

SAN FRANCISCO PORT COMMISSION

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

Michael Martin, Acting Executive Director
Office: 415-274-0400

Jenica Liu, Commission Affairs Manager
Office: 415-274-0406

AGENDA PORT COMMISSION MEETING

TUESDAY, FEBRUARY 24, 2026
2:00 P.M. CLOSED SESSION
3:15 P.M. OPEN SESSION

PORT COMMISSION HEARING ROOM
FERRY BUILDING, SECOND FLOOR
SAN FRANCISCO, CA 94111

This meeting will be held in person at the location listed above. Members of the public may attend the meeting to observe and provide public comment at the physical meeting location listed above or online at <https://sfgovtv.org/sfgovtv-live-events>. Instructions for providing remote public comment are below.

<p>TO STREAM THE LIVE MEETING:</p> <p>https://sfgovtv.org/sfgovtv-live-events</p> <p>TO LISTEN TO THE LIVE MEETING AND MAKE PUBLIC COMMENT REMOTELY:</p> <p>Dial 1-415-655-0001 United States Toll (San Francisco) Access Code: 2660 775 8245 ##</p> <p>Dial *3 to be added to the public comment queue for the item you would like to speak on.</p>	<p>If you are in the public comment queue, an audio prompt will indicate when it is your turn to speak.</p> <p>Public comment is limited to 3:00 minutes and must be in respect to the current agenda item.</p> <p>When making public comment, please:</p> <ul style="list-style-type: none">• Ensure you are in a quiet location• Turn off any TV's or radios around you• Speak Clearly
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The Port Commission Agenda as well as Staff Reports and other Explanatory Documents provided to the Port Commission are available for public inspection at the Pier 1 Reception Desk and posted on the Port's website at <https://sfport.com/about/port-commission>.

1. **CALL TO ORDER / ROLL CALL**
2. **APPROVAL OF MINUTES – FEBRUARY 10, 2026**
3. **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.

(1) CONFERENCE WITH 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 38-40

Person Negotiating: Scott Landsittel, Deputy Director, Real Estate and Development; Wyatt Donnelly-Landolt, Asst. Deputy Director Development; Jamie Hurley, Development Project Manager

Negotiating Parties: Simon Snellgrove, San Francisco Waterfront Partners, LLC

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 price structure, reimbursement and fees, and other factors affecting the price and terms of payment of the proposed Piers 38-40 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.

(2) CONFERENCE WITH LEGAL COUNSEL REGARDING ANTICIPATED LITIGATION MATTER (Discussion and Possible Action)

(a) Discuss possible settlement of anticipated litigation matter pursuant to California Government Code Section 54956.9(d)(4) and San Francisco Administrative Code Section 67.10(d)(2) (Discussion and possible action):

As Defendant As Plaintiff

Discussion of settlement terms of potential litigation in connection with events of default by San Francisco Waterfront Partners, LLC under

Exclusive Negotiating Agreement regarding Pier 38 and Pier 40, dated as of March 12, 2021.

(3) CONFERENCE WITH LEGAL COUNSEL REGARDING ANTICIPATED LITIGATION MATTER (Discussion and Possible Action)

- (a) Discuss possible settlement of anticipated litigation matter pursuant to California Government Code Section 54956.9(d)(4) and San Francisco Administrative Code Section 67.10(d)(2) (Discussion and possible action):

___ As Defendant X As Plaintiff

Discussion of settlement terms of potential litigation in connection with events of default by (1) Pacific Waterfront Partners, LLC. In connection with:

1. Lease L-15935 by and between Port and PWP, dated April 16, 2015 for use of property located at Pier 28;
2. Payment Plan for Lease L-15935 by and between Port and PWP, dated October 28, 2022;
3. Lease L-16158 by and between Port and PWP, dated June 16, 2016, for use of property located at Suite 200 in the Agriculture Building;
4. Payment Plan for Lease L-16158 by and between Port and PWP, dated October 28, 2022;
5. Lease L-16391 by and between Port and PWP, dated May 14, 2018, for use of property located at Suite 210 in the Agriculture Building; and
6. Payment Plan for Lease L-16391 by and between Port and PWP, dated October 28, 2022.

