



**LOS ANGELES BOARD OF
HARBOR COMMISSIONERS**

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

**REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 6, 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: 10:17 am

ORDER OF BUSINESS

OPEN SESSION

A. Roll Call

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

Absent: Commissioner Williams. (1)

PRESIDENT ROYBAL-ALLARD PRESIDED

B. Approval of the Minutes

None.

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C. Executive Director Remarks

Erica Calhoun, Deputy Executive Director for the Port of Los Angeles reported on the following:

- Executive Director Seroka on business travel in China.
- November is Native American Heritage Month.
- Veterans Day 2025.
- CalTrans closure of Vincent Thomas Bridge.
- POLA to host Marine Flare Collection Event on November 15, 2025.
- POLA Wellness Week.
- San Pedro Waterfront Promenade Phase II awarded Project Achievement Award at the Construction Management Association of America National Conference.
- World Tots LA Annual Trick-or-Treat at POLA Admin. Building.
- Congrats to LA Dodgers for their back-to-back World Series Win.

D. Comment from the Public on Non-Agenda Items

None.

- 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.

The following provided Community Impact Statements for Item E.:

1. Dean Pentcheff – Coastal San Pedro Neighborhood Council

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F. Reports of the Commissioners

- **President Roybal-Allard** – Nothing to report.
- **Vice President Pérez** – Nothing to report.
- **Commissioner De La Torre** – October 16th: WTS-LA Reception; October 24th: Heart of the Harbor Harvest Festival; October 25th: 5th Annual Freedom of the Seas Awards Dinner; October 30th: SoCalGas Hydrogen Innovation Experience Tour; November 1st: LAFD Ralph J. Scott Old Fireboat 100th Birthday event; November 4th: Tour of International Seafarers Center; November 5th: 30th Anniversary Eddy Awards.
- **Commissioner Renwick** – Nothing to report.
- **Commissioner Williams** – Absent.

G. Board Committee Reports

None.

H. Presentation

None.

I. Level I Coastal Development Permit

There were none.

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J. Board Reports of the Executive Director

Consent Items (1 – 12)

Construction & Maintenance

1. RESOLUTION NO. 25-10612 - AWARD OF AGREEMENT NO. TO NIELSEN BEAUMONT MARINE, INC. FOR IMPOUNDED VESSEL RELATED SERVICES

Summary: Staff requests approval of an Agreement with Nielsen Beaumont Marine, Inc. (Nielsen Beaumont) of San Diego, California for impounded vessel-related services. The proposed agreement will be for a one-year term with two, one-year renewal options for an estimated amount of \$120,000 annually. If the two renewal options are exercised, then a total not to exceed amount of \$360,000 will be authorized over the three-year agreement period. The City of Los Angeles Harbor Department (Harbor Department) will be financially responsible for payment of 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) find that in accordance with the Los Angeles City Charter Section 1022, work under the subject agreement can be performed more feasibly by an independent contractor than by City employees; 3) approve the Agreement with Nielsen Beaumont in the amount of \$120,000 for impounded vessel related services 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 \$360,000 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 the Agreement; and 5) adopt Resolution No. 25-10612.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10612 ADOPTED; AND AGREEMENT NO. 25-10154 APPROVED

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Cargo Marketing

2. RESOLUTION NO. 25-10613 - APPROVAL OF FOREIGN-TRADE ZONE (FTZ) DEVELOPER AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND 11850 RIVERSIDE LLC, FTZ 202, SITE 20

Summary: Staff requests approval of a Foreign-Trade Zone (FTZ) Developer Agreement (Agreement) between the City of Los Angeles Harbor Department (Harbor Department) and 11850 Riverside LLC (Riverside), to continue to maintain their FTZ status and promote the FTZ Program within FTZ 202, Site 20, located in Mira Loma, California. Riverside is a real estate investment firm whose principal address is in Newport Beach, California. The other properties on Site 20 are owned by IDI Corporation and State Teachers Retirement System of Ohio CA Real Estate Investment II LLC. This is a 141.8-acre site with a warehouse and office space located approximately 64 miles north of the Port of Los Angeles (Port). The proposed Agreement is for a term of five years with three, five-year renewal options. Riverside has had a Developer Agreement since 2005 with the Third Amendment set to expire on November 1, 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) approve the proposed Foreign-Trade Zone Developer Agreement between the Harbor Department and Riverside; 3) authorize the Executive Director to execute and the Board Secretary to attest to the proposed Foreign-Trade Zone Developer Agreement; and 4) adopt Resolution No. 25-10613.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10613 ADOPTED; AND AGREEMENT NO. 25-10155 APPROVED

