



SAN FRANCISCO PORT COMMISSION

**MAY 13, 2025
MINUTES OF THE MEETING**

MEMBERS, PORT COMMISSION

HON. GAIL GILMAN, PRESIDENT

HON. STEPHEN ENGBLOM, VICE PRESIDENT

HON. WILLIE ADAMS, COMMISSIONER

HON. STEVEN LEE, COMMISSIONER

ELAINE FORBES, EXECUTIVE DIRECTOR

JENICA LIU, COMMISSION AFFAIRS MANAGER

CITY & COUNTY OF SAN FRANCISCO
PORT COMMISSION

MINUTES OF THE MEETING
May 13, 2025

1. CALL TO ORDER / ROLL CALL

Port Commission Vice President Gail Gilman called the meeting to order at 2:00 p.m. The following Commissioners were present: Gail Gilman, Willie Adams, Stephen Engblom, and Steven Lee.

2. APPROVAL OF MINUTES – APRIL 22, 2025

ACTION: Commissioner Adams moved approval of the minutes. Commissioner Lee seconded the motion. The minutes were approved unanimously.

3. PUBLIC COMMENT ON EXECUTIVE SESSION

No Public Comment on Executive Session.

4. EXECUTIVE SESSION

A. Vote on whether to hold a closed session and to invoke the attorney-client privilege regarding the matters listed below as Conference with Legal Counsel.

ACTION: Commissioner Adams moved to go into closed session and invoke attorney-client privilege for Conference with Legal Counsel. Commissioner Lee seconded the motion. The motion passed unanimously.

(1) CONFERENCE WITH LEGAL COUNSEL AND REAL PROPERTY NEGOTIATOR – This is specifically authorized under California Government Code Section 54956.8. *This session is closed to any non-City/Port representative: (Discussion Item)

(a) Property: Piers 30/32 and Seawall Lot 330
Person Negotiating: Port: Michael Martin, Assistant Port Director, Scott Landsittel, Deputy Director, Real Estate and Development, Wyatt Donnelly-Landolt, Development Project Manager, Christine Maher, Development Project Manager
Negotiating Parties: Jesse Blout, 550 The Embarcadero Property, LLC
Under Negotiation: ___ Price ___ Terms of Payment X Both

In this executive session, the Port's negotiators seek direction from the Port Commission on factors affecting the price and terms of payment, including price structure, financing, and other factors affecting the price and terms of payment of the proposed Piers 30/32 and SWL 330 development. The executive session discussions will enhance the capacity of the Port Commission during the public deliberations and actions to set the price and payment terms that are most likely to maximize the benefits to the Port, the City, and the People of the State of California.

Present: Vice President Gail Gilman
Commissioner Willie Adams
Commissioner Stephen Engblom
Commissioner Steven Lee

Also present: Elaine Forbes, Port Director
Michael Martin, Assistant Port Director
Jenica Liu, Commission Affairs Manager
Scott Landsittel, Deputy Director, Real Estate and Development
Wyatt Donnelly-Landolt, Development Project Manager
Christine Maher, Development Project Manager
Grace Park, Deputy City Attorney
Michelle Sexton, General Counsel

(b) Property: Building 49 - Crane Cove Park, 701 Illinois St, San Francisco, CA 94107

Person Negotiating: Port: Scott Landsittel, Deputy Director, Real Estate and Development; James Hurley, Project Manager

Negotiating Parties: Tenant: Chris McComic, Vice President of Real Estate, YMCA of San Francisco.

Under Negotiation: Price Terms of Payment Both

In this executive session, the Port's negotiators seek direction from the Port Commission on factors affecting the price and terms of payment, including rent credits for construction, for an existing lease with YMCA at Building 49 in Crane Cove Park. The executive session discussions will enhance the capacity of the Port Commission during the public deliberations and actions that are most likely to maximize the benefits to the Port, the City, and the People of the State of California.

Present: Vice President Gail Gilman
Commissioner Willie Adams
Commissioner Stephen Engblom
Commissioner Steven Lee

Also present: Elaine Forbes, Port Director
Michael Martin, Assistant Port Director
Jenica Liu, Commission Affairs Manager
Scott Landsittel, Deputy Director, Real Estate and
Development
James Hurley, Project Manager
Grace Park, Deputy City Attorney
Michelle Sexton, General Counsel

5. RECONVENE IN OPEN SESSION

- A. Possible report on actions taken in closed session pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.12.

No Report.

- B. Vote in open session on whether to disclose any or all executive session discussions pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.12.

ACTION: Commissioner Adams moved to reconvene in open session without disclosing closed session discussions. Commissioner Engblom seconded the motion. The motion passed unanimously.

6. RAMAYTUSH OHLONE LAND ACKNOWLEDGEMENT

The Commission Affairs Manager read the Ramaytush Ohlone Land Acknowledgment.

7. ANNOUNCEMENTS

- A. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting: Please be advised that the ringing of and use of cell phones and similar sound-producing electronic devices are prohibited at this meeting. The Chair may order the removal from the meeting room of any person responsible for the ringing of or use of a cell phone or other similar sound-producing electronic device.
- B. Announcement of Time Allotment for Public Comments: Please be advised that a member of the public has up to three minutes to make public comments on each agenda item unless the Port Commission adopts a shorter period on any item. Public comment must be in respect to the current agenda item. For in-person public comment, please fill out a speaker card and hand it to the Port Commission Affairs Manager. For remote public comment, instructions are on the first page of this agenda. During public comment, dial *3 to be added to the queue. An audio prompt will signal when it is your turn to speak.

8. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

Public comment is permitted on any matter within Port jurisdiction that is not an agenda item. No Port Commission action can be taken on any matter raised other than to schedule the matter for a future agenda, refer the matter to staff for investigation or respond briefly to statements made or questions posed by members of the public. (Government Code Section 54954.2(a))

No Public Comment on Items Not Listed on the Agenda.

9. EXECUTIVE

A. Election of Port Commission Officers

ACTION: Vice President Gilman called for nominations for Port Commission President. Commissioner Adams nominated Gail Gilman for Port Commission President.

No Public Comment on Election of Port Commission President.

All Commissioners were in favor of Gail Gilman's election as Port Commission President.

ACTION: President Gilman called for nominations for Port Commission Vice President. Commissioner Lee nominated Stephen Engblom for Port Commission Vice President.

Commissioner Lee: I want to nominate Stephen Engblom for vice president. I think our needs for focusing on the seawall and all the development we've got coming up -- and also, I like, you know, when we get to share the spotlight and the job among the other commissioners. I think I want to give him a chance. I know I've been here longer.

