



# **SAN FRANCISCO PORT COMMISSION**

**FEBRUARY 24, 2026  
MINUTES OF THE MEETING**

**MEMBERS, PORT COMMISSION**

**HON. GAIL GILMAN, PRESIDENT  
HON. STEPHEN ENGBLOM, VICE PRESIDENT  
HON. WILLIE ADAMS, COMMISSIONER  
HON. STEVEN LEE, COMMISSIONER  
HON. KEN MCNEELY, COMMISSIONER**

**MICHAEL MARTIN, ACTING EXECUTIVE DIRECTOR  
JENICA LIU, COMMISSION SECRETARY**

# CITY & COUNTY OF SAN FRANCISCO

## PORT COMMISSION

### MINUTES OF THE MEETING FEBRUARY 24, 2026

#### 1. CALL TO ORDER / ROLL CALL

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

#### 2. APPROVAL OF MINUTES – FEBRUARY 10, 2026

ACTION: Commissioner Adams moved approval of the minutes. Commissioner McNeely 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:

Vice President Engblom moved that Item 4A.4 — conference with real property negotiator regarding Seawall Lots 323 and 324 and the two adjacent street stubs located at Broadway Street and The Embarcadero — be continued to the March 10 Port Commission meeting. Commissioner Adams seconded the motion. The motion passed unanimously.

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 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 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, 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.

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

Also present: Michael Martin, Acting Executive Director  
Jenica Liu, Commission Affairs Manager  
Scott Landsittel, Deputy Director, Real Estate and  
Development  
Wyatt Donnelly-Landolt, Assistant Deputy Director,  
Real Estate and Development  
Annette Mathai-Jackson, Deputy City Attorney  
Michelle Sexton, General Counsel

(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 X 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.

Present: President Gail Gilman  
Vice President Stephen Engblom

Commissioner Willie Adams  
Commissioner Steven Lee  
Commissioner Ken McNeely

Also present: Michael Martin, Acting Executive Director  
Jenica Liu, Commission Affairs Manager  
Scott Landsittel, Deputy Director, Real Estate and  
Development  
Wyatt Donnelly-Landolt, Assistant Deputy Director,  
Real Estate and Development  
Annette Mathai-Jackson, Deputy City Attorney  
Michelle Sexton, General Counsel

(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  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.

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

Also present: Michael Martin, Acting Executive Director  
Jenica Liu, Commission Affairs Manager

Scott Landsittel, Deputy Director, Real Estate and Development  
Wyatt Donnelly-Landolt, Assistant Deputy Director, Real Estate and Development  
Annette Mathai-Jackson, Deputy City Attorney  
Michelle Sexton, General Counsel

- (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.

(Voted to be continued to the March 10 Port Commission meeting.)

- (5) PUBLIC EMPLOYEE APPOINTMENT/HIRING

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

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

Also present: Michael Martin, Acting Executive Director

Jenica Liu, Commission Affairs Manager  
Suzette Love, Port Human Resources Director  
Sadia Afandi, Port Recruitment Manager  
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.
- 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: Vice President Engblom reported that the appointment by the Acting Executive Director of Meghan Wallace to serve as Deputy Director of Finance and Administration has been approved by the Port Commission. Commissioner Adams moved to reconvene in open session. Commissioner Lee seconded the motion. The motion passed unanimously.

## **6. RAMAYTUSH OHLONE LAND ACKNOWLEDGEMENT**

The Commission Secretary 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. 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 the 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. Acting Executive Director's Report**

- **Economic Vitality**
- **Equity**
- **Resilience**
- **Key Project Updates**

Acting Director Martin: Good afternoon, President Gilman, Vice President Engblom, Commissioners, Port staff and members of the public. My name is Michael Martin. I am the Acting Executive Director of the Port of San Francisco and I'm very pleased today to be providing our Acting Executive Director's Report.