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Commission Office

3. RESOLUTION NO. 25-10614 - ADOPTION OF THE 2026 MEETING CALENDAR FOR THE BOARD OF HARBOR COMMISSIONERS

Recommendation: Board resolve to 1) adopt Resolution No. 26-10614.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10614 ADOPTED

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Engineering

4. RESOLUTION NO. 25-10615 - APPROVAL OF PERSONAL SERVICES AGREEMENTS WITH AECOM TECHNICAL SERVICES, INC.; GHD INC.; JACOBS ENGINEERING GROUP INC.; KPFF CONSULTING ENGINEERS; MARK THOMAS AND COMPANY, INC.; MOFFATT & NICHOL; STANTEC; AND WSP USA INC. FOR ON-CALL ENGINEERING SERVICES

Summary: Staff requests approval of personal services agreements (Agreements) with AECOM Technical Services, Inc. (AECOM); GHD Inc.; Jacobs Engineering Group Inc. (Jacobs); KPFF Consulting Engineers (KPFF); Mark Thomas and Company, Inc.; Moffatt & Nichol; Stantec; and WSP USA Inc. to provide on-call engineering services supporting the City of Los Angeles (City) Harbor Department's (Harbor Department) Capital Improvement Program (CIP) and Maintenance Improvement Program (MIP). Each agreement will be for a term of three years and a not-to-exceed amount of \$5,000,000 for a total aggregate amount of \$40,000,000. The Harbor Department will be financially responsible for payment of expenses 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 CEQA in accordance with Article II Section 2(f) 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 eight Personal Services Agreements for a term of three years each, with a combined contract total of \$40,000,000; 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. 25-10615.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10615 ADOPTED; AND AGREEMENT NOS. 25-10156, 25-10157, 25-10158, 25-10159, 25-10160, 25-10161, 25-10162, AND 25-10163 APPROVED

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Environmental Management

5. RESOLUTION NO. 25-10616 - APPROVE CITY OF LOS ANGELES HARBOR DEPARTMENT 2025 ZERO WASTE PLAN

Summary: Staff requests Board of Harbor Commissioners (Board) adoption of the City of Los Angeles (City) Harbor Department (Harbor Department) 2025 Zero Waste Plan (ZWP), as policy. The 2025 ZWP was prepared by the Environmental Management Division (EMD), with input from the Deputy Executive Director, senior management of key divisions, City Attorney's Office, and other Harbor Department stakeholders. The 2025 ZWP was prepared in accordance with the Mayor's Office 2019 Green New Deal (GND) and 2020 Executive Directive No. 25 (L.A.'s Green New Deal: Leading by Example), with an emphasis on zero waste and meeting the landfill diversion targets of 90% by 2025, 95% by 2035, and 100% by 2050. In addition, the 2025 ZWP acknowledges the City Ordinance 187718 (Zero Waste Ordinance), which requires City facilities, City-permitted events held on City property, and food or beverage providers operating on City property to comply with the Zero Waste Ordinance mandates.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action is administratively and generally exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II, Section 2(f) of the Los Angeles City CEQA Guidelines, and Section 15061(b)(3) of the State CEQA Guidelines; 2) adopt the City of Los Angeles Harbor Department 2025 Zero Waste Plan as policy; 3) authorize the Executive Director, or designees, to carry out this policy to comply with the State of California (State) and City mandates and 4) adopt Resolution No. 25-10616.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10616 ADOPTED