But with small business challenges, I still have two small businesses I have to shore up. And my agenda is quite full. So I was thinking about it. But I think maybe next year I'll be a little bit more available. So if they like me, maybe next year. But I want to nominate Stephen Engblom for vice president.

No Public Comment on Election of Port Commission Vice President.

All Commissioners were in favor of Stephen Engblom's election as Port Commission Vice President.

B. Executive Director's Report

- Economic Vitality
- Equity
- Resilience

- **Key Project Updates**

Director Forbes: Good afternoon, President Gilman, Vice President Engblom, staff, members of the public. I am Elaine Forbes, the executive director of the Port. First and foremost, let me congratulate the new commission officers. We're absolutely thrilled to work with you, President Gilman, VP Engblom.

We will need your leadership as well as the engagement of all of the commission as we continue this sort of extraordinary journey we've begun at reimagining the waterfront, bringing lots of investment but also lots of value to our place in terms of what we mean to San Francisco and who we are as an organization.

And I have two important observances. First, May is Asian American, Native Hawaiian, Pacific Islander Heritage Month. It's a time to celebrate the vibrant cultures, histories and contributions of these diverse communities both citywide and within the Port family. We're proud that approximately 23 percent of our workforce identifies as Asian and Pacific Islander.

And of course, these colleagues play an integral role in our success in shaping our work culture and have big impact every day. May is also Mental Health Awareness Month. Originally established in 1949, it feels especially urgent today. Coming out of the COVID pandemic, so many needed additional mental health resources. And it was hard to find services actually.

And we know the consequences when mental health is neglected. I'm proud to share that our human resources team is continually focused on supporting the wellbeing of our employees. Over this past year, we've expanded services and are actively looking for new ways to bring health and meaningful resources into this organization.

And so now, I'd like to move to equity, to the slideshow. Crane Cove Park -- I had the pleasure of joining Vice President, now President Gilman this last Saturday, May 3rd for a wonderful celebration of Crane Cove Park, a ribbon cutting for the new Dogpatch YMCA.

This event marked a major milestone not just for the YMCA mission supporting youth and families and the community but also for the Port as well. Crane Cove Park continues to grow as a great civic destination and a true community anchor.

It's become one of the most beloved and vibrant public places along our waterfront. Of course, we're extremely proud that we delivered that park. The Dogpatch YMCA is especially noteworthy. It is the first new YMCA facility built in San Francisco in over 30 years.

It's in our historic warehouse, and it's beautifully reimagined. And we're just really proud of what will happen for the community from this YMCA. And it's just a very powerful reminder of what we're trying to accomplish and what wonderful, thoughtful public spaces can do: bring people together, strengthen neighborhoods and reflect the vitality of our city.

I'm excited to share the fifth annual Juneteenth on the Waterfront will take place on Saturday, June 7th at the Embarcadero Ferry Terminal Plaza and Ferry Plaza Farmers Market. This event kicks off a full month of Juneteenth celebrations across San Francisco and is a special opportunity to honor and support local black-owned businesses right here on our waterfront.

Visitors can savor handcrafted food and drinks from 20 black entrepreneurs, shop local at the In the Black pop-up market and enjoy lots of family-friendly activities.

On to economic vitality, I'm excited to share that the Port has new opportunity to bring temporary sculpture installation to our waterfront thanks to the generous partnership with the Sijbrandij Foundation. This effort will expand the reach of our public arts program, which is dedicated to creating really inclusive, engaging and visually dynamic experiences.

We know that art really goes beautifully at the water's edge. Working with their production partner, Building 180, Port staff have identified more than a dozen potential sculpture sites stretching from Heron's Head Park to Fisherman's Wharf.

Building 180 is curating sculpture options, which we will review the proposals and assess them through the spring and summer. Once our process is complete, we will bring final site selection -- specific selection to you for approval. Our goal is to debut the first installation this fall.

Fisherman's Wharf Wine Walk -- Fisherman's Wharf is launching a new event, the first-ever Wine Walk, organized by the Fisherman's Wharf Community Benefits District. This will take place Saturday, May 17th and is open to anyone over 21.

It's a celebration featuring wines from Northern California, live entertainment, creative line-up experiences that will really highlight the vibrancy of the wharf. I encourage you to attend.

To commercial fishing, here I have some difficult news to report. The California commercial salmon season has been fully closed for the third consecutive year. This continued closure is a serious hardship for our local fleet, especially those based out of Hyde Street Harbor and Fisherman's Wharf.

That said, there are still ways to support the fleet and enjoy fresh local seafood. Commercial fishers will continue harvesting halibut and sablefish, also known as black cod or butterfish, throughout the summer. And the new J9 dock off Al Scoma Way remains open for direct boat-to-customer seafood sales. As of last weekend, boats were still selling fresh Dungeness crab and other catch right off the dock.

On the recreational side, the situation is also constrained. While the recreational salmon season hasn't been fully closed, it is extremely limited. The entire summer is capped at 7,000 fish, an additional 7,500 allowed after September 1.

So what that really means is probably just one weekend this summer and one in the fall. This will significantly impact our local sports-fishing operators, especially the front-row charter boats that serve residents and visitors alike. We will continue to monitor the situation and will bring to you anything we can do to support the fishing community.

Resilience -- SF Climate Week -- our waterfront resilience efforts took center stage during San Francisco's Climate Week where the Port was proud to participate in a series of events. We joined World Economic Forum for a waterfront walk tour focused on climate adaptation and infrastructure.

And we partnered with SPUR and UC Berkeley to lead an innovative augmented reality tour that brought the future shoreline to life. At a policy forum with Save the Bay, we underscored the Port's strong commitment to nature-based solutions, highlighting how ecological approaches can both advance resilience and equity.

We were especially honored to engage the next generation of Climate Action Youth Summit where we connected with students and community members around the importance of long-term planning and inclusive action. These events reflect the Port's growing leadership in climate resilience, not only through technical work but through education, public engagement and deep partnerships across sectors.

Youth engagement continues to be a top priority for the Port. And I'm proud to share a recent milestone that reflects this commitment. Last Wednesday, we celebrated the graduation of the inaugural San Francisco Shoreline Leadership Academy.

Sixteen high school students presented their final projects and received certificates of completion, marking the end of a 15-week paid training program focused on climate resilience. Launched in January by Bay Conservation and Development Commission with support from the Port, the academy gave San Francisco high school juniors and seniors hands-on experience with climate-related topics through expert-led sessions, site tours and interactive discussions.

The students gave overwhelmingly positive feedback. And some shared that they now are inspired to pursue careers in climate science and environmental justice.

