SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY BOARD MINUTES

THURSDAY, DECEMBER 4, 2014 SAN DIEGO INTERNATIONAL AIRPORT BOARD ROOM

CALL TO ORDER: Chair Gleason called the regular meeting of the San Diego County Regional Airport Authority Board to order at 9:03 a.m. on Thursday, December 4, 2014, in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE: Board Member Desmond led the Pledge of Allegiance.

ROLL CALL:

PRESENT:

Board Members:

Berman (Ex Officio), Boling, Cox,

Desmond, Farnam (Ex Officio), Gleason,

Hubbs, Robinson, Sessom, Smisek

ABSENT:

Board Members:

Alvarez, Ortega (Ex Officio)

ALSO PRESENT:

Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel: Lorraine Bennett, Assistant Authority Clerk II: Linda

Counsel; Lorraine Bennett, Assistant Authority Clerk II; Linda

Gehlken, Assistant Authority Clerk I

The Board recessed at 9:04 a.m. and reconvened at 9:13 a.m.

PRESENTATIONS:

A. PRESENTATION OF THE CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FOR THE FISCAL YEAR ENDED JUNE 30, 2013:

Lisa Marie Harris, Director of Finance, San Diego County Water Authority, presented the Certificate of Achievement for Excellence in Financial Reporting to Scott Brickner, Vice President, Finance and Asset Management/Treasurer.

B. PRESENTATION FROM BKD, LLP, EXTERNAL AUDITOR, REGARDING EXTERNAL AUDITOR'S FISCAL YEAR ENDED JUNE 30, 2014, REPORTS: Joseph Vande Bosche, CPA, BKD CPA's & Advisors, provided a presentation

on the external auditor's Fiscal Year Ended June 30, 2014 reports which included 2014 Highlights, Assets and Deferred Outflows Composition as of June 30, 2014, Asset and Deferred Outflows Composition Trends, Liability Composition as of June 30, 2014, Liability Composition Trends, Total Revenues and Capital Contributions Composition for the Year Ended June 30, 2014, Total Revenues and Capital Contributions Trends, Expense Composition for the Year Ended June 30, 2014, Expense Trends, and Other Relevant Trends.

In response to Board Member Boling regarding whether the cost per enplaned passenger includes depreciation, Scott Brickner, Vice President, Finance and Asset Management/Treasurer, stated it did not. Board Member Boling requested that staff provide a report on the total Operating Expenses Per Enplaned Passenger compared to other airports.

REPORTS FROM BOARD COMMITTEES, AD HOC COMMITTEES, AND CITIZEN COMMITTEES AND LIAISONS:

STANDING BOARD COMMITTEES

- AUDIT COMMITTEE:
 - Board Member Smisek noted that Items 6, 7 and 8 are on the agenda for Board approval.
- CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE: Board Member Hubbs announced that the next Committee Meeting is scheduled on January 22, 2015.
- EXECUTIVE PERSONNEL AND COMPENSATION COMMITTEE: Board Member Desmond announced that the next Committee Meeting is scheduled on January 21, 2015.
- FINANCE COMMITTEE: None

ADVISORY COMMITTEES

- AUTHORITY ADVISORY COMMITTEE: None
- ART ADVISORY COMMITTEE:

Chair Gleason reported that on November 14, 2014, a public meeting was held to receive community input regarding future mural displays for the Commuter Terminal wall. He reported that a teen workshop was held on November 15, 2014 at the Authority to create a mural. He also reported that some of the temporary exhibits that will be coming to the airport will showcase Balboa Park's centennial and the City of San Diego, with installations anticipated to be completed by February, 2015.

LIAISONS

- AIRPORT LAND USE COMPATIBILITY PLAN FOR SAN DIEGO INTERNATIONAL AIRPORT: None.
- CALTRANS: None.

• INTER-GOVERNMENTAL AFFAIRS:

Board Member Cox reported that on November 20th, San Diego Mayor Kevin Faulconer and his staff visited the airport's USO facility. He also reported that on December 2nd, Authority staff briefed City of Vista Deputy Mayor, John Aguilera, on the Airport Development Plan.