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Environmental Management

6. RESOLUTION NO. 25-10617 - APPROVAL OF A TECHNOLOGY ADVANCEMENT PROGRAM AGREEMENT WITH HARBOR BREEZE CORP. TO FUND THE DEMONSTRATION OF A HYBRID ZERO EMISSION CAPABLE VESSEL AND A COST SHARE AGREEMENT WITH THE PORT OF LONG BEACH

Summary: Staff requests approval of a proposed Technology Advancement Program (TAP) Agreement between the City of Los Angeles Harbor Department (Harbor Department) and Harbor Breeze Corp. (Harbor Breeze) to fund a TAP project which demonstrates an advanced integrated emissions reduction system and charging infrastructure for a hybrid vessel (Project). The total cost of the proposed Project is \$8,920,240. TAP funding in the amount of \$3,500,000 has been requested to support the development and installation of enhanced vessel technology and shore side charging infrastructure within the Port of Los Angeles West Harbor Development. Staff also requests approval of a Cost Share Agreement with the Port of Long Beach (POLB) to share the cost of the proposed Project. The total requested TAP funding amount is \$3,500,000. The Harbor Department is financially responsible for \$3,500,000 under this Board action, of which \$1,050,000 will be reimbursed by POLB through the Cost Share Agreement.

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) approve the Technology Advancement Program Agreement with Harbor Breeze Corp. for a term of three years and a total not-to-exceed amount of \$3,500,000; 3) approve the Cost Share Agreement with the Port of Long Beach for the reimbursement of \$1,050,000 from the Port of Long Beach to the City of Los Angeles Harbor Department; 4) authorize the Executive Director to execute and Board Secretary to attest to said agreement for and on behalf of the Board; and 5) adopt Resolution No. 25-10617.

Item No. 6 was moved from Consent to Regular for Comments from the Public.

The following provided comments for Item No. 6:

1. Eric Johnson – West Harbor
2. Dan Salas – Harbor Breeze Cruises

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6. (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 and Commissioner Renwick. (4)

Noes: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10617 ADOPTED; AND AGREEMENT NOS. 25-10164 AND 25-10165 APPROVED

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Environmental Management

7. RESOLUTION NO. 25-10618 - APPROVAL OF THE FIRST AMENDMENT TO AGREEMENT NO. 22-9917 WITH MLI LEASING, LLC FOR THE ZERO EMISSION 25 TRUCK PILOT PROGRAM

Summary: Staff requests approval of the proposed First Amendment to Agreement No. 22-9917 with MLI Leasing, LLC (MLI Leasing) to deploy zero emission (ZE) trucks into drayage service at the Port of Los Angeles (Port). The proposed First Amendment will extend the term of Agreement No. 22-9917 by three years for a total term of six years. All other terms and conditions will remain the same. The City of Los Angeles Harbor Department (Harbor Department) will continue to be financially responsible for funding up to \$3,000,000 for the deployment of twelve zero-emission drayage trucks under Agreement No. 22-9917.

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 First Amendment with MLI Leasing, LLC for an additional three years, for a total term of six years; 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 on behalf of the Board; and 5) adopt Resolution No. 25-10618.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10618 ADOPTED; AND AGREEMENT NO. 25-9917-A APPROVED

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Goods Movement

8. RESOLUTION NO. 25-10619 - APPROVAL OF NOTICE OF MUTUAL AGREEMENT FOR ALAMEDA CORRIDOR MAINTENANCE CONTRACTOR

Summary: Staff requests adoption of a Resolution approving and providing mutual agreement, via Notice of Mutual Agreement (NMA), amongst the City of Los Angeles Harbor Department, (Harbor Department), Port of Long Beach (POLB), BNSF Railway (BNSF), and Union Pacific Railroad (UPRR), which approves: 1) selection of RailWorks Track Services, LLC (Railworks) to provide maintenance services for the Alameda Corridor (AC), and 2) the terms of the maintenance services agreement with the Alameda Corridor Transportation Authority (ACTA). Approval of this NMA will enable ACTA staff to subsequently seek approval of a new maintenance services agreement from its Board. The current maintenance agreement with ACTA expires April 14, 2026. The BNSF and UPRR will pay for the maintenance services through the AC use fees, collected by ACTA. As such, there will be no financial impact to the Harbor Department if this NMA is approved.