And to project updates, South Beach remediation -- starting in June -- I'm sorry -- Beach Street remediation -- starting in early June, PG&E will begin dredging along the northern waterfront as part of a multi-year environmental cleanup effort. This project addresses legacy sediment contamination stemming from the historic operations of the former PG&E Beach Street manufactured gas plant, which operated in the early 1900s.

While the impacted sediment does not currently pose a human health or ecological risk, the regional water quality board is requiring remediation to protect wildlife and aquatic species particularly in anticipation of future dredging activity. Cleanup will take place across five offshore work areas following the in-water work windows of June through November each year from 2025 through 2030.

The Port is working closely with PG&E to ensure the work is completed responsibly and with as little disruption possible to our tenants. But this is an important step forward in addressing environmental legacy of past industrial uses and supporting the long-term health of the bay ecosystem.

Commissioners, that concludes my report. Thank you very much for helping us to ensure a safe, clean and vibrant waterfront.

No Public Comment on the Executive Director's Report.

Commissioners' Discussion on the Executive Director's Report:

Commissioner Lee: Elaine, a good report as usual. I'm excited for the summer. A couple items -- you know, we've really got to get out there. And I think -- President Gilman and I were out with the fishermen, you know, discussing their future.

And I know Pier 45 development is coming up. And I'm anxious to meet with the developer's architect to see what's happening and convey some of the fishermen's concerns. But I also -- I know that's going to be work in progress. I mean, there's a whale coming right underneath the Golden Gate Bridge, right, next to the seals. I mean, it's getting close. So I know it's going to be tough.

So I hope technology helps with their industry. We'll have to see. The other thing -- what I -- glad to be a part of this commission is how much work we're doing with the youth and seeing the youth being a part of the climate discussion.

When I went out to see the job fair at Pier 50 with all the youth there and seeing all the shops, you know -- because I remember, growing up, you know, I

took all those shops. And to see it on the port, you know, auto shop, wood shop - but what got me is to see the kids really involved looking at the deep-sea-diving equipment because they never see that before.

And that was really amazing how many people -- the kids that really were inspired. So I'm glad that we're keeping up with that. And the undiscovered signs -- [laughter] that -- for me, playing on the Port all these years and doing business on the Port and seeing those old signs -- we should really do a big kind of museum or something, an exhibit of all these old signs. I mean, they're collectibles.

Anyway, good job. I look forward to the Fisherman's Wharf -- their festivities this year. So I'm anxious to hear that coming up. So thank you.

President Gilman: Commissioner Adams?

Commissioner Adams: Excellent report, Director Forbes, as always. I have no other comments. Thank you.

President Gilman: Vice President Engblom?

Vice President Engblom: Thank you, Director Forbes. Happy AAPI Month, everyone. I just have a question about the salmon. I didn't hear why the season closed.

Director Forbes: Do you want to help, Andre or Dominic? I have a feeling -- I just don't want to get it wrong. Dominic, tell us why the season has been cancelled.

Vice President Engblom: For three years.

Dominic Moreno: Correct, Vice President. This is the third year in a row. The primary reason is water in California and the management of the rivers. So there's not enough salmon going back up the rivers, which means there's not enough salmon in the ocean.

Vice President Engblom: Okay. Thank you. And then, I'm excited to hear about the sculpture program. I think, considering some of the other art programs that are happening, I think it really establishes the Port as a really strong player in the city's art world.

And I just wonder if we're being -- I'd like to hear maybe in the future, how are we partnering with other art establishments around the city? Because I think, the more intertwined, interactive we are, not trying to do it all ourselves -- and I know Building 180 is a key player -- but just to see how they might interact with other players in the city, I think that would help make us stronger. Thanks.

President Gilman: Thank you. Thank you, Director Forbes, for a great report. I do want to highlight something that Director Forbes failed to put into her report, which is that our director was honored by the Business Times last week as being one of the most 80 influential women in San Francisco.

So I did want to congratulate the director on that honor [applause] because she was too humble to add it to her report. So I just think that's wonderful to be recognized, as a public servant here in the city and a department head, that you got that honor. So congratulations.

Director Forbes: Thank you.

President Gilman: And I also do want to do a shout out that actually, starting Monday, right now, is the kickoff of Jewish Heritage Week. So it's also Jewish Heritage Month nationwide but just a kickoff week of events in San Francisco. So I also wanted to highlight that, as the Port remains committed to equity and inclusion. So thank you. And I'm excited to attend the Juneteenth celebrations.

And then, I just want to say to my fellow commissioners -- I just really wanted to thank everyone for their support in the officer elections that just took place and to let everyone know how committed I am to a safe, clean and vibrant waterfront for the individuals that live on the waterfront, work on the waterfront and for the folks who visit it and that our commitments to our values won't change. So I just wanted to conclude with that comment.

10. CONSENT

- A. Request authorization to award Construction Contract No. 2871, Pier 80 Mooring and Berthing Improvements to Manson Construction, Co. in the amount of \$5,518,500, and authorization for a contract contingency fund of 10% of the contract amount (or \$551,850), for a total authorization not to exceed \$6,070,350. (Resolution 25-25)**

- B. Request authorization to award Construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress to Vortex Marine Construction in the amount of \$13,114,750.00, and authorization for a contract contingency fund of 10% of the contract amount (or \$1,311,475.00), for a total authorization not to exceed \$14,426,225.00. (Resolution 25-26)**

- C. Request approval to execute an amendment to the professional services contract with COWI/OLMM Joint Venture for architectural and engineering services for the Mission Bay Ferry Landing Project to increase the contract amount by \$1,644,848 resulting in an amended contract amount not to exceed \$6,411,383. (Resolution 25-27)**

D. Request approval of proposed Lease No. L-17253 with TEC of California, Inc., a California corporation (“TEC”) for approximately 21,842 square feet of shed space and 11,540 square feet of paved land at Pier 80 for a term of three years with three one-year options to extend, subject to Board of Supervisors’ approval. (Resolution 25-28)

E. Request approval of a license related to privately-owned ground settlement monitoring equipment within Port-owned space at Seawall Lot 337, the “Mission Rock Project” bounded by China Basin Channel, Third Street, Mission Rock Street, and San Francisco Bay. (Resolution 25-29)

ACTION: Commissioner Adams moved approval of the consent calendar. Commissioner Lee seconded the motion.

No Public Comment on the Consent Calendar.

All Commissioners were in favor.

Motion passed unanimously. Resolutions 25-25, 25-26, 25-27, 25-28 and 25-29 were adopted.

