

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 1, 2024

TO: Honorable Mayor Karen Bass
Office of the Mayor, Mail Stop 370

Honorable Members of the Trade, Travel, and Tourism Committee
Councilmember Traci Park, Chair
Councilmember Tim McOsker
Councilmember Hugo Soto-Martínez
Councilmember Curren D. Price, Jr.
Councilmember Kevin de León
c/o Ms. Holly L. Wolcott, City Clerk
Office of the City Clerk, Mail Stop 160-01

Honorable Kenneth Mejia, City Controller
Office of the Controller, Mail Stop 183

FROM: Eugene D. Seroka, Executive Director
Harbor Department, Mail Stop 260

SUBJECT: **FISCAL YEAR 2024/25 STATEMENT OF DEBT ACCOUNTABILITY AND
CAPITAL IMPROVEMENT PLAN**

In accordance with Section 610 of the City of Los Angeles Charter Code, attached are the Harbor Department's Fiscal Year 2024/25 Statement of Debt Accountability (Attachment 1) and Capital Improvement Plan (Attachment 2).

Should you have any questions or require additional information, please contact Jeffrey Strafford, Director of Financial Planning and Analysis & Interim CFO at jstrafford@portla.org

ES/DAZ/JS/FK/CD

Attachments (1 & 2)

cc: Sharon M. Tso, Chief Legislative Analyst
Matthew Szabo, City Administrative Officer
Tristan Noack, CLA's Office
Jacqueline Vernon Wagner, CAO's Office
Jennifer Sapone, CAO's Office
Erick Martell, Mayor's Office
Michael Espinosa, City Clerk's Office
Board of Harbor Commissioners
Dina Aryan-Zahlan, Deputy Executive Director, Harbor
Erica Calhoun, Interim Deputy Executive Director of Administration, Harbor
Jeffrey Strafford, Director of Financial Planning and Analysis & Interim CFO, Harbor
Matthew Marchese, Director of Debt and Treasury, Harbor
Carol Wang, Harbor
Stephanie Magnien Rockwell, Harbor



**Port of Los Angeles
(Harbor Department, City of Los Angeles)
Statement of Debt Accountability
Fiscal Year 2024-25 Budget**

<u>Description</u>	<u>Original Amount Issued/Borrowed</u>	<u>Amount Outstanding 6-30-2024</u>	<u>Debt Service FY 2024-25</u>
Existing Bonded Debt:			
Harbor Revenue Bonds, Issue 2014, Series A	203,280,000	159,525,000	11,047,500
Harbor Revenue Bonds, Issue 2014, Series B	89,105,000	74,355,000	5,692,375
Harbor Revenue Bonds, Issue 2014, Series C	44,890,000	37,070,000	2,852,600
Harbor Revenue Bonds, Issue 2015, Series A	37,050,000	11,370,000	4,444,125
Harbor Revenue Bonds, Issue 2016, Series A	97,970,000	13,800,000	14,145,000
Harbor Revenue Bonds, Issue 2016, Series B	68,385,000	61,855,000	3,905,875
Harbor Revenue Bonds, Issue 2016, Series C	35,205,000	35,205,000	1,408,200
Harbor Revenue Bonds, Issue 2019, Series A	115,065,000	52,575,000	20,451,750
Harbor Revenue Bonds, Issue 2019, Series B	32,340,000	32,340,000	1,617,000
Harbor Revenue Bonds, Issue 2019, Series C-1	4,995,000	4,995,000	249,750
Harbor Revenue Bonds, Issue 2019, Series C-2	10,680,000	10,680,000	534,000
Bonded Debt Totals:	738,965,000	493,770,000	66,348,175

Port of Los Angeles
(Harbor Department, City of Los Angeles)
Capital Improvement Plan
Fiscal Year 2024-25

Terminals

Berths 90-93 Inner Harbor Cruise Facility & Berths 45-53 Outer Harbor Cruise Facility

Upgrades at the Inner Harbor Cruise Facility in FY 24/25 include an elevator renovation, emergency lighting inverter replacement, mobile gangways hydraulic cylinder replacement, Berth 92 Passenger Terminal roof areas replacement, pedestrian deck coating, and escalator modernization.

