



LOS ANGELES BOARD OF HARBOR COMMISSIONERS

Harbor Administration Building
425 S. Palos Verdes Street
San Pedro, California 90731

August 18, 2021

NOTICE: BOARD MEETING TIME CHANGE ONLY

**SUBJECT: THE LOS ANGELES BOARD OF HARBOR COMMISSIONERS SPECIAL
MEETING – THURSDAY, AUGUST 19, 2021 AT 10:15AM**

The Los Angeles Board of Harbor Commissioner are scheduled to virtually meet on Thursday, August 19, 2021 at 10:15am.

This meeting is scheduled in lieu of the previously scheduled 9:00am meeting on the same date. Please check website for details at www.portoflosangeles.org.

AMBER M. KLESGES
Commission Secretary



LOS ANGELES BOARD OF HARBOR COMMISSIONERS

Harbor Administration Building
425 S. Palos Verdes Street
San Pedro, California 90731

SPECIAL MEETING AGENDA THURSDAY, AUGUST 19, 2021 AT 10:15 AM

Board of Harbor Commissioners

President Jaime L. Lee
Vice President Edward R. Renwick
Commissioner Diane L. Middleton
Commissioner Lucia Moreno-Linares
Commissioner Anthony Pirozzi, Jr.

BOARD OF HARBOR COMMISSIONERS MEETING PROCEDURES FOR COVID-19

The following procedures are in place for the Board of Harbor Commissioners meeting as a precaution against the spread of COVID-19. Procedures may change as the situation changes so please review these procedures posted on the meeting agendas prior to the meeting taking place.

- The Port of Los Angeles Harbor Commission Board Room will NOT be accessible for public observance of the meeting or public comment pursuant to Executive Order N-29-20 issued by Gov. Newsom on March 17, 2020.
- The Board of Harbor Commissioners will participate by teleconference.
- Members of the public can observe the meeting via webcast at www.portoflosangeles.org
- Live Board meetings can also be heard at: (213) 621-2489 (Metro), (818) 904-9450 (Valley), (310) 471-2489 (Westside) and (310) 547-2489 (Harbor).

UPDATED INSTRUCTIONS TO PARTICIPATE IN PUBLIC COMMENT

- Written comments or materials may be submitted by emailing commissioners@portla.org. All written comments or materials submitted for this meeting will be provided to the Commissioners and entered into the official meeting minutes. Please submit your written comments before 4:00pm on the day before the meeting. Please limit your written comment to one page. You may attach materials in addition to your comment to be distributed to the Commissioners.
- Members of the public can provide a recorded comment by calling (310) 732-3969 and leaving a voicemail. Please submit your recorded comment before 8:45am the day of the meeting and include your name, affiliation, item number and comment within the 3 minute public comment time limit. All recorded comments will be entered into the official meeting minutes.
- Members of the public can provide a live comment by calling (310) 732-3444. Commission Staff will be available to receive your call and provide Zoom meeting access information. Please provide your name and phone number in order for Staff to identify participants in the Zoom meeting. If Commission Staff is not available to receive your call, please leave a voicemail at (310) 732-3444 with your name and your telephone number for a return call. All calls will be verified. All live comments will be entered into the official meeting minutes. Please note that phone call comments regarding Open Session can be accepted up until the item is considered by the Board.
- Due to the limitations of technology, we request that you submit all comments prior to the meeting. Requests to provide comments after the start of the meeting may prove challenging. If you have any questions regarding these temporary meeting procedures, please contact the Harbor Commission Office prior to the meeting at (310) 732-3444.
- Para sumetir su comentario en español, se puede enviar a nuestro correo electrónico: commissioners@portla.org , un día antes de la junta, o puede llamar a nuestra Oficina de Comisionados al (310) 732-3969 para grabar su mensaje. Alguien de nuestra oficina estará disponible para traducir su comentario en inglés y entregarlo a los Comisionados del Puerto. Por cualquier pregunta, pueden comunicarse con Mario Saborio al (310) 732-3931.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