11. REAL ESTATE & DEVELOPMENT

A. Informational presentation and possible action to amend the Port’s sole source grant to the Fisherman’s Wharf Community Benefits District to increase the not-to-exceed amount by \$3,147,590 and extend the term by 18 months. (Resolution 25-30)

Amy Cohen: Hi. I'll just start in. This is Amy Cohen. I'm the business-generation manager. Thank you, commissioners, for having me here. I'm with Meghan Wallace and Scott Landsittel and then a whole host of partners associated with the Fisherman's Wharf Community Benefit District. Could you just like raise your hand if you're with the CBD, its board, staff and lovely consultants and contractors? It's a big team. And you'll hear from one of them today.

So I'm going to give a brief overview of this item. It is an informational presentation. So we were here in June 2023, as we were really kicking off our economic recovery activities. And we asked the commission to authorize a \$2 million grant for two years to the Fisherman's Wharf Community Benefit District.

The goal of the grant was to take the services that they have been deploying on what we call their side, which is the non-Port part of Fisherman's Wharf as a district, and do that same type of work, stewarding the public space and promoting the area on the Port side.

So the commission approved that grant. And we all started working together to make Fisherman's Wharf clean, safe and vibrant. In June 2024, we came back. And we asked for authorization to add some funding to have them be able to give more targeted attention to the Little Embarcadero. And this resulted in what we now call the Fisherman's Wharf promenade, which many of you are familiar with.

After evaluating the success of the grant to date and a number of conversations sort of around strategic planning of this partnership, we now return to you to request an additional amendment for another 18 months. It will also increase the term by \$3,147,590.

The presentation right now will just give some of the highlights of this partnership and then ask for your support in the amendment. The CBD's key sort of signature service is ambassadors, who are out there all the time. They're able to extend the reach of the Port. And I will go in to what that partnership looks like a little bit more.

But you can see from the presentation how much trash and graffiti they are able to address in the past 16 to 18 months or so. And it's a lot. You probably have seen some of the more uplifting aspects of what they do, which is beautification and activation.

When they first came, they installed hanging flower baskets on Jefferson and Taylor. They helped by producing 41 Pier Party events. They installed multiple murals. It says three in the presentation. But honestly, it's actually more because of how big those murals are. And they produced a Crab Crawl recently.

Then, with the Little Embarcadero, as you know, they added, in partnership with the Port staff, a number of temporary fixtures and amenities that allow for not only more families to enjoy the area but give opportunities for small businesses to pop up. There's also a photo booth and a welcome center.

Just a little more detail on the daily partnership that we use to manage the wharf -- the ambassadors and activation managers are on site from 8:00 a.m. to 7:00 p.m. And they are really the eyes and ears on the street. And they address some of the things that the Port staff just is not able to. And then, they escalate or elevate the things that they need Port assistance with, whether it's security issues or cleaning issues or something bigger.

There is a seasonal uptick in their coverage so that, as more and more people arrive as they are doing right now, there are more eyes to assist and also to place many pieces of furniture and spinny chairs, etcetera.

One of the goals of this grant was to leverage the funding to provide economic opportunities for small businesses and artists. And we have been able

to do that through the CBD's efforts to engage BIPOC artists for Pier Party and also for the pop-ups.

We have outcomes that are really positive. Between '23 and '24, the Pier Party attendance grew from 17,000 to 43,000 domestic visitors -- because that's the data tool that we have. So it doesn't actually represent the full number. But it was the same number of concerts and quite a few more people.

We have early results from the promenade showing an 8 percent increase in visitors at the promenade area from last year to the first quarter of this year so before we installed it to now. And thanks to this work and a lot of other work that the Port is doing, there has been a dramatic reduction in unpermitted vending.

The CBD collects -- they interview and survey the public also to determine how they are perceiving the improvements. And as you can see, from the quotes from neighboring business owners, they feel pleased with not only the aesthetic improvements and the safety improvements but also the number of families who have been attracted to the area.

There are still challenges. We haven't gone through recovery all the way. We do have a number of exciting leases. And they will be starting to open soon. But they're not open yet. There are additional challenges with administration's policies that are tamping down some of the tourist recovery.

So for that reason, it's important to continue the focus and attention on this area and also do things to attract locals and regional tourists especially. So as we sort of embark on the next phase of this partnership, the CBD has brought on a new director. Her name is Bri Maughan. And I'm going to let her present just a few of their upcoming plans for the year. And then, I'll come back to close it.

Bri Maughan: Good afternoon, Port commissioners. My name is Bri Maughan. I'm the new executive director for the Fisherman's Wharf Community Benefit District. A quick little intro for me -- hello. This is my first commission meeting. Formerly, I was with the Yerba Buena Gardens Conservancy since 2020. And I've been in public-space stewardship for about 10 years now. And I'm really excited to be with the staff at the CBD.

Following up on phase one of the promenade beautification project that Amy just presented, we're thrilled to present to you the second phase, which is the installation of ground murals that are going to celebrate our maritime heritage.

The installation is going to feature vibrant clusters of fish, as you can see in the slide, that are native to the Bay and also vital to our fishing industry. The goal is to create some anchor points throughout the promenade to help move people from one end to the other. And the installation will begin the first week of June -- and another slide.

Then, next up, we'll walk you through some upcoming events that we have planned for this season. First, the inaugural Fishermen's Wine Walk -- it's actually this Saturday, as Elaine just pointed out, from 1:00 to 5:00. We're showcasing wineries from Northern California. Music will be provided by DJ Donald J. Bandz and DJ Spopes.

Entertainment will be provided by Circosphere, which is a woman-owned, interactive performance entertainment company. There will be roaming stilt walkers, jugglers, hula-hoopers and more. One of our kiosk retailers, San Franpsycho, will be doing some screen-printing demonstrations.

Face painting for the kids will be provided by Circus Modern. And there will be a paint-and-sip experience as well. Tickets are on sale now. Attendees will get a souvenir Fisherman's Wharf wine glass. And we hope to see everybody there.

Next, our famous Pier Part at the Wharf returns. This season is going to be every second and fourth Saturday from 3:00 to 7:00 p.m. We'll be featuring classic rock, alternative, indie, hip hop, R&B and Latin. And one evolution that we're doing this year is to spotlight wharf businesses.

So the CBD is going to partner with different restaurants and offer nightly specials that our emcee during the event will announce during music breaks, which is all part of our ongoing efforts to keep visitors in the district longer.

And then, finishing up with some other activations -- daily, our ambassadors will fill the Crab Wheel plaza with colorful bistro sets. And on the weekends surrounding the Pier Party, we'll host dance and fitness classes, arts and crafts and more.

