took no reportable action.

Closed Session Item No. 4 – Commissioner De La Torre was recused from item No. 4 of Closed Session and not present during discussion. The Board (4) considered the item and took no reportable action.

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M. Adjournment

THERE BEING NO FURTHER BUSINESS, AT APPROXIMATELY 12:07 PM, PRESIDENT ROYBAL-ALLARD ADJOURNED THE SEPTEMBER 11, 2025 REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS.


Commissioner


Board Secretary

APPROVED BY THE LOS ANGELES
BOARD OF HARBOR
COMMISSIONERS AT ITS SPECIAL
MEETING ON OCTOBER 16, 2025