(4) CONFERENCE WITH 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: Seawall Lots 323 and 324 and the two adjacent street stubs (Paper Streets), located at Broadway Street and The Embarcadero
Person Negotiating: Port: Scott Landsittel, Deputy Director, Real Estate & Development; Ricky Tijani, Waterfront Development Project Manager
Negotiating Parties: Jay Wallace and Darius Anderson (collectively, TZK Broadway, LLC.)
Under Negotiation: ___ Price ___ Terms of Payment X Both

The Port and TZK Broadway, LLC (“TZK”) are negotiating a proposed amendment to the Land Disposition and Development Agreement (“LDDA”) between the Port and TZK. In this executive session, the Port’s negotiators seek direction from the Port Commission on factors affecting the price and terms of payment, including rental amount and manner and timing of payments of the consideration for the leasing and financing

required to develop the subject property as indicated in the LDDA. The executive session discussions will enhance the capacity of the Port Commission during the public deliberations and actions to reset the price and payment terms that are most likely to maximize the benefits to the Port, the City and People of the State of California.

(5) PUBLIC EMPLOYEE APPOINTMENT/HIRING

Title/Description of position to be filled: Deputy Director of Finance & Administration. Discussion and possible action pursuant to California Government Code Section 54957(b) and San Francisco Administrative Code Section 67.10(d).

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.
- 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.

6. RAMAYTUSH OHLONE LAND ACKNOWLEDGEMENT

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. In-person public comment may be made at the speaker podium in the hearing room during the relevant agenda item. 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))

9. EXECUTIVE

- A. Acting Executive Director's Report
 - Economic Vitality
 - Equity
 - Resilience
 - Key Project Updates

10. CONSENT

- A. Request approval for the President of the San Francisco Port Commission to travel with Port staff to Washington, D.C. on March 4-6, 2026, to attend the American Association of Port Authorities 2026 AAPA Legislative Summit. (Resolution 26-07)
- B. Request to confirm and align Port Commission and Department Head Contracting Authority. (Resolution 26-08)
- C. Request approval of the Port of San Francisco's Fiscal Year (FY) 2026-27 and FY 2027-28 Biennial Operating and Capital Budget. (Resolution 26-09)

11. ENGINEERING

- A. Request authorization to amend the Port's Harbor Traffic Code by (1) modifying the prohibition of overnight parking on Port streets within Pier 70 Special Use District, and (2) establishing a metered on-street parking zone on 19th Street between Georgia Street and Illinois Street within the Pier 70 Shipyard. (Resolution 26-10)

12. REAL ESTATE & DEVELOPMENT

- A. Informational presentation on leasing and activation efforts under the Fisherman's Wharf Forward Project.

13. NEW BUSINESS

14. ADJOURNMENT

**PROPOSED FUTURE AGENDA
SUBJECT TO CHANGE**

MARCH 10, 2026

	FACILITY/POLICY	ITEM	TITLE
1	Crane Cove Park	Action	Request for retroactive authorization to modify Construction Contract No. 2857, Crane Cove Park Playgrounds and Dog Park, to extend the substantial completion date.
2	Pier 94	Action	Request approval of a proposed Memorandum of Understanding with the San Francisco Police Department for the periodic use of Pier 94 for Emergency Vehicle Operations Course Training.
3	Mission Bay Ferry Landing	Action	Request approval to accept and expend Proposition L funds from the San Francisco County Transportation Authority (SFCTA) including \$4.5 million for the Mission Bay Ferry Landing and \$473,000 for Ferry Gate B Repairs and Resurfacing.
4	Pier 94	Action	Request approval of a proposed new lease ("Lease No. L-17415" or "Lease") with FBD Vanguard Construction, Inc. a California corporation ("Vanguard Construction"), 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 four separate weekends within 18 months for two weeks at a time, located at Pier 94.
5	Portwide	Information and Possible Action	Informational presentation to consider and possible action to approve Proposed Leasing Efficiency Policies, Monthly Rental Rate Schedule, Monthly Parking Stall Rates, and Special Event Rates effective upon adoption through June 30, 2027.
6	Portwide	Information	Informational presentation on draft Port of San Francisco guidelines for the naming of Port facilities through recognition and commemoration of individuals, places and events.