At the Outer Harbor Cruise Facility, design for an Alternative Maritime Power (AMP) project will be completed in December 2024. \$ 5,625,378

Berths 100-102 Development (China Shipping)

At China Shipping, closeout work for the Final Supplemental China Shipping Environmental Impact Report (EIR) continues, the EIR itself was completed in December 2020. \$ 1,000,000

Berths 121-131 Development (Everglades)

In FY 24/25, at Everglades, preparation of planning and environmental documents for the Berths 121-131 Terminal Redevelopment projects continues, which include the Draft Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) analysis, and release of the Draft EIS/EIR and public hearing. Release of the Final EIS/EIR is scheduled for June 2024. \$ 573,332

Berths 171-182 Marine Improvements (Pasha)

Pasha Terminal improvements include the upgrade of 382 linear feet (LF) of concrete wharf to comply with the Port of Los Angeles seismic code, replacement of the terminal's main electrical equipment, construction of a new switchgear yard, re-roof of the office building, Berths 179-181 bollard repair, and Berth 182 slope erosion repair. The wharf project will begin construction and the electrical upgrade project will complete construction in FY 23/24. \$ 16,990,702

Berths 212-224 Development (YTI)

Installation of a leak detection system and upgrade of the electrical feeders at the Yusen Container Terminal were completed in December 2023, with project closeout occurring in FY 24/25. \$ 205,775

Berths 300-306 Development (Fenix/CGA CGM)

At Fenix, design of the On-Dock Railyard Expansion which includes five new tracks (approximately 12,000LF), reuse of three existing tracks (approximately 7,000LF), drainage, grading, paving, electrical improvements, fire protection, striping, and signage is expected to complete in March of 2024. The construction award is scheduled for winter of 24/25. \$ 8,478,482

Berths 400-409 Development (Maersk)

Project closeout continues at Maersk for the Pier 400 Rail Storage Yard improvement project. The extension to the existing rail bridge, five new railroad storage tracks, an asphalt access roadway, new crossovers and switches, as well as modifications to the existing compressed air system completed construction in January 2024. \$ 1,191,117

Port of Los Angeles (Harbor Department, City of Los Angeles) Capital Improvement Plan Fiscal Year 2024-25

Marine Oil Terminal Engineering Maintenance Standards (MOTEMS)

Phase 1 of the Berths 167-169 MOTEMS (Shell) project consisting of a new concrete loading platform, access trestle, and steel catwalks completed construction in May 2023. Phase 2 of the project will advertise in Summer 2024. The Berths 238-239 (PBF Energy) project consisting of a new loading/unloading platform, access ramp, catwalks, and fenders will advertise in Summer 2024.

\$ 12,519,498

Miscellaneous Terminal Improvements (TI)

Damage assessments are scheduled to be completed for the repair of concrete wharves at Berths 57-60 in mid 2024.

At the TI Maritime Support Facility, development of 70 acres of the approximate 80-acre site for container support facility includes the grading, paving, storm drain, electrical, lighting, fire protection, potable water, sewer, fencing, roadability canopy, longshore restrooms, guard booths, and connection to the future grade separation. Design completion is scheduled for February 2025 and construction completion is scheduled for August 2027.

The Berth 44 Boatyard Site Preparations project includes demolition of buildings, site removals, site dredging to -20 mean lower low water (MLLW), filling the existing marine ways, building approximately 40' of seawall, import fill, and site grading. Design was completed in October 2023 and construction completion is scheduled for April 2025.

The Berths 208-209 Container Freight Station (CFS) Building Demolition and Lot Conversion project includes the demolition of a 62,000 square foot former CFS building, site removals, storm drain system improvements, and grading and paving of approximately 5.7 acres to provide a contiguous backland. The design has been completed in October 2023 and construction completion is scheduled for April 2025.

\$ 5,662,935

TOTAL TERMINAL IMPROVEMENTS

\$ 52,247,220

Transportation Projects

The State Route 47 (SR 47)/Vincent Thomas Bridge (VTB) & Front Street/Harbor Boulevard Interchange Reconfiguration project entails the replacement of the existing westbound (WB) off-ramp from the VTB with a new off-ramp, realignment of the existing WB on-ramp onto the SR 47 and Interstate 110 connector, and modification of the eastbound (EB) on-ramp onto the VTB toward Terminal Island, which started construction in early 2024. Construction on the Berth 115 Rail Crossing Replacement commenced in early 2024. Design began in April 2023 for the Navy Way and Seaside Avenue Interchange Improvements project. In the Fall of 2023, Construction started on the Caltrans Pedestrian Path and Parking Restriping project.

The Terminal Island Rail System Grade Separation project is a grade separated roadway over the POLA mainline rail tracks connecting Terminal Way, Ferry Street, and Pier 300 to the TI Maritime Support Facility without impeded access. The project includes 7-acre site preparation, a 2,000LF grade separation roadway structure, 630LF of roadway, connection of Pier 300 to the grade separation, intersection modifications, re-signalization of the traffic signals at Terminal Way and Ferry Street, roadway lighting, a turn out lane from the existing Terminal Way grade separation Pier 300 entrance, paving/stripping, a storm drain system, fencing, and landscaping. The environmental phase was completed in late 2023 and design is on-going.

