

**AGENDA OF THE REGULAR MEETING OF THE  
LOS ANGELES BOARD OF HARBOR COMMISSIONERS 1  
THURSDAY, JUNE 21, 2007, AT 6:00 P.M.  
BANNINGS LANDING COMMUNITY CENTER  
100 E. WATER STREET  
WILMINGTON, CA 90744**

**BOARD OF HARBOR COMMISSIONERS  
President S. David Freeman  
Vice President Jerilyn López Mendoza  
Commissioner Kaylynn L. Kim  
Commissioner Douglas P. Krause  
Commissioner Joseph R. Radisich**

**A. OPENING STATEMENT – AN OPPORTUNITY FOR MEMBERS  
OF THE PUBLIC TO ADDRESS THIS BOARD**

**PERSONS IN THE AUDIENCE MAY ADDRESS THIS BOARD  
IN CONNECTION WITH ANY AGENDA ITEM OR DURING  
THE PUBLIC COMMENT PERIOD.**

**AS PROVIDED BY THE BROWN ACT, THE BOARD HAS  
LIMITED EACH INDIVIDUAL'S SPEAKING TIME TO THREE  
MINUTES. ANYONE DESIRING TO SPEAK DURING THE  
PUBLIC COMMENT PERIOD MUST COMPLETE A SPEAKER  
CARD AND SUBMIT IT TO THE COMMISSION SECRETARY,  
VIA THE SERGEANT AT ARMS, PRIOR TO THE START OF  
THE MEETING.**

Commission actions, except actions which are subject to appeal or review by the Council pursuant to other provisions of the Charter, ordinance or other applicable law, are not final until the expiration of the next five meeting days of the City Council during which the Council has convened in regular session. If the Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Please note that this agenda is subject to revision in accordance with the Brown Act. In the event the agenda is revised prior to the meeting, Port staff will endeavor to post the revised agenda on the Port's web site (<http://www.portoflosangeles.org>). Updated agendas also will be available in hard copy at the meeting. Live Board meetings can also be heard at: (213) 621-City (Metro), (818) 904-9450 (Valley), (310) 471-City (Westside) and (310) 547-City (Harbor).

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities.

Sign language interpreters, assistive listening devices, and translation services may be provided. To ensure availability, 72-hour advance notice is required. Contact the Commission office at (310) 732-3444.

Interpretes de señas, sistemas auditivos y servicios de traducciones están disponibles. Para asegurar disponibilidad, se requiere solicitarlos con 72 horas de anticipación. Para hacer la solicitud, llame a la oficina de la Comisión al (310) 732-3444.

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**B.    COMMENTS FROM THE PUBLIC**

**C.    REPORT OF THE EXECUTIVE DIRECTOR**

**D.    REPORTS OF COMMISSIONERS**

**E.    PRESENTATION**

- 1.    Recognition of Construction and Maintenance  
     Vocational Workers**

**F.    BOARD COMMITTEE REPORTS**

**G.    APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**Minutes of the regular meetings of the Los Angeles Board of Harbor Commissioners of April 19, 2007 and May 3, 2007 for approval.**

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H. REPORTS OF THE EXECUTIVE DIRECTOR

**Regular Item No. 1**

Executive Director

1. Re: DISCUSSION OF PROPOSED LOAN TO LOS ANGELES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)

**Consent Items (2-7)**

Public Relations and Legislative Affairs

2. Re: APPROVAL OF AGREEMENT WITH ONE + TWO, INC.  
FOR DESIGN AND FABRICATION OF A "TRAVELING  
CONTAINER" EDUCATIONAL EXHIBIT

*SUMMARY: Approval is requested for an agreement with One + Two, Inc., 2224 Quimby Street, Portland, OR 97210, for design and fabrication of a "traveling container" educational exhibit. This agreement is for a not-to-exceed amount of \$1,000,000.*

**Recommendation:** Resolve that (1) the Board find that the work is of a specialized and temporary nature which can be performed more feasibly by an outside contractor; and (2) the Executive Director and Board Secretary be directed to execute and attest to the agreement with One + Two, Inc., at a not-to-exceed amount of \$1,000,000 for the term of the agreement.