DATE TO BE DETERMINED

	FACILITY/POLICY	ITEM	TITLE
1	Piers 38/40	Information	Informational presentation on Piers 38/40 development and ENA status.
2	Portwide	Information	Informational presentation on Local Business Enterprise and Workforce Development Programs applicable to Public Contracts for Fiscal Years 2023-24 and 2024-25 (July 1, 2023 through June 30, 2025).
3	Pier 23 Café	Information and Possible Action	Informational presentation to consider and possible action to approve a resolution recommending the Board of Supervisors waive any applicable requirements of the Competitive Bidding Process with respect to a new fifteen-year renewal lease with Pier 23 Café, and authorization to enter direct negotiations with Pier 23 Café to restructure the base and percentage rent for the renewal lease.
4	Portwide	Action	Request authorization to award a Request for Proposals (RFP) for Parking Facilities Management Services for up to three (3) contracts, each for a three (3) year term with two (2) three-year options to renew.
5	Portwide	Action	Request authorization to award a Request for Proposal for Employment Administration, Payroll and Related Services for Port Workforce Development Programs.
6	1300 Battery Street	Action	Request approval to amend an existing ground lease at 1300 Battery Street to adjust rent and percentage rent structure to facilitate a new subtenancy and investment in the facility.
7	Pier 64	Action	Request authorization to award Construction Contract No. 2892, Mission Bay Ferry Landing Phase 2b and Agua Vista Park.
8	Pier 80	Action	Request authorization to award Construction Contract No. 2879, Pier 80 Improvements.

**MARCH AND APRIL 2026
CALENDAR OF UPCOMING PORT MEETINGS – OPEN TO THE PUBLIC**

DATE	TIME	GROUP	LOCATION
MARCH 10	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room (Ferry Building)
MARCH 24	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room (Ferry Building)
APRIL 14	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room (Ferry Building)

**COMPETITIVE SELECTION PROCESS COMMUNICATIONS
RESTRICTED COMMUNICATIONS PERIOD REPORT**

Date of Report: February 19, 2026

The following competitive solicitations are published and are within or will soon be within the Restricted Communications Period under the Port Commission Competitive Selection Process Communications Policy.

DIVISION	TITLE	PUBLICATION PHASE	CONTRACT MANAGER
Engineering	Pier 80 Subsidence	Upcoming Advertisement	Noel Aquino
Engineering	Mission Bay Ferry Landing Phase 2B	Upcoming Advertisement	Simon Betsalel
Engineering	Pier 96 Crane Demolition	Upcoming Advertisement	Simon Betsalel
Engineering	Pier 47 Substructure Repairs	Upcoming Advertisement	Jane Lee
Engineering	Pier 40 East Apron Repairs	Upcoming Advertisement	Noel Aquino
Maintenance	Gangway Contract	Pre-Award	Tim Felton, Alysabeth Alexander-Tut
Waterfront Resilience Program	Program Advisory Services	Post Award	Brad Benson, Steven Reel, Adam Varat
Waterfront Resilience Program	WRP Planning & Design, Northern Waterfront & Southern Waterfront	Upcoming Advertisement	Brad Benson, Steven Reel, Adam Varat
Finance and Administration	Payroll system for internships	Upcoming Advertisement	Tiffany Tatum, Alysabeth Alexander-Tut
Real Estate	As Needed Real Estate Services	Pre-Award	Scott Landsittel, Alysabeth Alexander-Tut, Ricky Tijani, Geoff Lewis, Waleed Sadat
Real Estate	Parking Lot Management Services	Upcoming Advertisement	Alysabeth Alexander-Tut, Peter Albert, Kimberly Beal
Various	Request for Qualifications for Public Relations, Communications, Media Services, Advertising, Grant Writing, and Related Services	Creation of Prequalified Pools; Pre-Award	Eric Young, Toni Autry, Alysabeth Alexander-Tut, Messiah Foster, Boris Delepine

NOTES

The San Francisco Port Commission meets regularly on the second Tuesday of every month, plus the fourth Tuesday of February and April, at 3:15 p.m. unless otherwise noticed. The Commission Agenda and staff reports are posted on the Port's Website at <https://sfport.com/about/port-commission>. Contact Jenica Liu at (415) 274-0406 or jenica.liu@sfport.com.