ORDER OF BUSINESS

Convene in Memory of Ebrahim Khalvati

OPEN SESSION

- A. **Roll Call**
- B. **Executive Director Remarks**
- C. **Comment from the Public on Non-Agenda Items**
- D. **Report from the Neighborhood Council Representatives** – An opportunity for a Neighborhood Council to present a Resolution or Motion filed with the Los Angeles Harbor Department to be presented to the Board as it relates to any agenda item being considered or under the purview of the Harbor Department.
- E. **Reports of the Commissioners**
- F. **Board Committee Reports**
- Alameda Corridor Transportation Authority Governing Board Meeting of August 12, 2021
- G. **Approval of the Minutes**
- Regular Meeting of August 5, 2021
 - Special Meeting of August 5, 2021
- H. **Presentation**
- 2021 Port Truck Driver Survey
- I. **Level I Coastal Development Permit**

None.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

J. Board Reports of the Executive Director

Consent Items (1 – 8)

City Attorney

1. RESOLUTION NO. _____ - PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND APEX INVESTIGATIVE SERVICES INC. AND RJN INVESTIGATIONS INC.

Summary: The Office of the City Attorney (Office) requests the Board of Harbor Commissioners (Board) approve Professional Services Agreements (Agreements) between the City Los Angeles Harbor Department (Harbor Department) and APEX Investigative Services Inc. (APEX) and RJN Investigations Inc. (RJN) for investigation services for Workers' Compensation claims and litigation support. The Agreements are for an initial term of one (1) year with an option to renew the term of the Agreement for two (2) consecutive renewal periods of one (1) year each, for a total term not to exceed three (3) years. The requested Agreement compensation authority for APEX is \$60,000, and the authority for RJN is \$60,000, or \$120,000 in aggregate, if all renewal options are exercised. The Harbor Department is financially responsible for payment for legal services rendered 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 in accordance to Charter Section 1022 that the scope of work of the proposed Agreements can be more economically and feasibly provided by an independent contractor than by City employees; (3) approve a Professional Services Agreement with APEX Investigative Services Inc. in the amount of \$60,000 for a one-year term with an option to renew the term of the Agreement for two (2) consecutive renewal periods of one (1) year each, for a total Agreement term not to exceed three (3) years; (4) approve a Professional Services Agreement with RJN Investigations Inc. in the amount of \$60,000 for a one-year term with an option to renew the term of the Agreement for two (2) consecutive renewal periods of one (1) year each, for a total Agreement term not to exceed three (3) years; (5) authorize the Executive Director and Board Secretary to execute and attest to the Agreements; and (6) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

Cargo & Industrial Real Estate

2. RESOLUTION NO. _____ - APPROVE ASSIGNMENT OF PERMIT NO. 892 FROM TRI MARINE FISH COMPANY TO CAL MARINE FISH COMPANY; GUARANTY WITH INTER OCEANIC HOLDINGS, LLC

Summary: Staff requests approval of (i) an assignment and assumption of Permit No. 892 from Tri Marine Fish Company, LLC (Tri Marine) to Cal Marine Fish Company LLC (Cal Marine), and (ii) a guaranty furnished by Inter Oceanic Holdings, LLC (Inter Oceanic). The City of Los Angeles Harbor Department (Harbor Department) granted Permit No. 892 (Permit) to Tri Marine for purposes of operating a wet fish processing facility on Terminal Island, for a term of 20 years expiring November 2037. Under this action, Cal Marine would assume all rights and obligations under the Permit, and Inter Oceanic would guarantee the full and timely payment and performance of the debts, obligations, and liability of Cal Marine under the Permit.

Recommendation: Board resolve to (1) find that the Director of Environmental Management has determined that the proposed actions are administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) of the Los Angeles City CEQA Guidelines; (2) approve the Assignment and Assumption of Permit No. 892 and Consent Thereto from Tri Marine to Cal Marine; (3) approve the Order consenting to assignment of Permit No. 892 from Tri Marine to Cal Marine; (4) approve the Guaranty provided by Inter Oceanic Holdings, LLC for Permit No. 892; (5) authorize the Executive Director to execute and the Board Secretary to attest to the Assignment and Assumption and Consent Thereto of Permit No. 892; (6) authorize the Executive Director to execute and the Board Secretary to attest to the Order consenting to assignment of Permit No. 892; (7) authorize the Executive Director to execute and the Board Secretary to attest to the parent guaranty provided by Inter Oceanic Holdings, LLC; and (8) Adopt Resolution No. _____ and Order No. _____.

