LOS ANGELES BOARD OF
HARBOR COMMISSIONERS
Banning's Landing Community Center
100 East Water Street
Wilmington, California 90744

THE PORT OF LOS ANGELES

SPECIAL MEETING MINUTES
TUESDAY, JUNE 23, 2026 AT 10:00 AM

Board of Harbor Commissioners
Lucille Roybal-Allard, President
Yolanda M. De La Torre
Beatrice C. Hsu
Edward R. Renwick
I. Lee Williams

Meeting Start Time: 10:08 am

ORDER OF BUSINESS

OPEN SESSION

A. Roll Call

Present: President Roybal-Allard, Commissioner De La Torre, Commissioner Hsu, and Commissioner Williams. (4)

Absent: Commissioner Renwick. (1)

PRESIDENT ROYBAL-ALLARD PRESIDED

B. Approval of the Minutes

- Regular Meeting of June 11, 2026

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

Ayes: President Roybal-Allard, Commissionner De La Torre, Commissionner Hsu and Commissioner Williams. (4)

Noes: None.

Absent: Commissioner Renwick. (1)

APPROVED AS SUBMITTED

C. Executive Director Remarks

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

- Acknowledgment of 2026 Graduates.
- Construction & Maintenance Employees assist with Boyle Heights Fire.
- POLA's Cars & Stripes Forever event on June 26th.
- May 2026 Cargo Update.
- Update on Trade Policy.
- Business Meetings since the June 11th Board Meeting:
    - Visit from Transportation Secretary Sean Duffy.
    - Meeting with Mike Martucci of the EPA.
    - Interviews with Kate Kaggel of Spectrum News, Remmy Blair from Fintech TV, and Omar Jimenez of Newsroom Primetime.

D. Comments from the Public on Non-Agenda Items

The following provided comments for Item D:
1. Abby Cedillos – Earth Justice

E. Report from the Neighborhood Council Representatives

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.

F. Reports of the Commissioners

- **President Roybal-Allard** – Nothing to report.
- **Commissioner De La Torre** – June 16th: POLA Monthly Media Briefing; and June 18th: San Pedro Chamber Annual Luncheon.
- **Commissioner Hsu** – June 9th: Participated in LA City Council TTT Committee Meeting; and June 16th: Confirmation hearing with LA City Council.
- **Commissioner Renwick** – Absent.
- **Commissioner Williams** – June 11th: POLA/EJ Community Monthly Meeting; June 16th: IGNITE 22 event, POLA Media Briefing; June 18th: San Pedro Chamber Annual Luncheon, YTI/Boys & Girls Club Port Pathways Day; June 19th: Juneteenth event at Korean Bell; June 22nd: Harbor Horizons Real Estate Luncheon, and Quarterly POLA HR meeting.

G. Board Committee Reports

There were none.

H. Presentation

There was none.

I. Level I Coastal Development Permit

There was none.

J. Board Reports of the Executive Director

Consent Items (1 – 7)

City Attorney

1. RESOLUTION NO. 26-10742 - APPROVAL OF A CONFLICT WAIVER TO WAIVE ANY POTENTIAL CONFLICT RELATED TO WILSON ELSER MOSKOWITZ EDELMAN AND DICKER LLP'S REPRESENTATION OF HEXAGON AND AGILITY FUEL SOLUTIONS

Summary: The Office of the City Attorney requests approval of a proposed written conflict waiver (Conflict Waiver) related to a potential conflict-of-interest with the law firm Wilson Elser Moskowitz Edelman and Dicker LLP (Wilson Elser), which will allow Wilson Elser to continue representing the City of Los Angeles Harbor Department (Harbor Department) in the lawsuit entitled, *City of Los Angeles adv. LA Terminals, et al.*, Case No. NC061591, now pending in the California Superior Court, County of Los Angeles, and proposed representation of Hexagon and Agility Fuel Solutions (Hexagon/Agility) in the lawsuit entitled *City of Los Angeles v. Hexagon, et al.* Approval of the proposed waiver is not anticipated to have a financial impact on the Harbor Department.