Full Commission meetings are replayed on San Francisco cable via SFGovTV2 and streamed on the Internet. Broadband service is recommended for access. The Port Commission is generally broadcast on SFGovTV2, cable channel 78 on the 2nd & 4th Thursday of the month at 9 p.m. SFGovTV archives include a recording of each meeting, an agenda with links to the specific portion of the meeting, a file containing all closed captions for the deaf from the meeting and an MP3 recording of the meeting. The Port Commission meetings can be viewed online at http://sanfrancisco.granicus.com/ViewPublisher.php?view_id=92

The Fisherman's Wharf Advisory Committee (FWAC) has been established and meets the first Wednesday of each odd numbered month from 9:00 a.m. to 11:00 a.m. Contact Ming Yeung at ming.yeung@sfport.com.

The Maritime Commerce Advisory Committee (MCAC) meets every other month, on the third Thursday of the month, between 11:30 a.m. and 1:00 p.m. at Pier 1 and virtually. Contact Dominic Moreno at (415) 850-6819 or dominic.moreno@sfport.com.

The Northern Advisory Committee (NAC) meets on the third Wednesday of odd-numbered months at 5:30 p.m. at Pier 1 and virtually. Contact Patrick Foster at patrick.foster@sfport.com or check our website at <https://sfport.com/community> for more information.

The Southern Advisory Committee (SAC) meets on the fourth Wednesday of every month at 6:00 p.m. at the Southeast Community Center, 1550 Evans Avenue, and virtually. Contact Mark Paez at mark.paez@sfport.com or check our website at <https://sfport.com/community> for more information.

The Waterfront Design Advisory Committee (WDAC) meets virtually, as needed, jointly with the Design Review Board of the Bay Conservation and Development Commission on the first Monday of the month. The Committee meets virtually as needed on the fourth Monday of the month at 6:30 p.m. Contact Ryan Wassum at ryan.wassum@sfport.com.

The Mission Bay Citizens Advisory Committee meets virtually on the second Thursday of the month at 5:00 p.m. Contact Marc Slutzkin at (415) 749-2516 or marc.slutzkin@sfgov.org.

ACCESSIBLE MEETING INFORMATION POLICY

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

DISABILITY ACCOMMODATIONS

To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please contact Melanie Kung, Port's ADA Coordinator at melanie.kung@sfport.com and Jenica Liu at jenica.liu@sfport.com or by phone at 415-274-0400 at least 48 hours in advance of the hearing. The Port's TTY number is (415) 274-0587.

LANGUAGE ASSISTANCE

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 gratuite / 無料の言語支援 / 무료 언어 지원 / “ ” “ ” “ ” / Libreng tulong para sa wikang Tagalog

To request an interpreter for a specific item during the hearing, please contact Port's Language Access Liaison, Lucinda Hom at (415) 274-0400 or email her at lucinda.hom@sfport.com at least 48 hours in advance of the hearing.

SPANISH:

Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame Lucinda Hom al 415-274-0400. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電Lucinda Hom 415-274-0400。
請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag kay Lucinda Hom sa 415-274-0400. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN:

Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру Lucinda Hom 415-274-0400. Запросы должны делаться минимум за 48 часов до начала слушания.

NOTICES

Know Your Rights Under the Sunshine Ordinance:

Government's duty is to serve the public, reaching its decisions 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 (Sections 67.1 et seq. of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at (415) 554-7724; by fax at (415) 554-7854 or by email at soff@sfgov.org. Citizens can obtain a free copy of the Sunshine Ordinance by printing Sections 67.1 et seq. of the San Francisco Administrative Code on the Internet, at <http://www.sfgov.org/sunshine>.

Prohibition of Ringing of Sound Producing Devices:

The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic device.

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.