This partnership with the Port has been a really uplifting one for the community. And we're really excited to maintain the momentum that we have built over the last two years. Thank you for your time.

Amy Cohen: Okay. So this is the proposed amendment. Well, I can answer questions about it if people have them. But basically, it's taking the same categories that we've had and elevating them. There's more funding in the stewardship and the outdoor events because, in this phase of the activation, we've already installed most of the physical improvements.

And we are using this funding to maintain the full amount of staffing and eyes on the ground -- ears on the ground, eyes on the -- eyes on people, ears on the ground that we have had in place because we really think it's important to maintain that level of stewardship.

And so I will close by thanking the commission and everyone at the CBD who has been part of this. And here is the summary of the proposed action, which is an amendment that increases by 18 months and adds my \$3,147,590.

President Gilman: Thank you, Amy. And thank you, Bri. And Bri, welcome to the Port. Commissioners, do I have a motion?

ACTION: Commissioner Adams moved approval of the resolution. Commissioner Lee seconded the motion.

Public Comment on Item 11A:

Taryn Hoppe: Hello, commissioners and Port staff. I am Taryn Hoppe. Full disclosure -- I am part of the CBD board. But I'm actually speaking because I'm a Port tenant. We have a half a dozen leases on the Port for my business. And we actually have some leases on the land side.

And I just wanted to say, from a tenant's perspective, this program, this partnership is working. We are really happy with it. I almost couldn't imagine the last few years without it. I think -- I don't want to be too dramatic. But I think it really saved the wharf from going in a direction we don't want to go in.

The ambassadors -- I use them constantly on the Port side. And the promenade, the way it's cleaned up illegal vending, the activations, they just -- it's a great partnership. It's working. As a business, we'd love to see it going because we're definitely not out of the woods yet and not back to pre-pandemic levels. Thanks.

Jeff Sears: Hi there. Good afternoon. My name is Jeff Sears. I'm on the CBD board as well as a property owner, who pays in directly on the land side. And I just want to thank the Port for their generous and very effective grant that they have given to the CBD the last year and a half. It has really made a huge difference.

Primarily, the clean-and-safe issue has been great. What an improvement. It really hit bottom post-COVID '22-'23. The grant came in coinciding with the enforcement of the illegal vending food carts in the area. And it's been great. It's really done a 180. Things have been much better.

It also makes it consistent with the land side, which has had the attention over the last several years. And so now, we coincide together. And it's looking really great. So I want to tell you thank you for that and your generosity. Also, it's been really great working with Amy and her team. They've been really on it.

And the funding that has been able to provide help and some staff from the Port itself has really been helpful too just on the water side. So again, thanks

a lot. And we really appreciate. And hopefully, you guys will approve the next funding for the grant. Thank you very much.

Todd Barbee: Good afternoon, commissioners. Thank you for having us. My name is Todd Barbee. My business is Barbee Planning and Design. I've been working the wharf for about 25 years, providing all sorts of planning, design and consulting services.

Full disclosure, I also sit on the board of the FWCBD. And my current client, a big, important client, is the SkyStar Wheel. I provided the site planning and design for that, worked closely with the Port during that move from the park to the wharf.

So I kind of have a unique perspective because we sit right there looking at this wonderful activation that the CBD has done. The beautification really of the Little Embarcadero has made a dramatic impact on the business around the wheel and all up and down.

You know, as we all know, this has been a very challenging time in the wharf, you know, the whole entire corridor of Jefferson Street and everything. So the wheel has played kind of an outsized role in bringing attention to the wharf. And the work that we do directly with the CBD -- there's a reason we're ranked number nine of the top 20 attractions in San Francisco by SF Travel.

It's had a dramatic impact on working together with the FWCBD. We have really made a wonderful impact on the wharf. Just quickly, I'll wrap up. When we first came in -- we, being the wheel -- first came to the wharf in November of '23, it was a mess all around Little Embarcadero with all the unpermitted illegal operators selling food and drinks and bars and stuff. That has been dramatically cleaned up. And the experience for visitors to the wharf has been improved dramatically.

So the work that we're doing on the CBD is very important. And this grant is a key component to that. So we thank you very much for considering it. Thank you.

Commissioners' Discussion on Item 11A:

Commissioner Adams: Thanks, Amy, for the presentation. You know, this started under Mayor Breed. And now, we have a new mayor, the esteemed Daniel Lurie. And I think, under his watch, we ought to give him the opportunity and the full support as we try to get that energy and that vibe back down in Fisherman's Wharf. And he deserves that opportunity as he is trying to lead our city in a different direction.

I'd like to say that, when I think about the funds that go into this, I appreciate all the work. This is a hard and a long road. It is. I'm surprised we've

gotten as far as we've gotten. And we always talk about post-COVID numbers. It's going to take time. It's really, really going to take time.

And we're trying to do everything, I think, in the Port. And I appreciate everyone's effort in doing that. I would hope to see you guys come here more often to give us an update on what's going on. I think it's important.

I just don't like people to come to the Port Commission only when it's something on the commission that affects them. I like to know that they really care about this Port wholeheartedly. And to me, that goes a long way in what I feel. So I will be supporting this. But I'd hope that you would come more often and give the commission an update on what's going on.

We need to know. We need to see. And bring all your friends because we need to hear from them too on what's going on. This is a great thing. And I know the Port's working on some things. We're going to have like an art museum kind of thing on the waterfront. And we're going to be doing some different things in San Francisco.

And we were just talking about young people recently. I think the younger people will lead a lot of this energy and this charge as kind of the days, I think, where we used to have five-star dining on the waterfront. The younger generation would rather have beer and chicken wings and fries and do different things. It's just a different generation. But it's the same energy. And it's okay.

And the old school needs to get on board and come out and support that too. And you can have a balance of both because this is what makes this waterfront great. So I'm really excited about it. And I will be voting in support of it.

Commissioner Lee: Well, I'm glad that it's working, I mean all the infrastructure you've done so far with the money. And that wasn't a whole lot. But you guys did well creating that whole environment. I'm glad that the budget -- you know, more is going into marketing -- because I would like to see more when I watch the news or TV and say, yeah, we're doing this, you know, concert at the Fisherman's Wharf and whatever.

I think the Sky Wheel is a big plus. The Sky Wheel -- I mean, every port has a Sky Wheel. Again, you know, I'm just hoping the future of the Sky Wheel -- we have to work with what's going to happen in the future at Pier 45.