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 a Conflict Waiver to formally waive any potential conflicts that might arise from Wilson Elser's representation of the Harbor Department in *City of Los Angeles adv. LA Terminals, et al.*, Case No. NC061591, California Superior Court, County of Los Angeles, and representation of Hexagon/Agility in connection with the lawsuit entitled *City of Los Angeles v. Hexagon, et al.,* and multiple other suits related to an explosion on February 15, 2024; 3) authorize the Executive Director to execute the Conflict Waiver; and 4) adopt this Resolution No. 26-10742.

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

Ayes: President Roybal-Allard, Commissionner De La Torre, Commissionner Hsu and Commissioner Williams. (4)

Noes: None.

Absent: Commissioner Renwick. (1)

RECOMMENDATION APPROVED; AND RESOLUTION NO. 26-10742 ADOPTED

Environmental Management

2. RESOLUTION NO. 26-10743 - SECOND AMENDMENT TO GRANT AGREEMENT NO. 98T27801 (HARBOR AGREEMENT NO. 22-9849) WITH THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FOR A DIESEL EMISSION REDUCTION ACT GRANT TO FUND THE ZERO-EMISSION SWITCHER LOCOMOTIVE PROJECT

   Summary: Staff requests approval of the Second Amendment to the United States Environmental Protection Agency (EPA) Diesel Emission Reduction Act (DERA) Grant Agreement No. 98T27801 (City of Los Angeles Harbor Department Agreement No. 22-9849) to fund the Zero-Emissions Switcher Locomotive Project (Project) with Union Pacific Railroad Company (UP). The proposed Second Amendment updates the Project schedule and milestones and extends the term of the agreement by 14 months with no additional cost to account for delays related to shipping. If approved, all other terms and conditions will remain the same. On January 4, 2021, the Board of Harbor Commissioners (Board) approved Agreement No. 22-9849 (Grant Agreement) awarding $2,025,000 for Project expenditures and administrative costs. Under the terms of the Grant Agreement, the City of Los Angeles Harbor Department (Harbor Department) is responsible for the administrative management of the Project. UP is financially responsible for all other Project costs. The Harbor Department is not required to commit any funding to the Project beyond staff time and resources; $5,000 has been allocated to the Harbor Department in the grant award to act as Grant manager.

   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 Second Amendment to Agreement No. 22-9849 between the Harbor Department and the EPA; 3) authorize the Executive Director to execute and the Board Secretary to attest to saidAmendment to the Grant Agreement with the EPA for and on behalf of the Board; and 4) adopt Resolution No. 26-10743.

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

Ayes: President Roybal-Allard, Commissionner De La Torre, Commissionner Hsu and Commissioner Williams. (4)

Noes: None.

Absent: Commissioner Renwick. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 26-10743 ADOPTED; AND AGREEMENT NO. 26-9849-B APPROVED.

Port Police

3. RESOLUTION NO. 26-10744 - AWARD CONTRACT TO AXON ENTERPRISES, INC. FOR THE PURCHASE OF A TRAILER MOUNTED DRONE DETECTION UNIT

Summary: Staff requests approval of a Contract with Axon Enterprises, Inc. of Scottsdale, Arizona, for the purchase of a trailer mounted drone detection unit. The Contract with Axon Enterprises, Inc. is outlined in Formal Bid Request Number F-1268. Flying drones without a permit in the Port of Los Angeles is prohibited by a City Municipal Code that is enforced by the Port Police. A key tool for this enforcement is a state-of-the-art drone detection system consisting of sensor units that communicate alerts and information regarding detected drones to monitors through computer software. The purchase of a trailer mounted unit will result in increased sensor capability and provide the ability to rapidly deploy a detection unit during an emergency response or for a large public event. The total Contract amount is $460,688.85 which includes a trailer mounted drone detection unit and applicable taxes. The Harbor Department will be financially responsible for payment of expenses incurred under the proposed Contract.

