



**LOS ANGELES BOARD OF
HARBOR COMMISSIONERS**

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

**SPECIAL MEETING MINUTES
THURSDAY, DECEMBER 4, 2025 AT 9:00 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: 9:23 am

ORDER OF BUSINESS

OPEN SESSION

A. Roll Call

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

Absent: Vice President Pérez. (1)

PRESIDENT ROYBAL-ALLARD PRESIDED

** Commissioner Renwick arrived at approximately 9:36 am.

B. Approval of the Minutes

None.

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C. Executive Director Remarks

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

- Cal Maritime Alumni Association’s 2025 Lifetime Achievement Award given to Port of LA Chief Port Pilot Captain John Betz.
- Clean Air Action Plan Update.
- ONE Henry Hudson Container Ship Fire – Presentation given by US Coast Guard Lieutenant Commander Mark Leahey and Rear Admiral Jeffrey Novak.
- Trade Policies.
- Business Meetings Since November 2, 2025:
 - Daily incident briefings regarding the ONE Henry Hudson Container Ship fire.
 - Participated in the US Chamber of Commerce Speaker Series, “The Call.”
 - Attended a boat tour for the Army Corps of Engineers.
 - Attended the UCLA Forecast Board Dinner Event.

D. Comment from the Public on Non-Agenda Items

The following members of the public provided comments for Item D.:

1. Albert Ramirez – ILWU Local 56
2. Bruce Heyman – LAMI
3. Gina Martinez – Wilmington Neighborhood Council

E. 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.

None.

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F. Reports of the Commissioners

- **President Roybal-Allard** – Nothing to report.
- **Vice President Pérez** – Absent.
- **Commissioner De La Torre** – November 8th: YMCA of Metro LA Dia de los Muertos 5k; November 18th: POLA Monthly Media Briefing; November 18th – 22nd: Business travel to New York for the AIVP Conference; December 3rd: Coffee with the Chamber event.
- **Commissioner Renwick** – Nothing to report.
- **Commissioner Williams** – October 17th: POLA/EJ Monthly Meeting; October 24th: Tour of Dodson Middle School Farm, Freedom at Sea Chairman’s Reception; October 25th: 5th Annual Freedom of the Seas Awards Dinner; October 30th: So Cal Gas Hydrogen Innovation Experience Tour; November 18th: POLA Monthly Media Briefing; December 2nd: Terminal Island Facilities Site Tour; December 3rd: Coffee with the Chamber event.

G. Board Committee Reports

None.

H. Presentation

None.

I. Level I Coastal Development Permit

None.

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J. Board Reports of the Executive Director

Consent Items (1 - 9)

Construction & Maintenance

1. RESOLUTION NO. 25-10638 - AWARD OF BID NO. F-1253 TO GRAYBAR ELECTRIC COMPANY, INC. FOR AMP MODERNIZATION AT BERTH 91 - 93 PASSENGER TERMINALS AT THE WORLD CRUISE CENTER

Summary: Staff requests approval of Bid No. F-1253 with Graybar Electric Company, Inc. (Graybar) in Diamond Bar, California for the Alternative Maritime Power (AMP) Modernization of the passenger terminals at Berths 91 - 93 in Los Angeles' World Cruise Center. The cost of this one-time Purchase Order is \$368,711.43 for materials, labor, and estimated sales tax. The City of Los Angeles Harbor Department (Harbor Department) will be financially responsible for the payment of expenses incurred under the one-time purchase order.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action has been previously evaluated pursuant to the requirements of the California Environmental Quality act (CEQA) under Article II Section 2(i) and is administratively exempt from requirements of CEQA under Article II Section 2(f) of the Los Angeles City CEQA Guidelines; 2) approve Bid No. F-1253 with Graybar for the AMP Modernization at Berths 91 - 93 passenger terminals in the estimated amount of \$368,711.43 and authorize said expenditures; 3) authorize the Executive Director to execute and the Board Secretary to attest to Bid No. F-1253 for and on behalf of the Board; and 4) adopt Resolution No. 25-10638.

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10638 ADOPTED

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Cargo & Industrial Real Estate

2. RESOLUTION NO. 25-10639 - APPROVAL OF THE FIRST AMENDMENT TO MASTER JOINT REVOCABLE PERMIT NO. 14-13 BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT, PORT OF LONG BEACH AND CRIMSON CALIFORNIA PIPELINE, L.P.