**SPECIAL MEETING AGENDA
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Cargo & Industrial Real Estate

3. RESOLUTION NO. _____ - APPROVAL OF FIVE-YEAR REVIEW OF REVOCABLE PERMIT NO. 16-13 WITH ECO FLOW TRANSPORTATION, LLC

Summary: Staff requests approval of the continuation of Revocable Permit (RP) No. 16-13 with Eco Flow Transportation, LLC (Eco Flow) located at 300 Ferry Street on Terminal Island. Approval of the proposed action will entitle the tenant to continue business operations on a month-to-month basis, subject to an increase in monthly compensation from \$50,029.74 per month to \$70,102.80 per month, with annual Consumer Price Index (CPI-U) increases of no less than three percent thereafter.

Recommendation: Board resolve to (1) find that the Director of Environmental Management has determined that the proposed action is generally and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 1 and Article III Class 1(14) of the Los Angeles City CEQA Guidelines; (2) approve the continuation of Revocable Permit No. 16-13 with Eco Flow Transportation; and (3) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
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Waterfront & Commercial Real Estate

4. RESOLUTION NO. _____ - APPROVE THE ORDER CONSENTING TO THE ASSIGNMENT OF PERMIT NO. 947 FROM CERTI-FRESH FOODS, INC. TO PORT TOWN FOODS, LLC

Summary: Staff requests approval of the proposed Order consenting to the Assignment of Permit No. 947 (P-947) with Certi-Fresh Foods, Inc. (Certi-Fresh) to Port Town Foods, LLC (Port Town). P-947 was granted to Certi-Fresh for a term of seven years with two, one-year extension options effective July 20, 2020. P-947 entitles Certi-Fresh the right to use City of Los Angeles Harbor Department (Harbor Department) property known as Stall No. 9 at the San Pedro Municipal Fish Market (Fish Market) for the processing of wet-fish, meat, and poultry products as well as wholesale fish, seafood, and related protein sales. Annual rent is \$56,654.64, paid monthly at \$4,721.22 and subject to annual Consumer Price Index (CPI) increases.

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) in accordance with Article II Section 2(f) of the Los Angeles City CEQA Guidelines; (2) approve the Order consenting to the Assignment of Permit No. 947 from Certi-Fresh Foods, Inc. to Port Town Foods, LLC; (3) authorize the Board Secretary to attest to the Order consenting to the Assignment of Permit No. 947; and (4) adopt Resolution No. _____ and Order No. _____.

**SPECIAL MEETING AGENDA
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Waterfront & Commercial Real Estate

5. RESOLUTION NO. _____ - APPROVAL OF REVOCABLE PERMIT (LICENSE TO USE AND OCCUPY) NO. 2021-001 WITH HARBOR BREEZE CORP.

Summary: Staff requests approval of the proposed Revocable Permit (License to Use and Occupy) No. 2021-001 (Permit) with Harbor Breeze Corp. (Harbor Breeze) for commercial charter vessel passenger operations at the Downtown Harbor located at Berth 85, as well as use of the Downtown Harbor for tours scheduled on behalf of the City of Los Angeles Harbor Department (Harbor Department). The proposed Permit is for a period of three years, subject to cancellation by the Harbor Department upon 90 days' written notice. Under the proposed Permit, rent would be equivalent to seven percent of gross receipts. Staff estimates that gross receipts will be approximately \$190,000 per year, which would result in annual compensation of seven percent of gross receipts or an estimated \$13,300 to the Harbor Department. The Harbor Department reserves the right to cancel all or a portion of the Permit upon 90 days' written notice.

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 under Article III Class 1(18)(b) of the Los Angeles City CEQA Guidelines; (2) approve Revocable Permit (License to Use and Occupy) No. 2021-001 with Harbor Breeze Corp.; (3) authorize the Executive Director to execute and the Board Secretary to attest to the Revocable Permit (License to Use and Occupy) No. 2021-001; and (4) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

Information Technology

6. RESOLUTION NO. _____ - AGREEMENTS BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND BIRDI SYSTEMS, INC., SATWIC INC., AND SIERRA CYBERNETICS, INCORPORATED FOR ON-CALL/AS-NEEDED INFORMATION TECHNOLOGY SERVICES