- MILITARY AFFAIRS: None.
- PORT:

Chair Gleason reported that the Port Working Group will meet on December 8, 2014, to discuss planning issues and parking needs.

BOARD REPRESENTATIVES (EXTERNAL)

SANDAG TRANSPORTATION COMMITTEE:

Board Member Smisek reported that the Committee met on November 14, 2014 to receive the yearly update on the Transnet Plan, and included the third phase of the Smart Growth Incentive Program and Active Transportation Growth Program.

• WORLD TRADE CENTER: None.

CHAIR'S REPORT:

Chair Gleason noted that the Authority received a letter of appreciation from Elaine Boland, widow of late Board Member, Bruce R. Boland. He also reported that Board Member Desmond was appointed to a new term on the Board, and that Mayor Jim Janney, City of Imperial Beach, was appointed to the Board, representing the South Counties Cities.

PRESIDENT/CEO'S REPORT:

Thella F. Bowens, President/CEO, reported that leaks in some of the airport terminals and buildings resulting from the recent rains have been identified. She reported an increase in holiday travel during the Thanksgiving period to over 14,000 seats, in comparison to last year. She announced the opening of three new concessions at the Airport, Jack-in-the-Box, Pacifica Breeze, and Elegant Desserts. She announced new service by SeaPort Airlines and Alaska Airlines. She also reported that the Economy Parking Lot was full during the Thanksgiving holiday period and that the parking coupon promotion for the lot will continue through January, 2015.

NON-AGENDA PUBLIC COMMENT:

MICHELLE GUTIERREZ, SAN DIEGO, representing Unite Here, Local 30, expressed concern with the lack of access to quality health insurance by airport concession employees.

MICHAEL FERRAR, SAN DIEGO, provided a handout to the Board dated November 25, 2014 regarding his concerns about costs associated with Ground Transportation permit fees and related issues and its impacts to his business.

Chair Gleason referred the matter to staff.

SUHAIL KHALIL, SAN DIEGO, representing Point Loma People for Progress, expressed concerns regarding missed approaches and early turns, and requested the opportunity to sit as a member of the Airport Noise Advisory Committee.

Chair Gleason requested that staff provide a briefing to the Board about the Committee composition.

CONSENT AGENDA (Items 1-11):

ACTION: Moved by Board Member Smisek and seconded by Board Member Desmond to approve the Consent Agenda. Motion carried by the following vote: YES – Boling, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom, Smisek; NO – None; ABSENT – Alvarez. (Weighted Vote Points: YES – 87; NO – 0; ABSENT 13).

- 1. APPROVAL OF MINUTES:
 - RECOMMENDATION: Approve the minutes of the November 6, 2014, regular meeting.
- 2. ACCEPTANCE OF BOARD AND COMMITTEE MEMBERS WRITTEN REPORTS ON THEIR ATTENDANCE AT APPROVED MEETINGS AND PRE-APPROVAL OF ATTENDANCE AT OTHER MEETINGS NOT COVERED BY THE CURRENT RESOLUTION:
 - RECOMMENDATION: Accept the reports and pre-approve Board member attendance at other meetings, trainings and events not covered by the current resolution.
- AWARDED CONTRACTS, APPROVED CHANGE ORDERS FROM OCTOBER 13, 2014, THROUGH NOVEMBER 9, 2014, AND REAL PROPERTY AGREEMENTS GRANTED AND ACCEPTED FROM OCTOBER 13, 2014, THROUGH NOVEMBER 9, 2014:

RECOMMENDATION: Receive the report.

4. AMEND POLICY 5.12, PREFERENCE TO SMALL BUSINESSES AND POLICY 5.14, SMALL BUSINESS, LOCAL BUSINESS AND SERVICE-DISABLED VETERAN OWNED SMALL BUSINESS GOAL AND PREFERENCE PROGRAM:

RECOMMENDATION: Adopt Resolution No. 2014-0132, amending Policy 5.12, Preference to Small Businesses and Policy 5.14, Small Business, Local Business and Service-Disabled Veteran Owned Small Business Goal and Preference Program to increase the maximum allowable preference, to not exceed \$200,000 on any single bid.

