

MINUTES OF A REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH, HELD IN THE BOARD ROOM OF THE HARBOR DEPARTMENT ADMINISTRATION BUILDING AT 925 HARBOR PLAZA, LONG BEACH, CALIFORNIA, ON MONDAY, FEBRUARY 28, 2005, AT 1 P.M.

Present: Commissioners: Hancock, Cordero, Calhoun
Absent: " Hankla, Topsy-Elvord

Also present:

R. D. Steinke	Executive Director
G. Knatz	Managing Director
S. B. Rubin	Managing Director
T. Teofilo	Managing Director
G. T. Hein	Executive Officer to the Board
D. A. Thiessen	Chief Harbor Engineer
T. K. Whitesell	Director of Administration
A. W. Wong	Acting Director of Communications
M. J. Slavin	Director of Finance
D. L. Albrecht	Director of Information Management
W. D. Bower	Acting Director of Maintenance
T. D. Johnson	Assistant Director of Planning
K. J. Adamowicz	Manager of Leasing Sales
O. Covington	Chief Port Security Officer
J. A. Morgan	Manager of Maritime Services
C. A. Kemp	Director of Community Relations
D. T. Holzhaus	Principal Deputy City Attorney

PRESIDENT CALHOUN PRESIDED AS CHAIRMAN.

APPROVAL OF MINUTES.

Upon motion by Commissioner Cordero, seconded by Commissioner Hancock and unanimously carried, the minutes of the regular meeting of February 22, 2005, were declared read and approved as read.

CONSENT CALENDAR – ITEMS NOS. 1-5.

1. LBIW, INC., AND ANCON MARINE - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE CONSENT TO SUBLEASE EXTENSION FOR LAND AT 2100 WEST ANAHEIM STREET - DOCUMENT NO. HD-6107A.

Communication from Kathryn McDermott, Director of Properties, dated February 23, 2003, recommending authorization of a Consent to Sublease Extension with LBIW, Inc., and Ancon Marine for property located at 2100 West Anaheim Street,

was presented to the Board. The recommendation was approved by the Executive Director.

2. CWO NO. 1212 - EXPENDITURES APPROVED AND PROJECT CLOSED TO ALL FUTURE CHARGES.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated February 23, 2005, submitting the following project for closing action:

		<u>BHC Approval</u>	<u>Expenditures</u>
CWO No. 1212	North Harbor Storage Facility	\$ 1,579,745	\$ 1,470,372

and requesting that the expenditure made to said project be approved and that it be closed to all future charges, was presented to the Board. The request was approved by the Executive Director.

3. SPECIFICATION NO. HD-S2285 - APPROVED AND NOTICE INVITING BIDS AUTHORIZED – BITUMINOUS PAVING, TRAFFIC STRIPING, PAVEMENT MARKING, AND OTHER RELATED SERVICES.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated February 23, 2005, submitting Specification No. HD-S2285 for bituminous paving, traffic striping, pavement marking, and other related services and requesting authority to advertise for bids for said work, was presented to the Board. The request was approved by the Executive Director.

4. SOUND ENERGY SOLUTIONS - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE COST SHARING AGREEMENT – DOCUMENT NO. HD-6910 – LONG BEACH CONTAINER TERMINAL - EXECUTIVE DIRECTOR AUTHORIZED TO ENTER INTO A LNG-POWERED YARD HOSTLER AGREEMENT – DOCUMENT NO. HD-6911 - TO CONDUCT A LIQUEFIED NATURAL GAS YARD HOSTLER DEMONSTRATION PROJECT AND EWO NO. 5065, SUPPLEMENT NO. 1 – APPROVED.

Communication from Robert Kanter, Director of Planning, dated February 23, 2005, requesting approval of a Cost Sharing Agreement with Sound Energy Solutions, a LNG-Powered Yard Hostler Agreement with Long Beach Container Terminal, and EWO No. 5065, Supplement No. 1, in the amount of \$185,000, to conduct a liquefied natural gas yard hostler demonstration project, was presented to the Board. The request was approved by the Executive Director.

5. FINANCIAL STATEMENTS FOR THE LONG BEACH HARBOR DEPARTMENT FOR THE MONTH ENDED JANUARY 31, 2005 – RECEIVED AND FILED.

Communication from Michael J. Slavin, Director of Finance, dated February 24, 2005, transmitting financial statements for the Long Beach Harbor Department for the month ended January 31, 2005, was presented to the Board. The financial statements were approved by the Executive Director.

Commissioner Hancock moved, seconded by Commissioner Cordero that the communications be received and filed and that Items Nos. 1-5 be approved as recommended. Carried by the following vote:

AYES:	Comms:	Hancock, Cordero, Calhoun
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

REGULAR AGENDA.

6. ISSUANCE AND SALE OF 2005 HARBOR REVENUE REFUNDING BONDS – PROVIDING THE TERMS AND CONDITIONS OF THE BONDS AND AUTHORIZE EXECUTION OF ALL RELATED DOCUMENTS – RESOLUTION NO. HD-2242.

Communication from Michael J. Slavin, Director of Finance, dated February 25, 2005, requesting authorization of the issuance and sale of 2005 Harbor Revenue Refunding Bonds, providing the terms and conditions of the Bonds and authorize execution of all related documents, was presented to the Board together with the authorizing resolution therefore. The recommendation was approved by the Executive Director.

Commissioner Cordero moved, seconded by Commissioner Hancock that the communication be received and filed and that the resolution entitled "RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH, CALIFORNIA, AUTHORIZING THE ISSUANCE AND SALE OF \$257,975,000 AGGREGATE PRINCIPAL AMOUNT OF HARBOR REVENUE REFUNDING BONDS OF SAID CITY; AND PROVIDING THE TERMS AND CONDITIONS OF SAID BONDS," be declared read and adopted as read. Carried by the following vote:

AYES:	Comms:	Hancock, Cordero, Calhoun
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

7. CHEMOIL CORPORATON - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE SEVENTH AMENDMENT TO LEASE AND LICENSE AGREEMENT FOR OPERATION OF FUEL BUNKERING AND TERMINAL SERVICES – DOCUMENT NO. HD-6912 - ORDINANCE NO. HD-1929 - ADOPTED.

Ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SEVENTH AMENDMENT TO LEASE AND

LICENSE AGREEMENT BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND CHEMOIL CORPORATION FOR THE USE OF CERTAIN PREMISES, IN THE HARBOR DISTRICT, AND MAKING A DETERMINATION RELATION THERETO," was presented to the Board for its second and final reading.

AYES:	Comms:	Hancock, Cordero, Calhoun
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

Commissioner Hancock moved, seconded by Commissioner Cordero that said ordinance be declared read for the second time and adopted as read. Carried by the following vote:

Commissioner Hancock moved, seconded by Commissioner Cordero that said ordinance be declared read for the second time and adopted as read. Carried by the following vote:

AYES:	Comms:	Hancock, Cordero, Calhoun
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

CLOSED SESSION.

At 1:20 p.m., President Calhoun recessed the Board meeting to hold a closed session:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Closed session pursuant to Section 54956.8 of the Government Code for a conference with real property negotiators regarding Long Beach Generating Station, Ocean Boulevard/Terminal Island. The Port's negotiator is Geraldine Knatz and the negotiating party is Dynergy Corporation. Instructions to negotiator may include price and terms of payment.

At 1:55 p.m., the meeting was again called to order by President Calhoun.

ADJOURNED.

At 1:56 p.m., Commissioner Hancock moved, seconded by Commissioner Cordero that the meeting be adjourned sine die. Carried by the following vote:

AYES:	Comms:	Hancock, Cordero, Calhoun
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord