

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 10, 2025

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 Monica Rodriguez
c/o Ms. Petty Santos, 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 2025/26 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 2025/26 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, Chief Financial Officer 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
Heleen Ramirez, City Clerk's Office
Board of Harbor Commissioners
Dina Aryan-Zahlan, Deputy Executive Director, Harbor
Erica Calhoun, Deputy Executive Director, Harbor
David Libatique, Deputy Executive Director, Harbor
Jeffrey Strafford, Chief Financial Officer, 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 2025-26 Budget**

<u>Description</u>	<u>Original Amount Issued/Borrowed</u>	<u>Amount Outstanding 6-30-2025</u>	<u>Debt Service FY 2025-26</u>
Existing Bonded Debt:			
Harbor Revenue Bonds, Issue 2019, Series A	115,065,000	34,295,000	32,003,125
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	5,119,875
Harbor Revenue Bonds, Issue 2019, Series C-2	10,680,000	10,680,000	534,000
Harbor Revenue Bonds, Issue 2024, Series A-1	102,955,000	102,955,000	5,147,750
Harbor Revenue Bonds, Issue 2024, Series A-2	26,725,000	26,725,000	1,336,250
Harbor Revenue Bonds, Issue 2024, Series B-1	34,400,000	34,400,000	1,720,000
Harbor Revenue Bonds, Issue 2024, Series B-2	22,880,000	22,880,000	1,144,000
Harbor Revenue Bonds, Issue 2024, Series C	28,305,000	28,305,000	1,415,250
Bonded Debt Totals:	378,345,000	297,575,000	50,037,250

Port of Los Angeles
(Harbor Department, City of Los Angeles)
Capital Improvement Plan
Fiscal Year 2025-26

Attachment 2

Terminals

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

Planned FY 25/26 Capital Improvements for the Port's Cruise business include upgrades at the current Inner Harbor Cruise Facility: mobile gangways hydraulic cylinder replacement, Berth 91-92 Passenger Terminal roof replacement and pedestrian deck coating, escalator modernization, vehicular ramp corrosion mitigation, new AMP Vault, and Berth 93 gantry removal, repair, and roof replacement.

The Berths 49-51 Outer Harbor Cruise Terminal Development project will upgrade the berths to accommodate larger cruise vessels, provide Alternative Maritime Power (AMP) for cruise vessels at Berths 49-51, and improve vehicular and pedestrian circulation. Improvements include new AMP infrastructure, wharf upgrades, new power supply and distribution, a new fendering system, a new hybrid fender backing panel outfitted with steel pipe and timber piles, new mooring platforms, new utilities, a new modular restroom facility, and new pedestrian ramps. Construction scheduled to begin in January 2026.

\$ 12,770,938

Berths 100-102 Development (China Shipping)

At China Shipping, work for the Final Supplemental China Shipping Environmental Impact Report (EIR) continues, the EIR itself was completed in December 2020. The planning of Berth 100 crane breakers replacement continues, which includes the assessment of existing breakers to enhance cranes power reliability and safety.

\$ 596,856

Berths 121-131 Development (Everglades)

Planning and Environmental preparation for the Everglades Berths 121-131 Terminal Redevelopment projects continues, capital costs include the Draft Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) analysis, additional legal review, and final EIS/EIR.

The Berths 126-129 Wharf Redevelopment project will demolish the 50ft crane gauge wharf, construct 1,260 linear feet of pile supported 100ft crane gauge concrete wharf, dredge to -53ft MLLW, construct Alternative Maritime Power (AMP), and improve adjacent backland and utilities. Project initiation occurred in January 2025, with design only approved at this time.

\$ 4,639,392

Berth 135-147 - TRAPAC Container Terminal

Capital investment in the TraPac Terminal continues with a transformer replacement at Berth 136. The project includes site/project preparation for crane rental, high voltage splicing, and coordination with tenants are underway aiming for construction completion of March 2026.

\$ 16,573

Berths 171-181 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, Berths 179-181 bollard repair, Berths 174-176 bollard repair, Berths 177-178 wharf restoration, and Berth 182 slope erosion repair. The wharf project completed construction in FY 24/25, the capital costs provided are the final project closing costs anticipated to be paid out in FY 25/26.