Summary: Staff requests approval of the First Amendment (Amendment) to Master Joint Revocable Permit No. 14-13 (MJRP) between Crimson California Pipeline, L.P (Crimson), and the City of Los Angeles Harbor Department (Harbor Department or POLA) and the Port of Long Beach (POLB) (collectively, the Ports), as joint owners. The Amendment permits Crimson to operate and maintain 13 existing subsurface pipelines (Facilities) located on the Alameda Corridor, former Union Pacific Railroad San Pedro Branch; the former Southern Pacific Railroad Long Beach Lead; and the former Atchison, Topeka and Santa Fe Railroad (collectively Railroad Right-of-Way). The primary purpose of the Amendment is to consolidate Crimson's Facilities into one master agreement under the MJRP by adding 11 new pipelines to the agreement, increase the permit fee due under the MJRP and update defined terms in the MJRP to reflect pipeline usage and terminology contained in the current permit template. Staff further requests the approval of Crimson's affiliate corporate guaranty from Crimson Midstream Operating, LLC (Guaranty). Under the Amendment, the Ports will receive \$18,492.25 in annual revenue, subject to an annual Consumer Price Index (CPI) increase. The Harbor Department will receive a 50 percent share of the revenue, which equates to \$9,246.13 annually. The Amendment requires approval from both Ports' Board of Harbor Commissioners. The POLB Board of Harbor Commissioners approved this Amendment at its regular meeting on September 17, 2025.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15301 of the State CEQA Guidelines; 2) approve the proposed First Amendment to Master Joint Revocable Permit No. 14-13 between Crimson California Pipeline, L.P., and the City of Los Angeles Harbor Department and Port of Long Beach for the operation and maintenance of existing subsurface pipeline facilities; 3) authorize the Executive Director to execute and the Board Secretary to attest to the First Amendment to Master Joint Revocable Permit No.14-13; 4) approve the Guaranty provided by Crimson Midstream Operating, LLC for Master Joint Revocable Permit No. 14-13; and adopt Resolution No. 25-10639.

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2. (Continued)

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10639 ADOPTED

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Cargo & Industrial Real Estate

3. RESOLUTION NO. 25-10640 - APPROVAL OF THE SECOND AMENDMENT TO REVOCABLE PERMIT NO. 21-16 WITH TAYLORED TRANSLOAD, LLC. DBA WATERFRONT LOGISTICS LLC.

Summary: Staff requests approval of the Second Amendment to Revocable Permit (RP) No. 21-16 (RP 21-16) with Taylored Transload, LLC. dba Waterfront Logistics LLC. (Taylored) concerning the use and occupancy of City of Los Angeles Harbor Department (Harbor Department) property located at 2401 E. Pacific Coast Highway in Wilmington, for purposes of operating a transloading facility. The Second Amendment to RP 21-16 provides for a six-month extension to the length of the term, changing the expiration date from January 31, 2026, to July 31, 2026. All other terms and conditions, including location and permitted use, remain unchanged. Approval of the proposed action will provide time to secure necessary approvals for a new successor Term Permit, which the Board will consider as a separate action in early 2026.

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 III Class 1(14) and 1(18)(d) of the Los Angeles City CEQA Guidelines; 2) approve the Second Amendment to Revocable Permit No. 21-16 with Taylored Transload, LLC. dba Waterfront Logistics LLC.; 3) authorize the Executive Director to execute and the Board Secretary to attest to the Second Amendment to Revocable Permit No. 21-16; and 4) adopt Resolution No. 25-10640.

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10640 ADOPTED

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Construction

4. RESOLUTION NO. 25-10641 - AWARD AND APPROVAL OF CONSTRUCTION CONTRACT CONTRACTOR: RESOURCE ENVIRONMENTAL, INC. TERMINAL ISLAND FACILITIES DEMOLITION AND IMPROVEMENTS SPECIFICATION NO. 2838

Summary: Staff requests approval of an award of a contract (Contract) to Resource Environmental, Inc., to construct the Terminal Island Facilities Demolition and Improvements (Project). The Project consists of demolition and improvements in five project sites. The lowest responsive and responsible bidder is Resource Environmental, Inc., located at 13100 Alondra Blvd, Suite 108, Cerritos, CA 90703. The Contract amount of \$12,527,000, plus a 10% contingency, is \$13,779,700, and the work duration is 450 calendar days. The City of Los Angeles Harbor Department (Harbor Department) is 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 i) the proposed action as to four of the projects has been previously evaluated pursuant to the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(i) of the Los Angeles City CEQA Guidelines and ii) the remainder of the action as to one of the projects is categorically exempt from the requirements of CEQA under Article III Classes 1(1) and 1(11) 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. 2838 for Item Nos. 1 through 31 of the Bid Proposal Line Items to Resource Environmental, Inc. for a total amount of \$13,779,700, including a 10% contingency, with Project work expected for 450 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. 25-10641.