5. APPROVE ESTABLISHING THE DATE AND TIME OF BOARD AND ALUC MEETINGS FOR 2015, AS INDICATED ON THE PROPOSED 2015 MASTER CALENDAR OF BOARD AND COMMITTEE MEETINGS:

RECOMMENDATION: Adopt Resolution No. 2014-0133, establishing the date and time of Board and ALUC meetings for 2015, as indicated on the proposed 2015 Master Calendar of Board and Committee Meetings.

CLAIMS

COMMITTEE RECOMMENDATIONS

6. EXTERNAL AUDITOR'S FISCAL YEAR ENDED JUNE 30, 2014, REPORTS:
A) AUDITED FINANCIAL STATEMENT, B) COMPLIANCE (SINGLE AUDIT)
REPORT, C) PASSENGER FACILITY CHARGE COMPLIANCE REPORT, D)
CUSTOMER FACILITY CHARGE COMPLIANCE REPORT, AND E)
REPORT TO THE AUDIT COMMITTEE:

RECOMMENDATION: The Audit Committee recommends that the Board accept the reports.

- 7. REVIEW OF THE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2014:
 RECOMMENDATION: The Audit Committee recommends that the Board accept the report.
- 8. QUARTERLY AUDIT ACTIVITIES REPORT FISCAL YEAR 2015 FIRST QUARTER, AND AUDIT RECOMMENDATIONS ISSUED BY THE OFFICE OF THE CHIEF AUDITOR:

RECOMMENDATION: The Audit Committee recommends that the Board accept the report.

CONTRACTS AND AGREEMENTS

9. APPROVE AND AUTHORIZE THE PRESIDENT/CEO TO EXECUTE A FIRST AMENDMENT TO THE PEST CONTROL AND REMEDIATION SERVICES AGREEMENT WITH CARTWRIGHT TERMITE & PEST CONTROL. INC.:

RECOMMENDATION: Adopt Resolution No. 2014-0134, approving and authorizing the President/CEO to execute a First Amendment to the Pest Control and Remediation Services Agreement with Cartwright Termite & Pest Control, Inc., which revises and combines the pest control and remediation services compensation language specified in Exhibit B, Compensation & Payment Schedule, of the Agreement.

10. GRANT AN EASEMENT FOR ELECTRICAL EQUIPMENT TO SAN DIEGO GAS & ELECTRIC:

RECOMMENDATION: Adopt Resolution No. 2014-0135, authorizing the President/CEO to negotiate and execute an easement for electrical equipment with San Diego Gas & Electric in support of the Electrical Distribution System project.

11. AUTHORIZE THE PRESIDENT/CEO TO CONSENT TO A SOLAR SERVICES AND SITE SUBLEASE AGREEMENT BETWEEN LANDMARK AVIATION GSO-SAN, LLC AND SAN DIEGO SPEAR POINT SOLAR I, LLC: RECOMMENDATION: Adopt Resolution No. 2014-0136, authorizing the President/CEO to negotiate and execute an agreement consenting to a Solar and Site Sublease Agreement between Landmark Aviation GSO-SAN, LLC and San Diego Spear Point Solar I, LLC to allow the installation and operation of solar panels and related improvements within the Landmark Aviation GSO-SAN, LLC premises.

CONTRACTS AND AGREEMENTS AND/OR AMENDMENTS TO CONTRACTS AND AGREEMENTS EXCEEDING \$1 MILLION

PUBLIC HEARINGS: None.

Thella F. Bowens, President/CEO, welcomed the participants in the Authority's new Veterans Fellowship Program, Frederick Sharpe, Procurement Analyst; Apollo Arevalo, Security & Public Safety Analyst; and Ian Hess, Airside Operations Duty Manager.