\$ 1,026,993

Berths 300-306 Development (Fenix/CGA CGM)

Work continues on Berths 302-305 with the anticipated on-dock railyard expansion which includes five new tracks (approximately 17,000 new track feet), reuse of three existing tracks, new tail track, new turnouts, expanded throat, and rail signal improvements. Construction is scheduled to start March 2025. Additional work in the terminal consists of Panzer belt improvements to prevent further damage to the crane power cables and ensure the structural and operational functionality of the Panzer belt system.

\$ 26,420,908

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Fiscal Year 2025-26

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Berth 400-409 Development (Maersk)

Ongoing design work for the Pier 400 Roadability Canopy Improvements comprises the total replacement of the heavily corroded metal roof and reconstruction of damaged exterior steel frame beams and columns. Construction is anticipated to start in November 2025. In addition to design efforts, planned removal and replacement of multiple non-functional breakers in Berths 400-405 are underway, expected to start in October 2025.

\$ 1,399,460

Marine Oil Terminal Engineering Maintenance Standards (MOTEMS)

Phase 2 of the Berths 167-169 MOTEMS (Shell) is anticipated to advertise in Summer 2025. The Berths 238-239 (PBF Energy) project consisting of a new loading/unloading platform, access ramp, and catwalks. Advertised in Fall 2024 with construction expected to begin Summer 2025.

\$ 24,864,367

Miscellaneous Terminal Improvements (TI)

The Terminal Island Maritime Support Facility (TIMSF) will develop 70 acres of the approximate 80-acre site for a container support facility, including 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. Construction is anticipated to start mid-2026.

The Berth 153 Window Replacement project will rehabilitate 450 windows. Scope of work includes mobilize, lead and asbestos abatement for all windows, and disposal of all materials. Design is underway and construction is scheduled to start April 2025. Miscellaneous Terminal Improvement projects also include the Southwest Marine Administration Building demolition and pavement improvements, Berths 208-209 Container Freight Station (CFS) demolition, Berths 172-179 fire water line replacement, Cannery St. & Barracuda St. facilities demolition and improvements, and Berth 200 G-H Improvements.

\$ 12,070,863

TOTAL TERMINAL IMPROVEMENTS

\$ 83,806,349

Transportation Projects

The Navy Way and Seaside Ave. Interchange Improvements project includes the removal of the last traffic signal and at-grade intersection on State Route 47 between I-110 and I-710, a new westbound auxiliary lane, a new eastbound collector-distributor road, widening of an existing westbound underpass off-ramp, and widening of the north side of the existing highway bridge over POLA/POLB rail tracks. Design is scheduled to be complete in February 2027.

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. Construction started in March 2024 and is scheduled for completion in November 2026.

The Terminal Island Rail Grade Separation (TIGS) project is a four-lane 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 site preparation, grade separation roadway structure, 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

\$ 52,974,298

Attachment 2

\$ 3,555,353

Port of Los Angeles
(Harbor Department, City of Los Angeles)
Capital Improvement Plan
Fiscal Year 2025-26

Attachment 2

Environmental Enhancements and Zero Emissions

Berth 195-199 – WWL Terminal Alternative Maritime Power is planning to start construction in the first quarter of 2026. The Electrical Infrastructure Improvement Program is ongoing with LADWP, POLA and container terminals. LADWP is continuing with the EIR/CEQA analysis. POLA is coordinating with LADWP, continuing the plans and designs to provide additional power to POLA's container terminals to meet Clean Air Action Plan (CAAP) goals for 2030.

\$ 13,173,713

TOTAL PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS AND ZERO EMISSIONS

\$ 23,167,556

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 2026, and construction will start in September 2025. Construction to remodel the HAB Board Hearing Room and Executive Session Room will complete Construction by October 2025. 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.

\$ 18,181,709

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, 1025 S. Seaside Ave - Demolition and Lot Conversion, and Berths 208-209 Container Freight Station (CFS) Building Demolition and Lot Conversion. Other projects include the Sidewalk Repair Program, Berth 95 Catalina Channel Express Barge Landing Ramp Update, and the FY 25/26 C&M Deferred Maintenance projects. These projects will be in construction during FY 25/26. 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.

\$ 34,648,374

Unallocated Capital Improvement Program Fund

This category is for unanticipated projects which are initiated throughout FY 25/26. It includes construction services, consultants, hiring hall expenses, materials, equipment, services from other city departments, and administrative expenses.

\$ 14,000,000

TOTAL MARITIME SERVICES

\$ 66,830,083

***TOTAL CAPITAL IMPROVEMENT PROGRAM BUDGET
(Including Salaries)**

\$ 231,324,616

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