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10641 ADOPTED; AND CONTRACT NO. 2331 APPROVED

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Engineering

5. RESOLUTION NO. 25-10642 - APPROVAL OF PERSONAL SERVICES AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND AECOM TECHNICAL SERVICES, INC. FOR ENGINEERING SERVICES FOR THE BERTHS 126-129 WHARF REDEVELOPMENT

Summary: Staff requests approval of a personal services agreement (Agreement) between the City of Los Angeles (City) Harbor Department (Harbor Department) and AECOM Technical Services, Inc. (AECOM), to provide professional engineering services for the Berths 126-129 Wharf Redevelopment project (Project). The Agreement has a contract term of three years, with a not-to-exceed amount of \$7,610,000. The Harbor Department will be financially responsible for the payment of expenses incurred under the proposed 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 a personal services agreement with AECOM for engineering services for the Project with a not-to-exceed amount of \$7,610,000 and a term of three years; 3) authorize the Executive Director to execute and the Board Secretary to attest to said Agreement, for and on behalf of the Board; and 4) adopt Resolution No. 25-10642.

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10642 ADOPTED; AND AGREEMENT NO. 25-10181 APPROVED.

**SPECIAL MEETING MINUTES
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Environmental Management

6. RESOLUTION NO. 25-10643 - AMENDMENTS TO AGREEMENT NO. 23-9951 WITH BURNS & MCDONNELL ENGINEERING COMPANY, INC.; AGREEMENT NO. 23-9952 WITH ENSAFE INC.; AGREEMENT NO. 23-9953 WITH ICF INCORPORATED, L.L.C., DBA ICF CONSULTING, L.L.C.; AGREEMENT NO. 23-9954 WITH RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.; AGREEMENT NO. 23-9955 WITH STARCREST CONSULTING GROUP, LLC; AND AGREEMENT NO. 23-9956 WITH TETRA TECH, INC. FOR AS-NEEDED AIR QUALITY SERVICES

Summary: Staff requests approval of six amendments (Amendments) to Agreement No. 23-9951 with Burns & McDonnell Engineering Company, Inc., Agreement No. 23-9952 with EnSafe Inc., Agreement No. 23-9953 with ICF Incorporated, L.L.C, dba ICF Consulting, L.L.C., Agreement No. 23-9954 with Ramboll Americas Engineering Solutions, Inc. (Ramboll), Agreement No. 23-9955 with Starcrest Consulting Group, LLC (Starcrest), and Agreement No. 23-9956 with Tetra Tech, Inc. to provide the City of Los Angeles Harbor Department (Harbor Department) technical support for air quality programs. All six agreements are set to expire on April 11, 2026. A two-year extension is needed at this time to complete current projects and to prepare a new air services solicitation. If approved, the Amendments would extend each of the Agreements term to April 11, 2028. In addition, compensation would be increased by \$600,000 for Starcrest. All other compensation will remain unchanged. The Harbor Department would continue to be financially responsible for the payment of services under these 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 City of Los Angeles (City) Charter Section 1022, work under the subject Agreements can be performed more feasibly by independent consultants rather than by City employees; 3) approve the First Amendment to Agreement No. 23-9951 with Burns & McDonnell Engineering Company, Inc. to extend the contract term by two years; 4) approve the First Amendment to Agreement No. 23-9952 with EnSafe Inc. to extend the contract term by two years; 5) approve the First Amendment to Agreement No. 23-9953 with ICF Incorporated, L.L.C., dba ICF Consulting, L.L.C. to extend the contract term by two years; 6) approve the Second Amendment to Agreement No. 23-9954 with Ramboll Americas Engineering Solutions, Inc. to extend the contract term by two years; 7) approve the First Amendment to Agreement No. 23-9955 with Starcrest Consulting Group, LLC to extend the contract term by two years and increase compensation by \$600,000; 8) approve the First Amendment to Agreement No. 23-9956 with Tetra Tech, Inc. to extend the contract term by two years; 9) authorize the Executive Director to execute and the Board Secretary to attest to said Amendments for and on behalf of the Board; 10) direct the Board Secretary to transmit the Amendments to the City Council for approval pursuant to Section 373 of the Charter of the City of Los Angeles; and 11) adopt Resolution No. 25-10643.