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Port Police

3. Re: PROPOSED LOS ANGELES PORT POLICE CADET PROGRAM

*SUMMARY: Beginning in the 2007/2008 fiscal year, the Los Angeles Port Police wishes to implement a Port Police Cadet Program, which is projected to require \$161,000 per year in funding. The proposed program is designed to:*

- *Promote the Port Police and its important missions in the local community and its high schools;*
- *Provide the Port Police with steady applicant pool;*
- *Provide educational opportunities to local students; and*
- *Provide job opportunities in the communities immediately surrounding the Port.*

*The program would be open each year to five graduates who attended Los Angeles Unified School District ("LAUSD") high schools, with a specific focus on high schools located in communities in the immediate vicinity around the Port (i.e., Banning, San Pedro and Narbonne High Schools).*

**Recommendation:** Adoption of the resolution which: (1) authorizes the Chief of Police to implement the "Los Angeles Port Police Cadet Program"; (2) authorizes allocation of 10 additional student worker positions (five first year and five second year students) for the Port Police Division; and (3) authorizes annual funding of \$161,000 for the Program. Of these costs \$131,000 will come in the form of salaries for the part-time employment for the program participants (Account 51010, Center No. 412) and \$30,000 will come in the form of a contract to Harbor College for tuition and books for the program participants (Account 51720, Center No. 412).

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Real Estate

4. Re: PROPOSED FIRST AMENDMENT TO AGREEMENT NO.  
2513 WITH PACIFIC PLACE

*SUMMARY: In January 2007, the Environmental Management (EMD) and Homeland Security Divisions (HSD) were selected to relocate to Pacific Place, located at 222 West Sixth Street in San Pedro. This decision was made after Agreement No. 2513 was approved by the Board of Harbor Commissioners on December 7, 2006. The budget amount approved included the general lease and relocation expenses but did not account for specific tenant improvements and operational needs, which were later identified. Additional funding of \$80,000 is requested to provide for these costs. HSD and half of EMD staff moved to Suites 1000 and 1080 on March 1, 2007. After extensive tenant improvements, the remaining EMD staff moved into Suite 1070 on April 16, 2007.*

*The proposed First Amendment to Agreement No. 2513 will authorize the Executive Director to make additional monthly payments to Pacific Place totaling \$525 to include the recycling fee (\$125) and utilities associated with the 24-hour air in the server room (\$400) for the duration of this five-year agreement, resulting in a revised monthly rent due to Pacific Place of \$28,052 for Fiscal Year 06/07 and until the first rent adjustment in Fiscal Year 07/08. This amendment will also authorize payment for these additional relocation expenses.*

**Recommendation:** Board resolve that (1) the Executive Director and the Board Secretary be authorized to execute and attest to the proposed First Amendment to Agreement No. 2513; (2) the Real Estate Division be authorized to expend \$33,771 from the Real Estate Division Account 59955, Center 0424, Program 000 for tenant improvements and operational costs in Fiscal Year 06-07; and (3) the Real Estate Division be authorized to expend \$46,229 from Real Estate Division Account 59955, Center 0424, Program 000 for tenant improvements and maintenance requests which will occur in Fiscal Year 07-08.

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5. Re: PROPOSED SUBLEASE TO PREFERENTIAL BERTH ASSIGNMENT 77-34 FROM WWL VEHICLE SERVICES AMERICAS, INC. TO CITY OF LOS ANGELES, HARBOR DEPARTMENT

*SUMMARY: WWL Vehicle Services Americas, Inc. (WWL), 500 E. Water Street, Wilmington, CA 90744, proposes to sublease a portion of its administration building located at 300 E. Water Street, Wilmington, to the City of Los Angeles, Harbor Department (City), for Port Police operations.*

*It is proposed that the City lease 8,506 square feet of office space on the first floor at 300 E. Water Street in Wilmington on a month-to-month basis to October 31, 2011, when the Port's agreement with WWL expires. Use of the building is needed to provide a temporary facility for the Port Police and alleviate space constraints at the Harbor Administration Building. Base rent for each month will be \$11,607.*

**Recommendation:** Board resolve that (1) the Order consenting to and approving the proposed sublease from WWL to the City, based on the terms and conditions outlined in the sublease (Exhibit A) be adopted; and (2) the Executive Director and Board Secretary be directed to execute and attest to this sublease agreement.