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 Code Section 10.15(a)(10), competitive bidding would be undesirable and impractical; 3) award and approve the Contract (Bid No. F-1268) with Axon Enterprises, Inc. for the purchase of a trailer mounted drone detection unit in the amount of $460,688.85; 4) authorize the Executive Director to execute and the Board Secretary to attest to the Contract for and on behalf of the Board; and 5) adopt Resolution No. 26-10744.

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

Ayes: President Roybal-Allard, Commissionner De La Torre, Commissionner Hsu and Commissioner Williams. (4)

Noes: None.

Absent: Commissioner Renwick. (1)

RECOMMENDATION APPROVED; AND RESOLUTION NO. 26-10744 ADOPTED

Waterfront & Commercial Real Estate

4. RESOLUTION NO. 26-10745 - APPROVAL OF ANNUAL OPERATING BUDGET COVERING FISCAL YEAR 2027 FOR CABRILLO WAY MARINA MANAGED BY WESTREC SMI OPCO, LLC UNDER AGREEMENT NO. 13-3125

Summary: Staff requests approval of the annual budget for Fiscal Year (FY) 2027 for the operation of Cabrillo Way Marina (CWM) by Westrec SMI OPCO, LLC (Westrec SMI) under Agreement No. 13-3125 (Agreement). The Agreement was approved by the Board of Harbor Commissioners (Board) in 2013 for Westrec Marina Management, Inc. (Westrec) to manage CWM as a fee operator, while passing through all expenses and revenue to the City of Los Angeles Harbor Department (Harbor Department). At its meeting on November 9, 2022, the Board approved the Second Amendment to the Agreement, enabling Westrec to transfer its operation, management, and maintenance of CWM to a new management company, Westrec SMI, effective January 1, 2023. Westrec SMI is a subsidiary of Suntex Marina Investors, LLC (SMI), an owner, operator, manager, and developer of high-quality coastal and inland marina properties located throughout the United States. Westrec SMI's estimated FY 2027 revenue for the Cabrillo Way Marina is $10,432,043 with total expenses of $4,839,649. The FY 2027 proposed net income of $5,592,394 results in a net profit margin of 53.6 percent, an increase from the FY 2026 approved budget profit margin of 52.7 percent.

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 Westrec SMI OPCO, LLC annual budget for Fiscal Year 2027 under Agreement No. 13-3125; and 3) adopt Resolution No. 26-10745.

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

Ayes: President Roybal-Allard, Commissionner De La Torre, Commissionner Hsu and Commissioner Williams. (4)

Noes: None.

Absent: Commissioner Renwick. (1)

RECOMMENDATION APPROVED; AND RESOLUTION NO. 26-10745 ADOPTED

Debt & Financial Analysis

5. RESOLUTION NO. 26-10746 - AWARD OF PERSONAL SERVICES AGREEMENTS TO FRASCA & ASSOCIATES, LLC; KNN PUBLIC FINANCE, LLC; AND MONTAGUE DEROSE AND ASSOCIATES LLC TO PROVIDE MUNICIPAL FINANCIAL ADVISORY SERVICES

Summary: Staff requests approval of three personal services agreements (Agreements) with the following municipal financial advisory firms: (i) Frasca & Associates, LLC, (ii) KNN Public Finance, LLC, and (iii) Montague DeRose and Associates LLC. Each of the proposed Agreements would be for a three-year term with a total not-to-exceed amount of $324,000 across the three Agreements. These firms are being recommended as a result of a competitive Request For Proposals (RFP) process. The City of Los Angeles Harbor Department (Harbor Department) utilizes municipal financial advisors to support bond structuring and execution, evaluate financial opportunities, develop financial policies, monitor municipal market developments, implement best practices, and perform related financial advisory functions as needed. These firms will provide advisory services on an as-needed basis under directives from the Chief Financial Officer and/or the Director of Debt and Financial Analysis. The Harbor Department will be financially responsible for payment of costs incurred under the proposed Agreements.