Summary: Staff is requesting approval to enter into agreements with Birdi Systems, Inc. (Birdi), Satwic Inc. (Satwic), and Sierra Cybernetics, Incorporated (Sierra) (Agreements) for City of Los Angeles Harbor Department (Harbor Department) Information Technology (IT) services on an on-call, as-needed basis. The on-call, as-needed services may include support for on-going IT operations, including the help desk, end user support, data center, servers, storage, network, cyber security, software applications, databases, telephones, cellular services, data circuits, physical security systems, and related IT services. The authority amount will be a maximum of \$1,500,000 per agreement over three years. The recommendation to select Birdi, Satwic, and Sierra is based on the competitive Request for Proposals (RFP) process performed by the Harbor Department. Birdi, Satwic, and Sierra are qualified Local Business Enterprises (LBEs) and Small Business Enterprises (SBEs). Therefore, 100% of their proposed Agreements will contribute towards the Harbor Department's SBE objectives. Expenditures incurred under the proposed Agreements are the financial responsibility of 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) find that, in accordance with the Los Angeles City Charter Section 1022, it is more feasible for outside contractors to perform this work than City employees; (3) approve the Agreements with Birdi Systems, Inc., Satwic Inc., and Sierra Cybernetics, Incorporated to support information technology operations on an on-call, as-needed basis for a three-year term; (4) authorize the Executive Director to execute and the Board Secretary to attest the said Agreements for and on behalf of the Board; and (5) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

Construction

7. RESOLUTION NO. _____ - AWARD AND APPROVAL OF CONSTRUCTION CONTRACT CONTRACTOR: NEUBAUER ELECTRIC, INC. BERTHS 176-179 ELECTRICAL INFRASTRUCTURE IMPROVEMENTS SPECIFICATION NO. 2802

Summary: Staff requests approval of an award of a contract (Contract) to Neubauer Electric, Inc. (Neubauer), to construct the Berths 176-179 Electrical Infrastructure Improvements (Project). The Project will replace existing 30-year old electrical switchgear, transformers, and switchboards with a new same size electrical power distribution system to enable continuous and reliable operation at the terminal. The lowest responsive and responsible bidder is Neubauer Electric, Inc., located at 11072 Via El Mercado, Los Alamitos, California 90720. The Contract amount of \$5,821,700, plus a 10% contingency, is \$6,403,870, and the Contract duration is 720 calendar days. Payment of expenses incurred under the Contract is the financial responsibility of the Harbor Department.

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(1) and Class 1(2) 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. 2802 for Item Nos. 1 through 11 of the Bid Proposal Line Items to Neubauer for the amount of \$5,821,700; that a 10% contingency not included in the original Contract amount be applied for a total authorization of \$6,403,870 and authorize payment from the Harbor Department Construction Account. The Contract time for performance of the work shall be 720 calendar days from the Notice to Proceed; (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. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

Community Relations

8. RESOLUTION NO. _____ - AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND SENSIS INC.

Summary: Staff requests that the Board of Harbor Commissioners approve a three-year agreement with Sensis Inc. (Sensis) to provide the City of Los Angeles Harbor Department (Port) with advertisement creation and media-planning/placement support with an emphasis on Internet-based (“digital”) advertising. The proposed annual authority for the combined programs is estimated at approximately \$250,000 per with a total not-to-exceed amount of \$750,000 for the duration of the three-year agreement. The Port is financially responsible for 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) find that in accordance with the City Charter Section 1022, work under the Personal Service Agreement can be performed more feasibly by an independent consultant than by City employees; (3) approve the Agreement for a term of three years for a total not-to-exceed amount of \$750,000; (4) authorize the Executive Director to execute and the Board Secretary to attest to said agreement for and on behalf of the Board; and (5) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

Regular Items (9 - 12)

Waterfront & Commercial Real Estate

9. RESOLUTION NO. _____ - APPROVE (1) SUBLEASE BETWEEN ALTASEA AT THE PORT OF LOS ANGELES AND SIGNAL STREET OPERATING, LLC AND (2) NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND SIGNAL STREET OPERATING, LLC