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 and Provide Mutual Agreement through NMA No. 2025-1 for the Alameda Corridor maintenance contractor selection of RailWorks for a five-year maintenance services agreement between ACTA and RailWorks, with an optional five-year extension at the discretion of ACTA; 3) direct the Executive Director to transmit this Resolution to ACTA for further action pursuant to the Amended and Restated Alameda Corridor Use and Operating Agreement; and 4) adopt Resolution No. 25-10619.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10619 ADOPTED

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Information Technology

9. RESOLUTION NO. 25-10620 - PURCHASE ORDER CHANGE NO. 1 TO CONTRACT NO. 40024 WITH INSIGHT PUBLIC SECTOR, INC. FOR COMPUTER SOFTWARE AND RELATED SUPPORT SERVICES

Summary: Staff requests approval of Purchase Order Change (POC) No. 1 to Contract No. 40024 (Contract) with Insight Public Sector, Inc. (Insight) for the purchase of computer software licenses, software maintenance renewals, and related software support services. This includes purchases to support ongoing operations, new projects and future growth requirements for front-end software such as business applications, desktop software, email, and back-end software such as databases, operating systems, troubleshooting tools, technology management, cyber security and network software. The proposed POC No.1 will increase the not-to-exceed amount by \$2,800,000 for a total not-to-exceed amount of \$7,540,000. The POC No. 1 will not change any other terms and conditions of the Contract. The Contract utilizes the Cobb County, Georgia, Contract No. 23-6692-03, a national cooperative contract for technology product solutions and related services awarded by Cobb County to Insight effective May 1, 2023. The term of the master agreement will end on April 28, 2028. Insight is headquartered in Temple, Arizona, with offices in Southern California. The City of Los Angeles (City) Harbor Department (Harbor Department) will continue to be financially responsible for the payment of expenses incurred under the 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 Class 2(f) of the Los Angeles City CEQA Guidelines; 2) approve POC No. 1 to Contract No. 40024 with Insight Public Sector, Inc. for computer software licenses, software maintenance renewals, and related software support services for an amount not-to-exceed \$7,540,000 for a term of three (3) years; 3) authorize the Executive Director to execute and the Board Secretary to attest to said POC, for and on behalf of the Board; and 4) adopt Resolution No. 25-10620.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10620 ADOPTED

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Internal Audit

10. RESOLUTION NO. 25-10621 - APPROVE CITY OF LOS ANGELES HARBOR DEPARTMENT'S INTERNAL AUDIT CHARTER

Summary: Staff requests Board of Harbor Commissioners (Board) adoption of the City of Los Angeles (City) Harbor Department's (Harbor Department) Internal Audit Charter (Audit Charter). The Audit Charter was prepared by the Harbor Department's Internal Audit Division (IAD), with input from the Audit Committee Chair, Chief of Staff to the Executive Director, and Senior Management. The Audit Charter was prepared in conformance with the Global Internal Audit Standards (Global Standards) promulgated by the Institute of Internal Auditors. Per Global Standards, the Audit Charter is required to be approved by the Board of Harbor Commissioners annually. There is no direct financial impact associated with the approval of the proposed Audit Charter.

Recommendation: Board resolve to 1) find that the Director of Environmental Management has determined that the proposed action is administratively and generally exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II, Section 2(f) of the Los Angeles City CEQA Guidelines, and Section 15061(b)(3) of the State CEQA Guidelines; 2) approve the City of Los Angeles Harbor Department's Internal Audit Charter; and 3) adopt Resolution No. 25-10621.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10621 ADOPTED

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Cargo & Industrial Real Estate

11. RESOLUTION NO. 25-10622 - APPROVE COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY FOR 800 SOUTHERLAND AVENUE, WILMINGTON, CALIFORNIA 90744 (LARWQCB SCP NO. 0297, SITE ID NO. 2040259)

Summary: Staff requests approval of the Covenant and Environmental Restriction on Property (Covenant) with the Los Angeles Regional Water Quality Control Board (LARWQCB). The Covenant puts forth restrictions for the current and future development and use of City of Los Angeles Harbor Department (Harbor Department) property located at 800 Southerland Avenue, Wilmington (Site). The Site is jointly owned by the Harbor Department and Port of Long Beach (POLB). This Covenant requires approval from the Board of Harbor Commissioners of both ports. It is anticipated that this Covenant will be presented to the POLB Board of Harbor Commissioners at its meeting on November 24, 2025 for approval.