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6. (Continued)

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10643 ADOPTED; AND AGREEMENT NOS. 25-9951-A, 25-9952-A, 25-9953-A, 25-9954-B, 25-9955-A, AND 25-9956-A APPROVED.

**SPECIAL MEETING MINUTES
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Environmental Management

7. RESOLUTION NO. 25-10644 - APPROVAL OF PERSONAL SERVICES AGREEMENTS BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND APEX COMPANIES, LLC, ORION ENVIRONMENTAL, INC., PACIFIC EDGE ENGINEERING, INC., PARSONS ENVIRONMENT & INFRASTRUCTURE GROUP INC., TETRA TECH, INC., TRC SOLUTIONS, INC., AND VERDANTAS INC., FOR AS-NEEDED SITE ASSESSMENT AND RESTORATION SERVICES

Summary: Staff requests approval of seven Personal Service Agreements (Agreements) with APEX Companies, LLC (APEX), Orion Environmental, Inc. (Orion) , Pacific Edge Engineering, Inc. (Pacific Edge), Parsons Environment & Infrastructure Group Inc. (Parsons), Tetra Tech, Inc. (Tetra Tech), TRC Solutions, Inc. (TRC), and Verdantas Inc. (Verdantas) to provide the City of Los Angeles (City) Harbor Department (Harbor Department) with as-needed site assessment and environmental restoration services. Approval of the proposed three-year Agreements will authorize a combined not-to-exceed amount of \$21,000,000 for these services. The Harbor Department is financially responsible for payment of services rendered under the proposed Agreements.

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 6(2) of the Los Angeles City CEQA Guidelines; 2) find that in accordance with the City Charter Section 1022, work under the subject Agreements can be performed more feasibly by independent consultants rather than by City employees; 3) approve the proposed Agreements for a term of three-years each, with a combined contract total of \$21,000,000; 4) authorize the Executive Director to execute and the Board Secretary to attest to said Agreements, for and on behalf of the Board; and 5) adopt Resolution No. 25-10644.

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10644 ADOPTED; AND AGREEMENT NOS. 25-10182, 25-10183, 25-10184, 25-10185, 25-10186, 25-10187, AND 25-10188 APPROVED.

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Environmental Management

8. RESOLUTION NO. 25-10645 - SECOND AMENDMENT TO REIMBURSEMENT AGREEMENT NO. 21-9795 WITH BELLWETHER FINANCIAL GROUP, INC.

Summary: Staff requests approval of the proposed Second Amendment to Reimbursement Agreement No. 21-9795 (Agreement) with Bellwether Financial Group, Inc. (Bellwether) to reimburse the City of Los Angeles Harbor Department (Harbor Department) 100% of staff and consultant costs associated with the preparation of project documents for an environmental evaluation to develop and occupy Berth 44 and associated premises (Site), with the exception of costs related to assessment of contaminated soil/water impacts and historical resources. The proposed Second Amendment will extend the duration of the existing Agreement by one year, from five years to six years, as proposed. No other modifications are proposed. Bellwether will continue to be financially responsible for reimbursement of costs incurred under the 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 Second Amendment to Reimbursement Agreement No. 21-9795 with Bellwether Financial Group, Inc.; 3) direct the Board Secretary to transmit said Amendment to the Los Angeles City Council for approval pursuant to Section 373 of the Charter of the City of Los Angeles and Section 10.5(a) of the Los Angeles Administrative Code; 4) authorize the Executive Director to execute and the Board Secretary to attest to, said Amendment to the Agreement for and on behalf of the Board; and 5) adopt Resolution No. 25-10645.

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10645 ADOPTED; AND AGREEMENT NO. 25-9795-B APPROVED.