I think -- you know, it's weird. On Sundays, they have, on the History Channel on Who Built America, and they did Walt Disney and how he had the vision of Disneyland and Walt Disney World. And today -- and I was on the entertainment summit yesterday. And we're talking about the Gen Z and where did all their customers go in the nightclub industry.

And they all say, well, we want to like have afternoon parties now. We want to -- we don't want to drink anymore. You know, it's like, hey, what are we doing? So we have to give the experience. And I think the Fisherman's Wharf CBD has to now create more experiences, which you guys are doing with the concerts and whatnot with the money and a clean environment.

And it was challenging. You know, it was tough to get the illegal vendors out. And I'm glad everybody -- enforcement is working on that. And we, as a Port, if you guys do well, then hopefully our empty storefronts will get more incentive of people wanting to be back to work.

I hope that you guys can still help the fishermen. I know they're around the corner from you. But if your ambassadors can push them and say, "Hey, buy your fresh fish over there," that's great.

My comment though is like save a little bit money for the off season because, you know, right now, we're doing all these night markets around town during the summer. And everything is seasonal, especially Fisherman's Wharf. It'd be great to do an indoor night market somewhere where you guys can actually bring more local people on the off season.

It's cold down there. I know. So that's why maybe an indoor night market would be great with some of the struggling merchants there who want to participate and maybe the fishermen. But that's my advice. You know, of course, I'm going to support any marketing efforts to make sure that everybody in the world will come to Fisherman's Wharf where it's clean and vibrant.

But we also have to protect our small businesses on the off season, you know. I remember, across the street at the Giants stadium when they were in first place and everybody's making money, you know, that time. But then, when they went down to third place, it was dead down there.

So we have to be prepared for the good times. But we have to kind of stretch that money out a little bit. So I'm totally in support of this whole thing. So you've got my vote.

Vice President Engblom: Thank you very much for the presentation, Amy and Bri. I guess what I would like -- I mean, it's all -- I really like what's in here. What I'm looking for is something that's not in there though, which is, how do we -- there's a lot of good quantitative support -- or qualitative support for this.

But what I would like to ask just so we're not vulnerable to somebody who is looking for grants to cut or ask questions about why are we still giving out so much grants when the city is trying to save money -- I think this will make the presentation stronger if we can, in addition to like the -- the quantitative information that's in here is very strong, like the visitor count.

Is there some way to identify what the direct and indirect economic impacts are? Because this is \$100,000-\$150,000 a month that we're not investing -- able to invest somewhere else. So we should just be asking like, what is the economic impact?

It's great that so many people are here today supporting it. The Port is a partner here. It is Port land. So it's really important that it's -- you know, partner with CBD. And then, my other question that would really help is, what -- how much of this -- how big is the CBD budget? I'm sorry. Maybe I should know somehow. But hearing that this grant is \$6 million over 42 months, how big of a percentage of that is this?

Bri Maughan: Absolutely. Our land-side budget without the Port grant is about 1.8 so \$1.47 million in assessments and then additional funds from grants and in-kinds.

Vice President Engblom: So this is -- wow. It's doubling the budget then? It's basically 50 percent of the budget?

Bri Maughan: Mm-hmm. Mm-hmm.

Vice President Engblom: Okay.

Bri Maughan: And I would like a ma -- if I may, make a note to your previous comment about the economic impact. We have talked about that as a staff. So this year we'll be -- as part of our survey, the feedback loop with different businesses in the wharf, we'll be asking for that data. For example, at a Pier Party, did they see an increase in their revenues for that day? So we'll be able to capture that.

Vice President Engblom: Okay. Great. I'm very supportive. And I think just having that information will help make sure we're not vulnerable to any critique that's not valid.

President Gilman: Yeah. Thank you.

Vice President Engblom: Thanks.

President Gilman: Thank you. And I apologize, Bri. Can you come back? I have one more question for you. Sorry. I completely support this item. I can hear the sea lions at night. I live in North Beach. But I just wanted to clarify something because you just make the comment when you answered Vice President Engblom's question that this almost doubles your budget. But this money is for the water side.

Bri Maughan: Yes.

President Gilman: And I think it's important for the public and for that narrative, if your CBD operates like other ones I'm familiar with, your taxation is coming through property owners on the land side. So those funds --

Bri Maughan: Yes.

President Gilman: -- are restricted to the land side.

Bri Maughan: Yes.

President Gilman: So if we were not making this investment, you could not be doing this work on the water side.

Bri Maughan: Correct.

Vice President Engblom: Got it.

Bri Maughan: Yes.

President Gilman: I just wanted to help you out there because I think that's also a good story for the public narrative --

Vice President Engblom: Yeah. That's very helpful.

President Gilman: -- for folks who may not be familiar with CBDs and how they're formed and the restrictions around them --

Bri Maughan: Yes.

President Gilman: -- that they are a taxation of commercial storefront like on land side in those zones. Thank you. And then -- so I just want to say it's super -- seen a huge difference -- I know people in the neighborhood have -- and just want to help you elevate and cross-market as much as you can.

And I'm not the marketing-solution person. Maybe there's someone in this vast team out here who is. But you know, I'd lo -- the more you can promote particularly into the neighborhood of, you know, North Beach and Chinatown, it's -- you know, District 3 is one of the densest districts in San Francisco and has the highest percentage of rental housing.

And also, for folks who live in North Beach, they're used to a very active night life. So I would hope that you sell out your tickets and that, if you ask for zip-code information, we see how many are from District 3. But the more you can do to cross-promote -- I know folks are buzzing around the beer garden that just came in, the brewery into Pier 39.

So the more we can do to get our locals, as Commissioner Lee said, down there for when it's not the summer months and for other events, that will help all of it. But this is great work.

Bri Maughan: Great. Thank you.

President Gilman: And I'm supportive of the item.

Bri Maughan: We're on board.

President Gilman: We have a motion and a second. All in favor?

All Commissioners were in favor.

Resolution 25-30 passed unanimously.

12. PLANNING & ENVIRONMENT

A. Informational presentation on Hudson Pacific Properties proposed enhancements, leasing, and activation of the Ferry Building Marketplace and Ferry Plaza areas.

David Beaupre: Good afternoon, commissioners. David Beaupre, deputy director of planning and environment. Congratulations, President Gilman and Vice President Engblom on your nominations and positions. I am joined here today by Jane Connors from Hudson Properties, who will be presenting on their proposed enhancements, leasing and events.

Jane is also joined by Mark Perry and Amanda Kost, who are supporting both Jane and myself. First, I'll provide a brief overview. And then, Jane will present Hudson's activations and proposed enhancements. So we're covering the introductions here. I'll give an overview of the presentation and the strategic plan -- Port strategic plan, how it addresses those.