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 Covenant and Environmental Restriction on Property; 3) authorize the Executive Director to execute and the Board Secretary to attest to the Covenant and Environmental Restriction on Property; and 4) adopt Resolution No. 25-10622.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10622 ADOPTED

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Cargo & Industrial Real Estate

12. RESOLUTION NO. 25-10623 - APPROVAL OF JOINT REVOCABLE PERMIT NO. 24-07 AMONG LEVEL 3 COMMUNICATIONS, LLC AND CITY OF LOS ANGELES HARBOR DEPARTMENT AND PORT OF LONG BEACH, AS JOINT OWNERS

Summary: Staff requests approval of Joint Revocable Permit No. 24-07 (JRP) among Level 3 Communications, LLC (Level 3), a Delaware limited liability company, the City of Los Angeles Harbor Department (Harbor Department), and the Port of Long Beach (POLB) as joint owners (collectively Ports), for installation, maintenance and operations of an underground casing, innerducts and fiber optic facilities in the San Pedro Branch of the former Union Pacific Railroad right-of-way in South Gate, California. Under the proposed JRP, Level 3 will be allowed to use an area totaling 680 square feet within the Ports' railroad corridor for the purpose of installing, operating, and maintaining an underground fiber optic line, three innerducts and a six-inch high-density polyethylene casing. There will be no rent charged for this JRP due to its location in the public right-of-way. This JRP requires approval from the Board of Harbor Commissioners of both Ports. The POLB Board of Harbor Commissioners approved this JRP at its 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 Article III Classes 3(8) and 4(7) of the Los Angeles City CEQA Guidelines; 2) approve Joint Revocable Permit No. 24-07 among Level 3 Communications, LLC, and the City of Los Angeles Harbor Department and Port of Long Beach, as joint owners; 3) authorize the Executive Director to execute and the Board Secretary to attest to Joint Revocable Permit No. 24-07; and adopt Resolution No. 25-10623.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10623 ADOPTED

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Regular Items (13 – 16)

Cargo Marketing

13. RESOLUTION NO. 25-10624 - APPROVE TEMPORARY ORDER TO AMEND PORT OF LOS ANGELES TARIFF NO. 4, "GENERAL RATE INCREASE"

Summary: Staff requests approval of a Temporary Order to amend Port of Los Angeles Tariff No. 4 (Tariff) to increase rated tariff items based on the West Region Consumer Price Index for All Urban Consumers (CPI-U). The California Association of Port Authorities (CAPA), of which the Port of Los Angeles (Port) is a member, adopted an annual general rate increase (GRI) methodology for tariffs based on the CPI-U. The Bureau of Labor Statistics has identified a 2.5 percent increase in the CPI-U for the 12-month period ending in December 2024. The proposed CAPA GRI of 2.5 percent, effective December 1, 2025, is applicable to almost all Port Tariff rated items, excluding rated tariff items that have a scheduled rate increase as of the effective date. A separate action recommends a Permanent Order and Ordinance for approval by the Board and City Council, which are required to make effective changes to Tariff No. 4 beyond the Temporary Order's 90-day effective period.