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 services required are temporary and of a professional, expert, and technical nature, which can be performed more feasibly by an independent contractor; 3) approve the Agreements at an aggregate not-to-exceed amount of $324,000 including related expenses, for a three-year term, with Frasca & Associates, LLC; KNN Public Finance, LLC; and Montague DeRose and Associates LLC to provide municipal financial advisory services on an as-needed basis; 4) authorize the Executive Director or designee to execute and the Board Secretary to attest to said Agreements for and on behalf of the Board; and 5) adopt Resolution No. 26-10746.

5. (Continued)

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

Ayes: President Roybal-Allard, Commissionner De La Torre, Commissionner Hsu and Commissioner Williams. (4)

Noes: None.

Absent: Commissioner Renwick. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 26-10746 ADOPTED; AND AGREEMENT NOS. 26-10232, 26-10233, AND 26-10234 APPROVED.

Engineering

6. RESOLUTION NO. 26-10747 - APPROVAL OF THE RENEWAL OF THE STANDARD OFFER FOR PORT OF LOS ANGELES ALTERNATIVE MARITIME POWER ELECTRICAL SERVICE MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF LOS ANGELES HARBOR DEPARTMENT AND LOS ANGELES DEPARTMENT OF WATER AND POWER

Summary: Staff requests adoption of a Resolution and approval of the proposed renewal of the Standard Offer for Alternative Maritime Power (AMP) Electric Service Memorandum of Understanding (MOU) (herein referred to as Agreement). AMP systems allow ships to be powered by shore-supplied electrical power while at berth. To transfer power from the vessel generators to the utility supplied source the ship must be connected in parallel to the utility lines. The City of Los Angeles Department of Water and Power (LADWP) considers this arrangement to be a customer-owned generator connection and therefore requires an Agreement to purchase power for the AMP systems. This Agreement also provides for the application of LADWP's published AMP rate for three years from its execution date. The current MOU expires on July 20, 2026. The proposed Agreement will provide a new three-year term during which LADWP will continue supporting AMP connections and applying the AMP rate.

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 proposed City of Los Angeles Department of Water and Power (LADWP) Standard Offer for the Port of Los Angeles' Alternative Maritime Power (AMP) Electric Service Memorandum of Understanding (MOU) allowing LADWP to service AMP connections and to apply the published AMP rate for an additional three-year term; 3) authorize the Executive Director to execute and the Board Secretary to attest to said Agreement for and on behalf of the Board; 4) authorize the Executive Director or designee to act on behalf of the Board to sign and execute the subject Agreement's future renewals and amendments, subject to City Attorney approval as to form and legality; 5) authorize the Executive Director or designee to act as the authorized representative for the purpose of adding or removing generation connection facilities from the subject Agreement as required, subject to City Attorney approval as to form and legality; and 6) adopt Resolution No. 26-10747.

6. (Continued)

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

Ayes: President Roybal-Allard, Commissionner De La Torre, Commissionner Hsu and Commissioner Williams. (4)

Noes: None.

Absent: Commissioner Renwick. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 26-10747 ADOPTED; AND AGREEMENT NO. 26-10235 APPROVED.

