



Pier 1 The Embarcadero
San Francisco, CA 94111
www.sfport.com
415-274-0400

SAN FRANCISCO PORT COMMISSION AGENDA

Meeting Date: May 12, 2026

Open Session: 3:15 PM

Port Commission Hearing Room

Ferry Building, Second Floor
San Francisco, CA 94111

PORT COMMISSIONERS

Gail Gilman, President
Stephen Engblom, Vice President
Willie Adams, Commissioner
Steven Lee, Commissioner
Ken McNeely, Commissioner

ACTING EXECUTIVE DIRECTOR

Michael Martin

COMMISSION SECRETARY

Jenica Liu

Remote Meeting Access: sfgovtv.org/sfgovtv-live-events

Remote Public Comment: Call 415-655-0001 | Access Code: 2660 135 0751 ##

When your item of interest is called, press *3 to be added to the speaker line.

Commenters will be allowed three minutes to speak. Call from a quiet location, speak clearly and slowly, and turn down any devices that are making sound.

311 Free language assistance / 免費語言協助 / Ayuda gratuita con el idioma / Бесплатная помощь переводчиков / Trợ giúp Thông dịch Miễn phí / Assistance linguistique gratuity / 無料の言語支援 / 무료 언어 지원 / ការ វ “ងរា“ម” ’ គ / Libreng tulong para sa wikang Tagalog

Accessible Meeting Policy: The Port Commission Hearing Room is wheelchair accessible. The Ferry Building elevator is located at the front of the building next to the main staircase. Restrooms and water fountains are available on both floors. Meetings are broadcast and captioned on SFGovTV. Phones and pagers must be silent during the meeting. You may be removed from the meeting if you take a call in the room while the meeting is in progress. Do not wear products with strong scents at public meetings.

To request sign language interpreters, readers, large print agendas, translations and other accommodations: Email melanie.kung@sport.com and lucinda.hom@sport.com or call 415-274-0400. **Please email at least two full business days** before the meeting so we can ensure support is available.

Know Your Rights Under the Sunshine Ordinance: Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact Administrator, by mail to Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.4689; by phone at 554.7724; by fax at 554.7854; or by email at soft@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Public Library and on sfgov.org/sunshine.

Lobbyist Registration and Reporting Requirements: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign & Government Conduct Code Sections §2.100 – 2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness, Suite 3900, San Francisco, CA 94102, phone (415) 581-2300 or fax (415) 581-2317; web site: www.sfgov.org/ethics.

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code: If the Commission approves an action identified by an exemption or negative declaration as the Approval Action (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA decision prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. Typically, an appeal must be filed within 30 calendar days of the Approval Action. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Prohibited Contributions by Persons with Pending Land Use Matters: Pursuant to Section 1.127 of the Campaign and Governmental Conduct Code, no person, or the person's Affiliated Entities, with a Financial Interest in a Land Use Matter pending before the Port Commission shall make any Prohibited Contribution at any time from the date of commencement of a Land Use Matter until 12 months have elapsed from the date that the Port Commission renders a final decision or ruling or any appeals to another city agency from that decision or ruling have been finally resolved. All capitalized terms in this provision are as defined in Section 1.127 of the Campaign and Governmental Conduct Code.

AGENDA

- 1. Call to Order / Roll Call**
- 2. Approval of Minutes – April 28, 2026**
- 3. Ramaytush Ohlone Land Acknowledgement**
- 4. Announcements** – Quiet noise-making devices, how to make public comment
- 5. Public Comment on Items Not Listed on the Agenda**
- 6. Executive**
 - A. Acting Executive Director’s Report
 - i. Economic Vitality
 - ii. Equity
 - iii. Resilience
 - iv. Key Project Updates
- 7. Consent**
 - A. Request authorization to award Construction Contract No. 2879, Pier 80 Improvements. (Resolution 26-26)
 - B. Request approval to terminate existing Lease No. L-10388 with JPPF 1300 Battery, L.P., a Delaware limited partnership (“JPPF”) and enter into new Lease No. L-17390 with JPPF retroactive to February 1, 2026, that reduces both base and percentage rent and provides JPPF with up to \$188,192 in rent credits for tenant improvements on the same lease term, for approximately 4,635 square feet of a single-story restaurant space along with 2,992 square feet of outdoor dining area at 1300 Battery Street between Greenwich and Lombard Streets. (Resolution 26-27)
 - C. Request approval of a Settlement Agreement for Bauer’s Intelligent Transportation, Inc. (Bauer) under Lease No. L-15004 (Pier 50, Sheds A and C), Lease L-16206 (401 Terry Francois Blvd - terminated) and Parking Agreement 003805 (Pier 96 - terminated) to resolve all balances due including Port waiver of certain rent, terms for completing safety upgrades to Pier 50, and resolution of litigation against Bauer upon compliance with the Settlement Agreement. (Resolution 26-28)
- 8. Maritime**
 - A. Request approval of a proposed new lease (“Lease No. L-17415” or “Lease”) with FBD Vanguard Construction, Inc. a California corporation (“Vanguard”), for

approximately 21,780 square feet on paved land for a term of 18 months and an additional adjacent 108,900 square feet to be used for no longer than a two week period no more than four times within an 18 month period, located at Pier 94. (Resolution 26-29)