The Board recessed at 10:03 a.m. and reconvened at 10:15 a.m.

OLD BUSINESS:

12. APPROVE AND AUTHORIZE THE PRESIDENT/CEO TO NEGOTIATE AND EXECUTE A SITE LEASE AGREEMENT AND SOLAR POWER PURCHASE AGREEMENT TO FINANCE, DESIGN, INSTALL, OPERATE, AND MAINTAIN A SOLAR PHOTOVOLTAIC GENERATING SYSTEM WITH LINDBERG FIELD SOLAR 2, LLC, AT SAN DIEGO INTERNATIONAL AIRPORT (CONTINUED FROM THE NOVEMBER 6, 2014 BOARD MEETING):

Jeffrey Woodson, Vice President, Development, introduced Steve Larson, California Strategies LLC, an expert on energy policy and regulation, who commended the Authority for its ongoing efforts in this area and expressed support for the proposed staff recommendation. He stated that the proposed contract would save the Authority money in the long term.

Paul Manasjan, Director, Environmental Affairs; Bob Bolton, Director, Airport Design and Construction; and Michael Sears, Director, Financial Management, provided a presentation on the San Diego Airport's sustainable energy strategy plan which included the three E's of Sustainable Development, Overarching Objectives, Airport's Energy and Water Concerns, Airport's Electricity Consumption, Airport's Carbon Emissions Forecast, 2012 Greenhouse Gas Emissions Inventory, Energy Strategy Development, Current State Issues, New Microgrid System, Solar Implementation Plan, Benefits of Power Purchase Agreements (PPA), Proposed Solar Implementation Plan/North Side, North Side Power Generation Options and Recommendation.

In response to Board Member Desmond regarding the twenty year term of the contract, and how this could affect future advances in technology, Bob Bolton, Director, Airport Design and Construction, stated that only electricity is being purchased at this time. He further stated that the roof of the Rental Car Center has available space to add photovoltaic panels in the future.

Board Member Desmond requested that staff provide a report on the cost per kilowatt between Terminal 1 and Terminal 2, with what is being proposed.

In response to Board Member Hubbs regarding whether the contract could be negotiated should the company benefit from new technology, Breton Lobner, General Counsel, stated that this would need to be negotiated in the contract.

Jeffrey Woodson, Vice President, Development, stated that as new technologies emerge, the Authority will determine their cost effectiveness. He further stated that although the Authority is locked into the contract, as it moves forward, it will continue to explore ways to maximize all opportunities in this area.

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Breton Lobner, General Counsel, stated that should the Board award the contract, it is understood that there is a performance guarantee on behalf of Lindberg Field Solar 2, LLC through Borrego Solar Systems, Inc., and a guarantee of the contract award by Borrego Solar Systems, Inc. since Lindberg Field Solar 2, LLC is a shell corporation.

Bob Bolton, Director, Airport Design and Construction, further clarified that the guarantee is that it will produce 90% of what is expected, and any delta will be paid back to the Authority.

Board Member Smisek left the meeting at 11:08 a.m.

RECOMMENDATION: Adopt Resolution No. 2014-0131**, approving and authorizing the President/CEO to negotiate and execute: (1) a site lease agreement with Lindberg Field Solar 2, LLC, for the development and installation of a solar photovoltaic ("PV") generating system, for a maximum term of 20 years; and (2) a solar power purchase agreement with Lindberg Field Solar 2, LLC, to finance, design, install, operate, and maintain the solar PV generating system in an amount not-to-exceed \$24,500,000 and a maximum term limit of 20 years, at San Diego International Airport.

ACTION: Moved by Board Member Cox and seconded by Board Member Sessom to approve staff's recommendation. Motion carried by the following vote: YES – Boling, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom; NO – None; ABSENT – Alvarez, Smisek. (Weighted Vote Points: YES – 75; NO – 0; ABSENT 25).