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Construction and Maintenance/  
Contracts and Purchasing

6. Re: AWARD OF CONTRACT NOS. 39367 FOR FIVE VANS, BID F-524, TO WONDRIES FLEET GROUP; 39376 FOR FOUR TRUCKS, BID F-533, TO WONDRIES FLEET GROUP; 39377 FOR TWO TRUCKS, BID F-534, TO REYNOLDS BUICK/PONTIAC/GMC TRUCKS, INC.

*SUMMARY: Award of contracts to Wondries Fleet Group for the purchase of five 1-ton vans and for four ¾-ton, utility body trucks, each with ladder rack; and to Reynolds Buick/Pontiac/GMC Trucks, Inc. for two 15,000 lb. weld body trucks, each with welder and crane – all powered by compressed natural gas (CNG).*

**Recommendation:** Board resolve that (1) approval be granted for awarding of Contract No. 39367 for the purchase of five 1-ton CNG powered vans to Wondries Fleet Group, 1247 W. Main Street, Alhambra, CA 91801, in a total amount including sales tax of \$247,607.63; (2) approval be granted for awarding of Contract No. 39376 for the purchase of four ¾-ton, CNG powered utility body trucks, each with ladder rack, to Wondries Fleet Group, 1247 W. Main Street, Alhambra, CA 91801, in a total amount including sales tax of \$219,696.85; and (3) approval be granted for awarding of Contract No. 39377 for the purchase of two 15,000 lb., CNG powered, weld body trucks, each with welder and crane, to Reynolds Buick/Pontiac/GMC, 675 S. Citrus Avenue, Covina, CA 91723, in a total amount including sales tax of \$208,105,93.

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Planning & Research

7. Re: PROPOSED FIRST AMENDMENT TO AGREEMENT NO. E6314 BETWEEN THE CITY OF LOS ANGELES AND THE TIOGA GROUP

*SUMMARY: The Port entered into Agreement No. E6314 with The Tioga Group in May 2006. The proposed First Amendment to Agreement No. E6314 would extend the length of the current twelve month agreement by six months, to eighteen months. The new expiration date would be November 16, 2007. The additional time will allow The Tioga Group to complete a cargo forecast study for San Pedro Bay. No additional funds are being requested. Since the proposed amendment would extend the term of the agreement beyond one year, Board approval is required.*

**Recommendation:** Board resolve that the First Amendment to Agreement No. E6314 be approved and the Executive Director be authorized to execute said amendment.

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**I. CLOSED SESSION**

1. Discussion of pending litigation entitled: Alice J. Bradfield, et al. v. City of Los Angeles, et al., Los Angeles Superior Court Case No. BC322640, pursuant to subdivision (a) of Section 54956.9 of the California Government Code.
2. Discussion of whether to initiate litigation, pursuant to subdivision (c) of Section 54956.9 of the California Government Code [one (1) potential case].
3. Discussion with legal counsel concerning significant exposure to litigation (one case) pursuant to subdivision (b)(1) of Section 54956.9 of the California Government Code.
4. Instructions to negotiators regarding the permit negotiations with Helen Harden Babbitt Family Trust, an Oklahoma trust, Calsulco, LLC, a Delaware limited liability corporation, and Devco Sulfur Company, a Nevada corporation, dba California Sulphur Company ("CSC") concerning a proposed permit east of the Dominguez Channel and south of Pacific Coast Highway in far east Wilmington, pursuant to Section 54956.8 of the California Government Code. Instructions to negotiators will concern price and terms of payment. The lead negotiator for the Port of Los Angeles will be Curtis Thompson IV, Senior Real Estate Office. The lead negotiator for CSC will be John F. Babbitt, President of CSC.