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 Article III Class 1(31) of the Los Angeles City CEQA Guidelines; 2) approve the amendment to Port of Los Angeles Tariff No. 4 increasing rates to Section Four "Dockage", Items 450 & 480; Section Five "Wharfage", Items 550-001 through 550-801; Section Seven "Free Time, Wharf Demurrage, and Wharf Storage", Items 780 and 790; Section Nine "Container Cranes" Item 900; Section Eleven "Charges for Occupancy of Office Space, etc. In Transit Sheds and on Wharves and Wharf Premises", Item 1100; Section Twelve "Water and Electricity", Item 1200; Section Fifteen "Public Landings", Items 1525 & 1530; Section Eighteen "General Rules and Regulations – Miscellaneous", Item 1802; Section Nineteen "Commercial Fishing Vessel", Items 1910 & 1930; and Section Twenty-Four "Recreational Courtesy Docks", Items 2425 & 2430, subject to the California Association of Port Authorities' review and approval, and authorize the Executive Director to work with the California Association of Port Authorities to secure this approval or proceed to take independent action in accordance with the California Association of Port Authorities' procedure; 3) adopt Temporary Order No. 25-7408 with an effective date of December 1, 2025, to amend Port of Los Angeles Tariff No. 4, increasing rates to Section Four "Dockage", Items 450 & 480; Section Five "Wharfage", Items 550-001 through 550-801; Section Seven "Free Time, Wharf Demurrage, and Wharf Storage", Items 780 and 790; Section Nine "Container Cranes" Item 900; Section Eleven "Charges for Occupancy of Office Space, etc. In Transit Sheds and on Wharves and Wharf Premises", Item 1100; Section Twelve "Water and Electricity", Item 1200; Section Fifteen "Public Landings", Items 1525 & 1530; Section Eighteen "General Rules and Regulations – Miscellaneous", Item 1802; Section Nineteen "Commercial Fishing Vessel", Items 1910 & 1930; and Section Twenty-Four "Recreational Courtesy Docks", Items 2425 & 2430;

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13. (Continued)

4) authorize the Board Secretary to certify the adoption of Temporary Order by the Board of Harbor Commissioners and cause the same to be published once in a newspaper printed and published in the City of Los Angeles, to take effect on December 1, 2025, for a period not-to-exceed 90 days pursuant to City Charter Section 653(b); 5) direct the Board Secretary to transmit to the City Clerk a Notice of Public Hearing for publication in accordance with the provisions of California Government Code sections 66018 and 6062a; and adopt Resolution No. 25-10624.

Eric Caris, Director of Cargo Marketing for the Port of Los Angeles provided a verbal presentation for Item No. 13.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10624 ADOPTED; AND ORDER NO. 25-7408 APPROVED

**REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 6, 2025 AT 10:00 AM**

Cargo Marketing

14. RESOLUTION NO. 25-10625 - APPROVE PERMANENT ORDER TO AMEND PORT OF LOS ANGELES TARIFF NO. 4, "GENERAL RATE INCREASE"

Summary: Staff requests approval of a Permanent Order to amend Port of Los Angeles Tariff No. 4 (Tariff) to increase rated tariff items based on the West Region Consumer Price Index for All Urban Consumers (CPI-U). The California Association of Port Authorities (CAPA), of which the Port of Los Angeles (Port) is a member, adopted an annual general rate increase (GRI) methodology for tariffs based on the CPI-U. The Bureau of Labor Statistics has identified a 2.5 percent increase in the CPI-U for the 12-month period ending in December 2024. The proposed CAPA GRI of 2.5 percent, effective December 1, 2025, is applicable to almost all Port Tariff rated items, excluding rated tariff items that have a scheduled rate increase as of the effective date. A separate action recommends a Temporary Order to make changes to Tariff No. 4 within the Board's authority to adopt rates for up to 90 days, with any rates to be effective beyond the 90 days requiring this Permanent Order and Ordinance to be approved by the City Council.