Jane will talk about the stewardship of the Ferry Building, the programming and events and then the enhancements and the schedule moving forward.

At a very high level, the areas colored are the different aspects of the project that we're talking about. So in the yellow areas, they'll be proposing new interior lighting. And the green will be new exterior lighting of the Ferry Building. The wedge-shape pink color are proposed enhancements to the south entry. And then, the red line suggests some proposed enhancements to the Ferry Plaza in the rear of the building.

Hudson is helping us to achieve some of our strategic objectives and goals covering economic recovery, equity, evolution and engagement. In

particular, on engagement, often the commission asks what type of outreach we've done to our advisory committees.

Their proposal -- their enhancements to the plaza and the wedge area in particular went through both the Port's waterfront design advisory committee and the BCDC design advisory board, which is consistent with the Port's waterfront plan and the city's general plan. And we've brought the proposal to the Northern Advisory Committee. And with that, I'll turn it over to Jane.

Jane Connors: Good afternoon, commissioners. I'm Jane Connors. I'm the general manager of the Ferry Building. And I'm truly honored to share this enhancement presentation with you. So one of the driving forces of what we do here at the Ferry Building is our stewardship. So it's really, truly the marker by which we operate.

So we are constantly in conversation with our merchants, our farmers, our tenants, our shoppers about what we can do better and really carefully considering an curating the changes and enhancements we make here at the building.

One of the things I'm most proud of is the restoration of a four-year project. It was the restoration of the façade and the clock tower and a remarkable effort and partnership with the Port on that project, also really proud of the last several years of the tenants we've brought into the building, these local entrepreneurs with these local flavors, really proud of: Senor Sisig, our Filipino-fusion space downstairs; Elliot from Obour's hummus; Shani from Peaches Patties with a taste of Jamaica in these incredible patties under the North Arcade; and then Nite, the chef and owner of Lunette, the Cambodian kitchen downstairs.

One of our most important partnerships is with the Ferry Plaza Farmers Market and Foodwise, the nonprofit that manages the market. We work hand in hand with them. The synergy is incredibly important working with them on all sorts of challenges and operational needs and events as well.

And one of the key things we've done in the last several years is cultivated and brought in an in-house marketing and programming team that has partnered with community groups like for the Lunar New Year event recently in February as well as the outdoor events like the plant market, music along the plaza, our outdoor yoga classes, weather permitting, and our nighttime activations like this roller rink and movies, which actually inspired some of our enhancements that we're going to talk about.

So we're talking about these areas here in particular. And we'll go into depth but the north and south and central pass-throughs, the portico, which is underneath the clock tower that's open to the Embarcadero promenade, the

gateway area that is at the south entry and the heart of the central waterfront, which is the Ferry Plaza behind the Ferry Building.

So the gateway and Ferry Plaza -- as I mentioned, we did the façade restoration over four years. And it provided this incredible restoration of the façade of the south end of the building. And as many of you know, the WETA plaza was actually finished in March 2020.

So as that barricade came down and we started our four-year restoration, there was some stuff put on pause at the south end of the building. There was also the BART projects that took a number of years. But as the restoration was completed and as great operators of this project, we were looking at ways to make this part of the building better. And we have some great ideas.

You know, at this level, it feels very utilitarian, doesn't really match all the great work that's been done at the WETA plaza and at the restoration along the south end of the building. And looking at it at night -- we've been walking around the building at night and trying to find areas of improvement. And this was definitely key.

So in this rendering, you will see this proposed design: a cornerstone at the south end of the driveway; a gateway sign at the end of the driveway that makes you go down to the end of the plaza that says you've arrived at the Ferry Plaza; and then enhancements with seating to the adjacency of the building; and bringing the light fixtures that are already in place a little further down on both sides of the driveway.

And this is a rendering of this area at night. You know, the lighting is so important for making people to feel safe to go back to the plaza. One of my favorite things in this rendering is the illumination of the Ferry Building logo and sign at the cornerstone so that, when you're walking along the Embarcadero at night -- and I leave here -- I work very late -- seeing, you know, the amount of activity along the waterfront, it's really apparent there's still people.

There's the Friday night skaters. There's the jogging group on Tuesday night. Having that illumination -- the clock tower is obviously illuminated, draws a lot of people down. But having that illumination, I think, is really key and having those lights bring people back to the plaza, that drawn, drawn line.

And one of the key other design components that we'll see in an overview is the graphic on the driveway that we'll see above. These are some details of the signage, the gateway design concept at the end of the driveway. And again, the cornerstone concept is actually, you know, almost a bookend to what the WETA plaza has done with the different levels and similar materials. It will be a bookend to both ends of the south gateway.

And this is an overview. The warmth of the graphic on the drive aisle -- it will provide a definition of the required service and vehicle access required for the plaza for our stakeholders and for our merchants. But the wedge alongside the driveway will be active with the bistro tables and chairs that are so popular on the Ferry Plaza.

And then, on the back plaza at the Ferry Plaza area, we know the importance of outdoor dining. This was a big outreach for us working with the Port and the BCDC during the pandemic. This is incredibly popular, been embraced by locals and visitors and rarely a seat available during beautiful sunny days or Giants games.

But something happens at night. It becomes foreboding, doesn't become very inviting. And so the idea is that, you know, knowing that during regular programming days like the Ferry Plaza Farmers Market or when we have the tables out and, of course, the adjacent photo below this, it truly is night and day, the difference of the Ferry Plaza without the lighting, without that activation.

So knowing that we want to keep whatever improvements and enhancements we do on the plaza light so that we have the flexibility to do the programming for the Ferry Plaza Farmers Market, for the nighttime movies that we're showing on the plaza, for the skate nights, for the other activations that we're thinking of -- so on this, we are proposing -- excuse me. Sorry -- a very light -- these light wand pedestrian lights along the east side of the building that actually are complementary and provide a through line to the WETA plaza.

So there's a line from the WETA plaza pedestrian area. You cross the driveway. And these lights will have a symmetry to that and then bring people down to the bayside promenade that starts at Cholita Linda.

And then, we will have more lights along the driveway that are a little bit more luminous that provide safety and defining that as not only an access road for the deliveries and service vehicles. But it will also light up the adjacency to the railing, so people can look at the bay lights and the water views here but keeping a lot of the components that are already there like the Gandhi sculpture and the barricades that define the delivery zones.

And this is a rendering of the improvements and enhancements at night but keeping it, again, very simple and light and, again, allowing the flexibility, very key, but providing more safety and comfort and warmth along the plaza. I think that might be it. I think that's it. So any questions or comments?