**SPECIAL MEETING MINUTES
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Environmental Management

9. RESOLUTION NO. 25-10646 - PERSONAL SERVICES AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND CSDA DESIGN GROUP FOR RESIDENTIAL SOUND INSULATION MITIGATION PROGRAM

Summary: Staff requests approval of an Agreement with CSDA Design Group (CSDA) to create and administer a new Residential Sound Insulation (RSI) Mitigation Program for a term of up to five years and a not-to-exceed amount of \$1,765,000. The RSI Mitigation Program is necessary to meet the requirements of Mitigation Measure (MM) NOI-2 adopted by the Board of Harbor Commissioners (Board) when it certified the Final Environmental Impact Report (EIR) and approved the China Shipping Container Terminal Project in 2008. MM NOI-2 requires “soundproofing of impacted noise-sensitive structures” at select residences on Knoll Hill and in the W Amar Street/N Palos Verdes Street community of San Pedro. The Harbor Department will be financially responsible for all costs incurred under the proposed 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 Agreement with CSDA Design Group (San Francisco, CA) for a term of five years and a total amount not-to-exceed \$1,765,000; 3) authorize the Executive Director to execute and the Board Secretary to attest to said Agreement for and on behalf of the Board; 4) direct the Board Secretary to transmit the Agreement to the City Council for approval pursuant to Section 373 of the Charter of the City of Los Angeles; and 5) adopt Resolution No. 25-10646.

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10646 ADOPTED; AND AGREEMENT NO. 25-10189 APPROVED.

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Regular Item (10)

Construction

10. RESOLUTION NO. 25-10647 - REJECTION OF ALL BIDS AVALON PEDESTRIAN BRIDGE AND PROMENADE GATEWAY SPECIFICATION NO. 2804

Summary: Staff recommends that all bids for Specification No. 2804 be rejected and that the Project be re-advertised as it is to the advantage of the City of Los Angeles Harbor Department (Harbor Department) to do so to avoid bid protest litigation that could jeopardize the grant funding and to ensure the most competitive bids and lowest cost to the Harbor Department. The Avalon Pedestrian Bridge and Promenade Gateway (Project) will connect the Wilmington Community to Wilmington Waterfront Promenade and Banning's Landing Community Center.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action has been previously evaluated pursuant to the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(i) of the Los Angeles City CEQA Guidelines; 2) reject all bids for Specification No. 2804 and authorize the Executive Director to re-advertise the Project; and adopt Resolution No. 25-10647.

David Libatique, Deputy Executive Director of Stakeholder Engagement for Port of Los Angeles provided a PowerPoint Presentation for Item No. 10.

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

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

Noes: None.

Absent: Vice President Pérez. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10647 ADOPTED

**SPECIAL MEETING MINUTES
THURSDAY, DECEMBER 4, 2025 AT 10:00 AM**

K. Closed Session – 11:18 am to 12:24 pm

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(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 Terms

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

Provide instructions to its real estate negotiators with respect to Vopak Terminal Los Angeles, Inc.:

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

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K. (Continued)

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

Provide instructions to its real estate negotiators with respect to Fenix Marine Services, Ltd.:

Property:	614 Terminal Way, San Pedro
City Negotiator:	Marisa Katnich
Tenant Negotiator:	Steven Trombley
Negotiating Parties:	City and Fenix Marine Services, Ltd.
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 (3) considered the item and took no reportable action.
- Closed Session Item No. 2 – The Board (3) considered the item and took no reportable action.
- Closed Session Item No. 3 – The Board (3) considered the item and took no reportable action.
- Closed Session Item No. 4 – The Board (3) considered the item and took no reportable action.
- Closed Session Item No. 5 – The Board (3) considered the item and took no reportable action.
- Closed Session Item No. 6 – The Board (3) considered the item and took no reportable action.
- Closed Session Item No. 7 – The Board (3) considered the item and took no reportable action.
- Closed Session Item No. 8 – The Board (3) considered the item and took no reportable action.

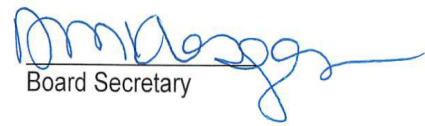
**SPECIAL MEETING MINUTES
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L. Adjournment

THERE BEING NO FURTHER BUSINESS, AT APPROXIMATELY 12:36 PM, PRESIDENT ROYBAL-ALLARD ADJOURNED THE DECEMBER 4, 2025 REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS.


Commissioner

APPROVED BY THE LOS ANGELES BOARD
OF HARBOR COMMISSIONERS AT ITS
REGULAR MEETING ON DECEMBER 4, 2025


Board Secretary