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 Article III Class 1(31) of the Los Angeles City CEQA Guidelines; 2) approve the amendment to Port of Los Angeles Tariff No. 4 increasing rates to Section Four "Dockage", Items 450 & 480; Section Five "Wharfage", Items 550-001 through 550-801; Section Seven "Free Time, Wharf Demurrage, and Wharf Storage", Items 780 and 790; Section Nine "Container Cranes" Item 900; Section Eleven "Charges for Occupancy of Office Space, etc. In Transit Sheds and on Wharves and Wharf Premises", Item 1100; Section Twelve "Water and Electricity", Item 1200; Section Fifteen "Public Landings", Items 1525 & 1530; Section Eighteen "General Rules and Regulations – Miscellaneous", Item 1802; Section Nineteen "Commercial Fishing Vessel", Items 1910 & 1930; and Section Twenty-Four "Recreational Courtesy Docks", Items 2425 & 2430, subject to the California Association of Port Authorities' review and approval, and authorize the Executive Director to work with the California Association of Port Authorities to secure this approval or proceed to take independent action in accordance with the California Association of Port Authorities' procedure; 3) adopt Permanent Order No. 25-7409 with an effective date of December 1, 2025, to amend Port of Los Angeles Tariff No. 4, increasing rates to Section Four "Dockage", Items 450 & 480; Section Five "Wharfage", Items 550-001 through 550-801; Section Seven "Free Time, Wharf Demurrage, and Wharf Storage", Items 780 and 790; Section Nine "Container Cranes" Item 900; Section Eleven "Charges for Occupancy of Office Space, etc. In Transit Sheds and on Wharves and Wharf Premises", Item 1100; Section Twelve "Water and Electricity", Item 1200; Section Fifteen "Public Landings", Items 1525 & 1530; Section Eighteen "General Rules and Regulations – Miscellaneous", Item 1802; Section Nineteen "Commercial Fishing Vessel", Items 1910 & 1930; and Section Twenty-Four "Recreational Courtesy Docks", Items 2425 & 2430; 4) direct the Board Secretary to transmit to the City Council for approval the Permanent Order and the Ordinance approving and authorizing the Amendments to Port of Los Angeles Tariff No. 4 pursuant to City Charter 653(a);

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14. (Continued)

5) direct the Board Secretary to transmit to the City Clerk a Notice of Public Hearing for publication in accordance with the provisions of California Government Code sections 66018 and 6062a; 6) after the effective date of the Ordinance, transmit the Permanent Order and Ordinance to the Executive Director or his nominee for implementation and posting to the Port of Los Angeles website; and adopt Resolution No. 25-10625.

Eric Caris, Director of Cargo Marketing for the Port of Los Angeles provided a verbal presentation for Item No. 14.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10625 ADOPTED; AND ORDER NO. 25-7409 APPROVED

**REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 6, 2025 AT 10:00 AM**

Construction

15. RESOLUTION NO. 25-10626 - AWARD AND APPROVAL OF CONSTRUCTION CONTRACT CONTRACTOR: VORTEX MARINE CONSTRUCTION, INC. 2025-2027 MARINE IMPROVEMENTS SPECIFICATION NO. 2842

Summary: Staff requests approval of an award of a contract (Contract) to Vortex Marine Construction, Inc. (Vortex) to construct the 2025-2027 Marine Improvements. The Contract consists of marine construction work and improvements to be performed on an on-call basis. The lowest responsive and responsible bidder is Vortex located at 1 Maritime Way, Antioch, CA 94509. The Contract amount of \$45,878,375, plus a 10% contingency, is \$50,466,213, and the work duration is 900 calendar days. The City of Los Angeles Harbor Department (Harbor Department) will be financially responsible for the 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 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. 2842 for Item Nos. 1 through 81 of the Bid Proposal Line Items to Vortex for a total amount of \$50,466,213, including a 10% contingency, with Project work expected for 900 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 adopt Resolution No. 25-10626.

Anthony Mainez, Construction Civil Engineer for the Port of Los Angeles provided a PowerPoint Presentation Item No. 15.