9. Real Estate & Development

- A. Informational presentation and update on the Port's sole source grant to the Fisherman's Wharf Community Benefits District.

10. Planning & Environment

- A. Informational presentation on the Exploratorium's Sea Level Rise Education Initiative, including an upcoming Field Station installation at Piers 15-17 to support an education and outreach program about sea level rise and climate resilience impacting San Francisco and other Bay Area communities.

11. New Business

12. Adjournment

Calendar of Upcoming Commission Meetings

Changes to meeting times or location will be noted if different from regular schedule.

- May 26, 2026
- June 9, 2026
- June 23, 2026

Additional Links

- [Competitive Selection Process – Restricted Communications Report](#)

Forward Calendar

Next Meeting: May 26, 2026

- Closed Session

June 9, 2026

- **Mission Bay Ferry Landing – Action**
 - Request authorization for the Public Works Department to award Construction Contract No. 2892, Mission Bay Ferry Landing Phase 2b and Agua Vista Park for an amount not to exceed \$26,500,000.
- **Pier 96 – Action**
 - Request approval of proposed Lease No. L-17432 with NorCal Rental Group, LLC (“CRESCO”), a California limited liability company for approximately 44,750 square feet of paved land at Pier 96 for a term of five years with one five-year option to extend, subject to Board of Supervisors’ approval.
- **Pier 23 Café – Action**
 - Request approval of a competitive bidding waiver and proposed restructure of financial terms, including settlement of delinquent rent, and extension of term of Lease L-12275 (“L-12275”) with Pier 23 Café, Inc. a California Corporation, which Lease includes indoor space totaling 2,410 square feet along with 2,425 square feet of outdoor dining area Pier 23½.
- **Fisherman’s Wharf Forward – Action**
 - Request approval of proposed Lease No. L-17424 with Surface Area, LLC, a California limited liability company for approximately 3,015 square feet of space at 2847 Taylor St for a term of two years, with an option to extend for an additional year.
- **Downtown Community Benefit District – Action**
 - Request approval for (1) the expansion of the Downtown Community Benefit District, which does business as Downtown San Francisco Partnership (DSFP) to include Port-owned property; (2) the appropriation of \$883,000 for fiscal year 2026-2027; (3) the inclusion of funds in the DSFP in future budgets; and (4) the Executive Director to submit a ballot for Port-owned property in favor of said expansion and renewal.
- **Blue Economy – Information**
 - Informational presentation on the development of a Blue Economy Incubator at the Port of San Francisco.
- **Pier 80 – Action**
 - Informational presentation to consider and possible action to approve a first amendment to Terminal Management Agreement 16114 with Pasha Automotive Services, a California corporation, for the management of the Port’s Pier 80 terminal.

Date to be Determined

- **Portwide – Information**
 - Informational presentation on Local Business Enterprise and Workforce Development Programs applicable to Public Contracts.

- **Seawall Lots 323 and 324 – Action**
 - Informational presentation to consider and possible action to approve a six-month extension to the Lease Disposition and Development Agreement (the “LDDA”) with TZK Broadway, LLC, a California limited liability company, and to revise the Form of Ground Lease attached to the LDDA to lower rental payment amounts in early lease years to provide financial assistance not to exceed \$15 million in net present value over the 66 year lease term and to include subordination and abatement provisions, among other things, for the development and operation of a 164-guestroom hotel, a dinner-theater space, and 14,000-square-foot public open space and ancillary uses on Seawall Lots 323/324 and portions of unimproved Vallejo and Davis Street right-of-ways on the west side of The Embarcadero at Vallejo.

- **Pier 70 Historic Core – Information and Possible Action**
 - Informational presentation with possible action on the formation of a Community Facilities District (CFD) at the Pier 70 Historic Core and a First Amendment to the Pier 70 Historic Core Lease to memorialize the CFD formation.

- **Mission Rock – Information**
 - Informational presentation on ongoing negotiations of an updated Term Sheet with Mission Rock Partners and outline of next steps and timeframes related to the Mission Rock development project.