Cargo & Industrial Real Estate

7. RESOLUTION NO. 26-10748 - APPROVE THE ORDER CONSENTING TO THE TRANSFER OF PERMIT NO. 892 WITH CAL MARINE FISH COMPANY, LLC, AND GUARANTY

Summary: Staff requests the Board of Harbor Commissioners (Board) approve an Order consenting to the transfer of ownership and control of the current tenant Cal Marine Fish Company, LLC (Cal Marine) pursuant to Permit No. 892. Under the proposed Order, the Board would consent to ASP Cal Marine Inc. acquiring a 100 percent equity interest in Cal Marine from Cal Marine's current parent, Inter Oceanic Holding, LLC. This consent will facilitate a one-time change in the direct ownership and control of Cal Marine concerning the use and occupancy of City of Los Angeles Harbor Department (Harbor Department) property located at 220 Cannery Street, Terminal Island. Cal Marine will remain as the tenant at the property. The proposed Order is conditioned upon Cal Marine paying a one-time assignment fee in the amount of $982,622.00 and furnishing a substitute guaranty from Cal Marine's new ultimate owner, American Seafood Partners, Inc., to replace the existing guaranty. All other terms, conditions, and obligations would remain unchanged.

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 Order consenting to the transfer of the direct ownership of Permit No. 892 from Inter Oceanic Holding, LLC to American Seafood Partners, Inc.; 3) approve the guaranty provided by American Seafood Partners, Inc. for Permit No. 892; 4) approve the termination of the existing guaranty furnished by Inter Oceanic Holding, LLC concurrent with the effective date of the guaranty furnished by American Seafood Partners, Inc.; 5) authorize the Executive Director to execute and the Board Secretary to attest to the Order consenting to the transfer of Permit No. 892; and 6) adopt Resolution No. 26-10748 and Order No. 26-7420.

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

Ayes: President Roybal-Allard, Commissionner De La Torre, Commissionner Hsu and Commissioner Williams. (4)

Noes: None.

Absent: Commissioner Renwick. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 26-10748 ADOPTED; AND ORDER NO. 26-7420.

K. <u>Closed Session</u> – 10:27 am to 11:10 am

1. <u>CONFERENCE WITH REAL PROPERTY NEGOTIATORS</u>
(Government Code Section 54956.8)

Provide instructions to its real estate negotiators with respect to the Los Angeles Organizing Committee for the Olympic and Paralympic Games 2028 (LA28/OCOG):

Property:	Berths 46-51
City Negotiator:	Michael Galvin
Tenant Negotiator:	Molly Zidow
Negotiating Parties:	City and LA28
Under Negotiation:	Price and Term

2. <u>CONFERENCE WITH REAL PROPERTY NEGOTIATORS</u>
(Government Code Section 54956.8)

Provide instructions to its real estate negotiators with respect to Cabrillo Way Marina - Lease Agreement with Cabrillo Way Partners:

Property:	2293 Miner St, San Pedro, CA 90731
City Negotiators:	Michael Galvin
Tenant Negotiator:	Joe Ueberroth & Robert Olson
Negotiating Parties:	City and Cabrillo Way Marina/Cabrillo Way Partners
Under Negotiation:	Price and Terms

3. <u>CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION</u>
(Subdivision (d)(1) of Government Code Section 54956.9)

Fast Lane Transportation, Inc., et al. v. City of Los Angeles, et al., and consolidated actions
Contra Costa County Superior Court Case No. CIVMSN14-0300 (and consolidated cases)

K. (Continued)

Report out from Closed Session

General Counsel Steven Y. Otera reported the following:

Closed Session Item No. 1 – The Board (4) considered the item and took no reportable action.

Closed Session Item No. 2 – The Board (4) considered the item and took no reportable action.

Closed Session Item No. 3 – The Board (4) considered the item and took no reportable action.

L. Adjournment

THERE BEING NO FURTHER BUSINESS, AT APPROXIMATELY 11:12 AM, PRESIDENT ROYBAL-ALLARD ADJOURNED THE JUNE 23, 2026 SPECIAL MEETING OF THE BOARD OF HARBOR COMMISSIONERS.

Commissioner

Board Secretary

APPROVED BY THE LOS ANGELES BOARD OF HARBOR COMMISSIONERS AT ITS REGULAR MEETING ON JUNE 23, 2026