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED; RESOLUTION NO. 25-10626 ADOPTED; AND CONTRACT NO. 2330 APPROVED

**REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 6, 2025 AT 10:00 AM**

Waterfront & Commercial Real Estate

16. RESOLUTION NO. 25-10627 - APPROVE SEVENTH AMENDMENT TO AMENDED AND RESTATED LEASE NO. 904A WITH ALTASEA AT THE PORT OF LOS ANGELES

Summary: Staff requests approval of the Seventh Amendment to Amended and Restated Lease No. 904A (Lease No. 904A) with AltaSea at the Port of Los Angeles (AltaSea). The premises, located at City Dock No. 1, consists of 32.03 acres for water-dependent academic and governmental uses, and houses a non-profit and for-profit marine research facility. The proposed Seventh Amendment includes revisions related to the existing City of Los Angeles Harbor Department (Harbor Department) monetary contribution towards improvements, establishing a completion date for Berth 57 warehouse improvements and extending milestones for project concept submittals for Berth 56. Approval of the proposed Amendment does not change the total amount of the Harbor Department's \$36,660,000 monetary commitment under Lease No. 904A.

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 1(14) of the Los Angeles City CEQA Guidelines; 2) approve the Seventh Amendment to Amended and Restated Lease No. 904A with AltaSea at the Port of Los Angeles; 3) direct the Board Secretary to transmit the Seventh Amendment to Amended and Restated Lease No. 904A to the City Council for approval pursuant to Section 606 of the City Charter; 4) authorize the Executive Director to execute and the Board Secretary to attest to the Seventh Amendment to Amended and Restated Lease No. 904A upon approval by City Council; and 5) adopt Resolution No. 25-10627.

Mike Galvin, Director of Waterfront & Commercial Real Estate for the Port of Los Angeles provided a PowerPoint Presentation for Item No. 16.

The following provided comments for Item No. 16:

1. Terry Taminen - AltaSea
2. Aksel Palacios – Council District 15
3. Alan Johnson – West Harbor
4. Eric Johnson – West Harbor
5. Richard Havenick – Coastal San Pedro Neighborhood Council
6. Amanda Enriquez – Community Member
7. Kevin Gaines – AltaSea
8. Elise Swanson – San Pedro Chamber of Commerce
9. Richard Ellington – Community Member
10. Gabriela Medina – SoCalGas
11. Bruce Heyman – LAMI
12. Dan Salas – Harbor Breeze Cruises

**REGULAR MEETING MINUTES
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16. (Continued)

Motion by Vice President Pérez, 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: None.

Absent: Commissioner Williams. (1)

RECOMMENDATION APPROVED AND RESOLUTION NO. 25-10627 ADOPTED

**REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 6, 2025 AT 10:00 AM**

K. Closed Session – 11:16 am to 12:06 pm

The following provided comments for Closed Session Item No. 5 prior to Closed Session:

1. Bill Drewes – Cabrillo Beath Youth Scout Camp

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 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)

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

Provide instructions to its real estate negotiators with respect to Pathway to Podium:

Property: 3000 Shoshonean Road, San Pedro CA 90731

City Negotiator: Michael Galvin

Tenant Negotiator: Richard Maire and Bill Schopp

Negotiating Parties: City and Pathway to Podium LLC

Under Negotiation: Price and Terms

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K. (Continued)

6. 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

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

Provide instructions to its real estate negotiators with respect to Cruise Ship Terminal Development and Operations:

Property: 100 Swinford Street, San Pedro (Inner Harbor Cruise Terminal Site) and 3011 Dave Arian Way, San Pedro (Outer Harbor Cruise Terminal Site)
City Negotiator: Michael Galvin
Tenant Negotiator: Stefano Borzone
Negotiating Parties: City and Pacific Cruise Terminals, LLC
Under Negotiation: Price and Terms

8. 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)

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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.

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

Closed Session Item No. 5 – The Board (4) considered the item and took no reportable action.

Closed Session Item No. 6 – The Board (4) considered the item and took no reportable action.

Closed Session Item No. 7 – The Board (4) considered the item and took no reportable action.

Closed Session Item No. 8 – The Board (4) considered the item and took no reportable action.

L. **Adjournment**

THERE BEING NO FURTHER BUSINESS, AT APPROXIMATELY 12:08 PM, PRESIDENT ROYBAL-ALLARD ADJOURNED THE NOVEMBER 6, 2025 REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS.


Commissioner

APPROVED BY THE LOS ANGELES
BOARD OF HARBOR
COMMISSIONERS AT ITS SPECIAL
MEETING ON NOVEMBER 20, 2025


Board Secretary