NEW BUSINESS:

13. DECEMBER 2014 LEGISLATIVE REPORT AND 2015 LEGISLATIVE AGENDA:

Michael Kulis, Director, Inter-Governmental Relations, Tom McMorrow, Partner; Manatt, Phelps & Phillips, Richard Costigan, Manatt, Phelps & Phillips, and Sam Whitehorn, Executive Vice President and Managing Director of Recruiting and Hiring, McBee Strategic, provided a presentation on the 2015 Legislative Agenda that included an overview of 2014 California Election Results, 2014 State Legislative Review, 2015 Major State Issues and Legacy, 2015 Aviation/Airport Issues, 2014 National Election Results, 2014 Federal Legislative Review, 2014-2015 Major Federal Issues, and 2014-2015 Aviation/Airport Issues.

RECOMMENDATION: Adopt Resolution No. 2014-0137, approving the December 2014 Legislative Report and 2015 Legislative Agenda.

ACTION: Moved by Board Member Cox and seconded by Board Member Robinson to approve staff's recommendation. Motion carried by the following vote: YES – Boling, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom; NO – None; ABSENT – Alvarez, Smisek. (Weighted Vote Points: YES – 75; NO – 0; ABSENT 25).

^{**}Note – The 2014-0131 Resolution number for this item, as indicated on the December 4, 2014 agenda, and on the back up materials, was inadvertently duplicated.

14. DISCUSSION AND POSSIBLE DIRECTION REGARDING DEFINITION AND PREFERENCE FOR LOCAL BUSINESS ENTERPRISES AND A DOMESTIC PARTNERS EQUAL BENEFITS CONTRACTING POLICY:

Jana Vargas, Director, Procurement, and Sonia Cruz, Small Business Development Program Manager, provided a presentation regarding Preference for Local Business Enterprises and a Domestic Partners Equal Benefits Contracting Policy that included an overview of Policy 5.14 – Small Business, Local Business and Service Disabled Veteran Owned Small Business (SDVOSB) Goal and Preference Program, Policy 5.13 – Local Business Opportunities, Domestic Partner Equal Benefits Contracting Policy, Analysis, and Legal Challenges.

Chair Gleason noted that the City and County of San Francisco, and the City of Los Angeles have enacted equal benefits ordinances, which govern their airports.

ACTION: Moved by Board Member Desmond and seconded by Board Member Cox that Authority Policy 5.13, paragraph B, be amended to increase from twenty-five percent to over fifty percent of the workforce based in the local office must reside in San Diego County, and that it include California State registered domestic partners.

Chair Gleason requested consideration by the Board to include in the motion, benefits equality to be at the maximum extent permitted by law.

Breton Lobner, General Counsel, stated that the State of California, the City of Los Angeles and the City of San Francisco have addressed this specific issue, and have incorporated specific language in their Ordinances. He further stated that the Authority would need to write language to protect the Authority from litigation to the extent possible.

Chair Gleason requested to include in the motion, the concept that benefits provided to Authority married spouses and contractors at the Airport, be provided on a non-discriminatory basis to married same-sex couples.

The makers of the motion accepted the amendments.

Board Member Boling suggested that the percentage for the local workforce be increased to eighty percent.

Board Member Robinson suggested a six-month pilot program at the fifty percent threshold for the local workforce.

Chair Gleason stated that currently, the preference is only applied when local participation goes below sixty percent, and recognizing that without applying the preference, the Authority is currently at eighty eight percent.

Board Member Robinson offered a substitute motion to increase the threshold for the local workforce percentage to eighty percent.

Breton Lobner, General Counsel, explained that the higher the percentage, the more restrictions will apply to the number of people available for contracting. He also stated that the threshold cannot apply to any federally-funded contracts.

Board Member Boling stated that since the dollar preference is being increased, the threshold should also be increased, to make it more difficult to reach, and attracting more local participation.

Board Member Sessom expressed concern that a higher percentage may lead to more fraud on the part of the companies who cannot meet the threshold. She spoke in support of the original motion.

RECOMMENDATION: Receive the report and provide possible direction.