Summary: Staff requests approval of the Sublease between AltaSea at the Port of Los Angeles (AltaSea) and Signal Street Operating, LLC, a Delaware limited liability company (Signal Street or SSO), in accordance with Section 13.4.1(f) of Lease No. 904A (Lease) with AltaSea. The proposed Sublease is further described in the Transfer Notice letter submitted by AltaSea to the Department in July 2021. Signal Street is proposing to sublease warehouse rooftop space at Berths 58 through 60 in order to construct and operate a solar facility for a feed-in-tariff power supply with the Los Angeles Department of Water and Power (LADWP) with an estimated power production of two megawatts. The Sublease has a term of 20 years, with two options to extend for five-years each, for a total potential term of thirty years. Additionally, in accordance with Section 13.4.2 of the Lease, AltaSea has requested the City of Los Angeles Harbor Department (Harbor Department) to enter into a Non-Disturbance and Attornment Agreement (Non-Disturbance Agreement) between the Harbor Department and Signal Street.

Recommendation: Board resolve to (1) find that the Director of Environmental Management has determined that the proposed action is statutorily, administratively, and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 21080.35(a) of the State of California CEQA Guidelines, Article II Section 2(f) of the Los Angeles City CEQA Guidelines, and Article III Class 1(14) of the Los Angeles City CEQA Guidelines; (2) approve the Sublease between AltaSea at the Port of Los Angeles and Signal Street Operating, LLC; (3) approve the Non-Disturbance and Attornment Agreement between the City of Los Angeles Harbor Department and Signal Street Operating, LLC; (4) direct the Board Secretary to transmit the Non-Disturbance and Attornment Agreement 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 of the Los Angeles Administrative Code; (5) authorize the Executive Director to execute and the Board Secretary to attest to the Non-Disturbance and Attornment Agreement upon approval by City Council; and (6) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

Cargo & Industrial Real Estate

10. RESOLUTION NO. _____ - APPROVE PERMIT NO. 954 WITH PACIFIC CRANE MAINTENANCE COMPANY, LLC

Summary: Staff requests approval of Permit No. 954 (Permit) between Pacific Crane Maintenance Company, LLC (PCMC) and the City of Los Angeles Harbor Department (Harbor Department). The Permit allows PCMC to occupy 534,913 square feet (12.28 acres) of unpaved land and 15,083 square feet of garage/office area (549,996 square feet in total) at 895 Reeves Avenue, Terminal Island, to operate a chassis depot facility. The term of the proposed Permit would commence on the effective date, and expire on July 31, 2027, subject to three successive five-year extensions exercisable by PCMC. Assuming an effective date of November 1, 2021, the Permit will yield \$2,019,995.44 in the first year, followed by a step increase of 10.1 percent effective July 1, 2022. Annual Consumer Price Index (CPI-U) adjustments of no less than 2 percent would be effective July 1, 2023, and every July 1 thereafter.

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) authorize the Environmental Management Division to file a Notice of Determination with the Los Angeles County Clerk and the Los Angeles City Clerk; (3) approve Permit No. 954 with Pacific Crane Maintenance Company, LLC; (4) direct the Board Secretary to transmit Permit No. 954 to the City Council for approval pursuant to Section 606 of the Charter; (5) authorize the Executive Director to execute and the Board Secretary to attest to Permit No. 954 upon approval by City Council; and (6) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

Waterfront & Commercial Real Estate

11. RESOLUTION NO. _____ - APPROVE FIRST AMENDMENT TO PERMIT NO. 916 WITH SHELL OIL COMPANY

Summary: Staff requests approval of the proposed First Amendment to Permit No. 916 with Shell Oil Company (Shell). Permit No. 916 grants Shell the right to use City of Los Angeles Harbor Department (Harbor Department) property consisting of 12.1 acres at Berths 167-169 in Wilmington for the construction, operation, and maintenance of a marine oil terminal and storage tanks. Permit No. 916 requires the Harbor Department to construct a Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) compliant wharf at Berth 168, with cost contribution from Shell. Shell's maximum contribution was capped at \$25,636,410. Shell requested the Harbor Department to construct certain additional improvements to the agreed MOTEMS project. The proposed First Amendment will authorize the Harbor Department to construct the additional new improvement requested by Shell, which Shell will be responsible to pay for in the amount of \$183,929.00. This additional cost that Shell is responsible to pay for will not contribute to Shell's contribution cap of \$25,636,410. The Harbor Department will have no financial responsibility for the scope of work related to the First Amendment.