President Gilman: Well, first of all, thank you --

Jane Connors: Yeah.

President Gilman: -- David and Jane. Before we get to conversation, is there any public comment in the room on this item? Any public comment in the room? Is there any public comment on the phone for this item?

No Public Comment on Item 12A.

Commissioners' Discussion on Item 12A:

Commissioner Lee: So you know, I threw parties in the back of Ferry Plaza 30 years ago. And you've done so much to make this area to be part of the 21st century and to modernize this. And what you've done with the small businesses downstairs -- I mean, it's a model, which I've been explaining to Port, that we need to size down to make it affordable for these entrepreneurs to take a chance and show their craft.

And I think you guys are the model during post-COVID of the recovery. And everybody talks about how the Ferry Building is like the -- everybody's got to go there. They've got the greatest foods and everything. And then, when I was with the mayor and Port director with your last Foodwise on this area you want to improve, it's great.

I mean -- and to bring more lighting -- yeah. I do cruise down here because I do work at night, you know. I get off at 2:00 in the morning. So I drive by the Ferry Building. It is dark on the side. And to highlight it again is a great thing. You're really a model tenant in my opinion for a legacy, historic building like this.

And I'm glad to support all of it, what you've done for small business, what you've done to the building. I'm glad you've got the clock working because I can tell when I'm late when I drive by. So thank you so much. I'm totally looking forward to your improvements. And hopefully, we'll have somebody in the back to share your dream.

Jane Connors: Okay. Well, thank you so much for that. We'll have another party when --

Commissioner Lee: There you go. I'll help you throw it.

President Gilman: Thank you. Commissioner Adams?

Commissioner Adams: These improvements are on time. I really dig it. And it's not overwhelming, but it's just right. And I know what you're trying to do. And I appreciate it. Sometimes, less is more. But it's right. And it's lightening things up. Why not showcase such a beautiful masterpiece that we have? It's like a palace there and that you're showcasing it.

And I think, too, we want people to feel safe. We want people to come back to San Francisco whether they're catching the ferries and just walking around here. We want people to know that this is a safe city to be in. Right. So I like it. Whenever it comes to us, you will definitely have my support.

And then, I like the markings too because I'm out here running sometimes at 5:00 in the morning. And you're right. There are people bicycling at that time of morning. They're running. They're on their skates. I mean, people are out and about. There's a lot of early people like myself. And I think, whether it's night or early morning, it is good. So thank you.

Jane Connors: Good. Thank you.

President Gilman: Thank you. Commissioner Engblom?

Vice President Engblom: Jane, thanks for the presentation. Congratulations. It's a beautiful presentation. I guess, given that you have such a talented team working on this -- and I think you've hit all the right -- like other people have said, it feels like a very appropriate design solution for the kind of nature of the building and the space. And I love how it's not overdesigned.

I guess I would just ask, in my mind, the Ferry Building is the most iconic building on our waterfront. And it's a really great chance to engage visitors in the reality of sea-level rise and the whole challenge that we have for the waterfront. I wonder if that had come up with the design team at all.

Is there some way to educate the public? Because, as long as you're doing this light touch, I wonder if there's some way that that could be incorporated or get the design team -- or maybe there's some programming that you have in mind.

It just seems to me like, just looking at some of these, like especially when you were showing us the WETA plaza, which is elevated, and then -- like I wonder if there's some -- you know, you are here, or we are there. You know, how high are you? Anyway, that's my --

Jane Connors: That's a great comment. I think that's something we can definitely bring back to the design team.

Vice President Engblom: Great.

Jane Connors: That's a great comment.

Vice President Engblom: Thank you.

President Gilman: David, Jane, thank you so much for the report. I requested this informational item, and I'm really, really excited by the improvements you

guys are making to, as everyone said, the most iconic part of the waterfront featured in movies, films, all sorts of things, commercials, you know. It's the gateway to welcome you to San Francisco.

I just had a couple of observations I just wanted to share, which I'm hoping, with these improvements, will start to shift. So anything that Hudson can do to offer incentives, maybe as a little relief on participation or base, for folks to be more open during the week? I know that's hard for many, many, many businesses.

But someone asked me for a recommendation on a Monday, and almost every place that wasn't just like a food stall, a more proper dinner place isn't open on Mondays in the Ferry Building. So I'm just really hoping, with the four days back to work that I believe starts this summer for city employees -- and many other employers are doing it as well -- that we see more foot traffic during the week.

But any kind of incentives or publicizing to get people here on Mondays and Tuesdays -- I just wanted to offer that observation -- I think could be really helpful.

Jane Connors: Yeah. Well, thank you for that. We have a great ret -- a senior retail manager. So we are on site just across the hallway here. So we do meet with our ten -- we're here every day. And we are meeting with the tenants and encouraging them to extend their hours.

And I think that's why the lighting is so important is that it will provide this warmth and welcoming ambiance that will draw people into the building. But that's definitely -- we have very frank and encouraging discussions with our merchant. I think that's a big part of our success is that cards-on-the-table dialogue we have with them.

President Gilman: Yeah. No. Thank you. I think you've done such a great job to make it San Francisco-based local. And I saw how you're collapsing the space into a single space to bring in a new tenant where Red Bay was and Reema and Sis all seem really -- I hope we'll continue to value also though economic diversity at the Ferry Building so that we can have all folks who live, work and visit here from all income levels really have an opportunity to enjoy something at the Ferry Building. So just I always hope you'll keep that top of mind.

Jane Connors: Yeah. Absolutely. We do mention that to our tenants for sure.

President Gilman: Yeah. Anything that Hudson can do in how it schedules its leases to help accommodate that I just think would be really phenomenal. But thank you, Jane. And thank you, David. This is an informational item. But thank you so much for your report.

Jane Connors: Yeah. Absolutely.

13. NEW BUSINESS

Director Forbes: I did not record any new business during the meeting. Is there new business?

President Gilman: Commissioners, is there anything you want to request for new business? Anyone?

Commissioner Lee: No, nothing.

President Gilman: Okay.

Commissioner Adams: We'd like an update on -- over here [out here].

President Gilman: Okay. Commissioner Adams is requesting an update on the building in the back?

Commissioner Adams: Building in the back.

President Gilman: Okay. Can I have a motion to adjourn our meeting, record time at 4:32?

14. ADJOURNMENT

ACTION: Vice President Engblom moved to adjourn the meeting. Commissioner Adams seconded the motion. All commissioners were in favor.

The meeting was adjourned at 4:32 p.m.