ACTION: Moved by Board Member Desmond and seconded by Board Member Cox to direct staff to amend Policy 5.13, paragraph (b), to increase the percentage of the workforce of the local office, that must reside in San Diego County from 25% to 50%, develop a Domestic Partner Equal Benefits Contracting Policy, to include benefits equality, to the maximum extent permitted by law; that benefits provided to married spouses and contractors at the Airport be provided to married same-sex couples, and directing staff to bring back the item for discussion at a future meeting. Motion carried by the following vote: YES –Cox, Desmond, Gleason, Hubbs, Robinson, Sessom; NO – Boling; ABSENT – Alvarez, Smisek. (Weighted Vote Points: YES – 62; NO – 13; ABSENT 25).

CLOSED SESSION: The Board did not recess into Closed Session.

15. CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

(Real property negotiations pursuant to Cal. Gov. Code § 54954.5(b) and § 54956.8.)

Property: Salt Plant – 17 acre parcel located at 1470 Bay Boulevard, San Diego.

Agency Negotiators: Scott Brickner, Finance & Asset Management, Vice President/Treasurer.

Negotiating Parties: San Diego Gas & Electric, United States Fish and Wildlife Service, GGTW, LLC (current tenant) and/or other interested parties. Under Negotiation: Sale – terms and conditions.

16. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION:

(Cal. Gov. Code § 54956.9(a) and (d)(1).)

<u>Diego Concession Group, Inc. v. San Diego County Regional Airport Authority,</u> San Diego Superior Court Case No. 37-2012-00088083-CU-BT-CTL

17. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION:

(Cal. Gov. Code § 54956.9(a) and (d)(1).)

<u>Dryden Oaks, LLC v. San Diego County Regional Airport Authority, et al.</u>,

San Diego Superior Court, North County, Case No. 37-2014-00004077-CU-EI-NC

18. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION:

(Cal. Gov. Code § 54956.9(a) and (d)(1).)

<u>Donna Wilson; John Wilson v. San Diego Port Authority; San Diego</u>

<u>International Airport; San Diego County Regional Airport Authority</u>

San Diego Superior Court Case No. 37-2014-00015326-CU-PO-CTL (Meyer)

19. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION:

(Cal. Gov. Code §54956.9(a) and (d)(1).)

<u>Jennifer Cain v. San Diego County Regional Airport Authority, et al</u>

San Diego Superior Court Case No. 37-2014-00030402-CU-PO-CTL

20. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION AND EXISTING LITIGATION:

(Significant exposure to litigation pursuant to Cal. Gov. Code §§ 54956.9(a) and 54956.9(b).)

<u>Jay A. Bass, et al v. San Diego City Employees' Retirement System, et al.,</u> San Diego Superior Court Case No. 37-2013-00077566-CU-OE-CTL

21. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:

(Significant exposure to litigation pursuant to Cal. Gov. Code §§ 54956.9 (b) and 54954.5.)

Re: Investigative Order No. R9-2012-0009 by the California Regional Water Quality Control Board regarding submission of technical reports pertaining to an investigation of bay sediments at the Downtown Anchorage Area in San Diego.

Number of potential cases: 1

22. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:

(Initiation of litigation pursuant to Cal. Government Code § 54956.9(d).) Number of cases: 2

REPORT ON CLOSED SESSION: None.

NON-AGENDA PUBLIC COMMENT: None.

GENERAL COUNSEL REPORT: None.

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BUSINESS AND TRAVEL EXPENSE REIMBURSEMENT REPORTS FOR BOARD MEMBERS, PRESIDENT/CEO, CHIEF AUDITOR AND GENERAL COUNSEL WHEN ATTENDING CONFERENCES, MEETINGS, AND TRAINING AT THE EXPENSE OF THE AUTHORITY:

BOARD COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 12:02 p.m.

APPROVED BY A MOTION OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY BOARD THIS 15th DAY OF JANUARY, 2015.

TONY RUSSELL

DIRECTOR, CORPORATE

& INFORMATION GOVERNANCE/

AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER GENERAL COUNSEL