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) approve the First Amendment to Permit No. 916 with Shell Oil Company; (3) direct the Board Secretary to transmit the First Amendment to the City Council for approval pursuant to Charter Section 606 of the City Charter; (4) authorize the Executive Director to execute and the Board Secretary to attest to the First Amendment upon Board approval contingent upon approval by City Council; and (5) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

Debt & Treasury

12. RESOLUTION NO. _____ - AUTHORIZING THE LOS ANGELES BOARD OF HARBOR COMMISSIONERS TO APPROVE REDEMPTION OF THE CITY OF LOS ANGELES HARBOR DEPARTMENT 2011 SERIES A (AMT) AND SERIES B (NON-AMT) REFUNDING REVENUE BONDS

Summary: Staff requests adoption of a resolution authorizing the redemption of the 2011 Series A (\$8,325,000) and Series B (\$32,820,000) Bonds in an outstanding balance of \$41,145,000 with available funds from Harbor Revenue Fund after August 1st 2021. The redemption of the 2011 Series A and B Bonds will result in interest savings on the Harbor Department's ("Department") outstanding debt.

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) authorize the redemption of the 2011 Series A and Series B Bonds with funds from the Harbor Revenue Fund; (3) ratify actions taken by officers, employees, and agents of the Harbor Department prior to the date the Resolution becomes final; and (4) adopt Resolution No. _____.

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021 AT 10:15 AM**

K. Closed Session

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION(Subdivision (d)(1) of Government Code Section 54956.9)

Natural Resources Defense Council, et al. v. City of Los Angeles, et al.
Los Angeles Superior Court Case No. BS070017

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Subdivision (d)(1) of Government Code Section 54956.9)

Natural Resources Defense Council, et al. v. City of Los Angeles, et al.
San Diego Superior Court Case No. 37-2021-00023385-CU-TT-CTL

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
(Subdivision (d)(2) of Government Code Section 54956.9)

Significant exposure to litigation pursuant to subdivision (d)(2) of Section 54956.9:
(three cases)

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 Permit 999 with
China Shipping Holding Company, Ltd.:

Property: Berths 100-103, San Pedro

City Negotiator: Michael DiBernardo

Tenant Negotiator: Paul Nazzaro

Negotiating Parties: City and China Shipping Holding Company, Ltd.

Under Negotiation: Price and Terms

**SPECIAL MEETING AGENDA
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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 a proposed permit with Port of Los Angeles Boys & Girls Club:

Property:	100 West 5 th Street, San Pedro
City Negotiator:	Michael Galvin
Tenant Negotiator:	Mike Lansing
Negotiating Parties:	City and Port of Los Angeles Boys & Girls Club
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 Permit 900 with WWL Vehicle Services Americas, Inc.:

Property:	500 East Water Street, Wilmington
City Negotiator:	Marisa Katnich
Tenant Negotiator:	Peter Bresnee
Negotiating Parties:	City and WWL Vehicle Services Americas, Inc.
Under Negotiation:	Price and Terms

**SPECIAL MEETING AGENDA
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K. (Continued)

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

Provide instructions to its real estate negotiators with respect to Revocable Permit 07-15 with Al Larson Boat Shop:

Property: 1046 Seaside Avenue, Terminal Island

City Negotiator: Marisa Katnich

Tenant Negotiator: Jack Wall

Negotiating Parties: City and Al Larson Boat Shop

Under Negotiation: Price and Terms

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

Provide instructions to its real estate negotiators with respect to Permit 692 with Yusen Terminals, LLC:

Property: Berths 212-223, Terminal Island

City Negotiators: Michael DiBernardo, Marisa Katnich

Tenant Negotiator: Alan McCorkle

Negotiating Parties: City and Yusen Terminals, LLC

Under Negotiation: Price and Terms

**SPECIAL MEETING AGENDA
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K. (Continued)

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

Provide instructions to its real estate negotiators with respect to a proposed permit with San Pedro Fish Market:

Property:	Berths 93C, D, E, San Pedro
City Negotiator:	Eugene D. Seroka
Tenant Negotiator:	Michael Ungaro
Negotiating Parties:	City and San Pedro Fish Market
Under Negotiation:	Price and Terms

L. Adjournment