TOTAL TRANSPORTATION PROJECTS

\$ 49,545,274

The Fixed Automated License Plate Recognition System project began in January of 2023 and is expected to be completed by December 2024. Started in April 2021, the Port Police Headquarters Perimeter Security Enhancements project has a scheduled completion of April 2024.

TOTAL SECURITY PROJECTS	\$ 6,406,413
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Public Access/Environmental Enhancements

Port-Wide Public Enhancement

In early 2023, the Front Street Beautification project started construction on the 22-foot wide landscaped area along the north side of Front Street from the Vincent Thomas Bridge to Pacific Avenue. Construction is scheduled to be completed by March of 2024.

\$ 514,863

San Pedro Waterfront Public Access Investment Plan (PAIP) & Miscellaneous Projects

Construction of the San Pedro Waterfront - Berths 74-83 Promenade Phase II began construction in June 2023 with completion expected in March 2025. The project consists of a 30 foot wide and 1,100 foot long promenade along the water's edge.

Improvements for 208 East 22nd St Parking Lot include developing and redeveloping 17.5 acres of parking improvements for a total of 1,900 parking stalls, with design starting in January 2023. The Cabrillo Marine Aquarium's Life Support system is being renovated by the Department of Recreation and Parks with the Port's support and will be completed in September 2025.

\$ 16,429,627

Wilmington Waterfront PAIP & Miscellaneous Projects

The Wilmington Waterfront - Avalon Pedestrian Bridge and Promenade Gateway project includes a 1,300 foot pedestrian bridge along Avalon Boulevard from the general vicinity of the Avalon Triangle to the Wilmington Waterfront Promenade and 12-acres of visitor serving open space south of Harry Bridges Boulevard to the Pacific Harbor Line railroad tracks, with design scheduled for completion in mid 2024.

\$ 15,393,632

Environmental Enhancements

A new demonstration project located at Berth 100 to evaluate if a wireless zero emission-charging infrastructure will be the future standard for Port operations began construction in September 2021. Design has been completed in the summer of 2023 on the installation of an AMP system at Berths 195-199. Retrofitting existing earth switchgears at various terminals throughout the port began construction in January 2022 and was completed in July 2023.

\$ 20,067,335

TOTAL PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS PROJECTS	\$ 52,405,457
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Port of Los Angeles
(Harbor Department, City of Los Angeles)
Capital Improvement Plan
Fiscal Year 2024-25

Maritime Services

Harbor Department Facilities

Redesign work to comply with City of Los Angeles Green Building Code for the Heating, Ventilation, and Air Conditioning (HVAC) replacement project for the Harbor Administration Building (HAB) will be finished by March 2024, and construction will start in September 2024. Construction to remodel the HAB Board Hearing Room and Executive Session Room will advertise in Spring 2024. Construction of the Port Pilot Radio System was completed in December 2023. Construction to replace the Compressed Natural Gas (CNG) compressor at Berth 161 will start in June 2024 and construction will be completed by December 2025. Other continuing projects include the remodel of the former administration building at Berth 161, and the Klein Billing and Port Pilot system enhancement.

\$ 30,246,429

Miscellaneous Projects

Projects listed under miscellaneous are not included in any specific program listed above. Terminal Island Demolition projects within this category include 1050 Ways Street (StarKist) Demolition and Storage Lot Conversion, South Seaside Avenue Storm Drain Restoration, Southwest Marine Administration Demolition and Pavement Improvements, and 1025 S. Seaside Ave - Demolition and Lot Conversion. Other projects include the Sidewalk Repair Program, Berth 95 Catalina Channel Express Barge Landing Ramp Update, and the FY 24/25 C&M Deferred Maintenance projects. These projects will be in construction during FY 24/25.

Also, the Port-wide Leak Detection Expansion Program will include the installation of smart meters to communicate with the Port's existing water monitoring program to identify anomalies in the system as a potential leak.

\$ 42,989,296

Unallocated Capital Improvement Program Fund

This category is for unanticipated projects which are initiated throughout FY 24/25. It includes construction services, consultants, hiring hall expenses, materials, equipment, services from other city departments, and administrative expenses.

\$ 23,835,000

TOTAL MARITIME SERVICES \$ 97,070,725

***TOTAL CAPITAL IMPROVEMENT PROGRAM BUDGET** \$ 257,675,090
(Including Salaries)

* Excludes overhead, operating equipment, and capitalization & allocated expenditures.