Before starting the report in earnest, and as we continue to observe Black History Month, I want to take a moment to acknowledge last week's passing of Jesse Jackson, one of America's elder statesmen in the fight for social justice. A Baptist minister, protégé of Martin Luther King, Jr. and founder of the Rainbow PUSH Coalition, Reverend Jackson spent more than five decades advancing racial and economic equity in the United States and beyond.

He was no stranger to San Francisco. Reverend Jackson came to the city many times for civil rights rallies, marches and political convenings. San Francisco served as the backdrop for one of his most defining moments of his career, the 1984 Democratic National Convention where he delivered his landmark Rainbow Coalition speech calling for a unified political vision that brought together Black, Latino, labor, faith, immigrant and working-class communities.

In San Francisco and across the country, Reverend Jackson underscored his commitment to building broad coalitions rooted in shared principles of equity, inclusion and democratic participation which have lessons for all of us today. Now, on to the rest of the Acting Executive Director's Report.

To begin, I'm pleased to announce a unique development, if we can go to the next slide please? Or can I control that up here?

Thank you, Jenica, for your assistance. I'm pleased to announce a unique development that will bring new activation to the Mission Rock neighborhood. I'll

get my cursor off there. The Giants, the San Francisco Giants have announced Club Darc, a one of its kind seasonal club experience at the Pier 48 warehouse, just to the east of the Mission Rock development. These events will happen on select weekends from this Friday, February 27th through Saturday, May 16th, which will include a mix of globally-renowned headliners alongside emerging DJs, producers and standout local artists.

On this venture, the Giants team with Goldenvoice who are the co-creators of the Coachella Music Festival, as well as our own Portola Music Festival at Pier 80. And I think we can really see Club Darc builds on the success of the Portola Music Festival as well as the success of all of the music events we saw over the Super Bowl week. And I think it's really reflective of a real interest in the performing arts to really come to Port property and take advantage of our unique spaces. So we're very excited for the Giants and Goldenvoice moving ahead on this and we're looking forward to seeing not only the success of these events, but also hopefully what it brings to the future.

Staying in the Northern Waterfront, or excuse me, staying in the Southern Waterfront, South of China Basin, venture capital firm General Catalyst has signed a lease for the third floor of Building 12 at Pier 70. The lease is for 12 years and the firm will occupy the space in 2027. This is an awesome moment for that amazing building. If you haven't been there, I highly recommend you go check it out. There's, this office space is an amazing third floor space with great views, but having this anchor tenant with a lot more foot traffic will just enhance all of the makers, food purveyors and innovators that are already inhabiting and enlivening Building 12.

We also can expect more new tenants and activation from Pier 70 this year, be it the Elevation SkyPark with the geodesic domes and the immersive event experiences, an arts and education non-profit, The Plenary, Co. opening up there and Bay Padel expanding their indoor offerings with 10 outdoor courts for pickleball and, or pickleball I believe. This is really exciting in terms of the green shoots. This building is sort of in the middle of infrastructure that's ready for vertical development. And so, we're hopeful that as this energy grows, it sort of throws of that excitement and hopefully Brookfield brings in more opportunities to see that neighborhood come to life.

Moving on, the Port is proud to announce it will continue support of Foodwise's "Pop-Ups on the Plaza" in 2026 and '27. Funded by the Port and the Human Rights Commissions, each popup is a free, family-friendly event featuring local businesses on the Embarcadero's Ferry Terminal Plaza and adjacent areas which is put on in conjunction and at the same time as the Ferry Plaza Farmer's Market. Dates for the 2026 "Pop-Ups on the Plaza" event series are Saturday, March 28th which will celebrate BIPOC women makers, Sunday, June 7th which is the 6th annual Juneteenth on the Waterfront, Saturday, October 3rd will celebrate Latino and Latina makers and Saturday, December 12th will be the Black Holiday Market.

These programs are always great. I highly recommend people come down and check them out not only for the immediate experience and seeing sort of the great energy, but also because Foodwise does an awesome amount of work in lifting up these entrepreneurs when they're ready and looking to scale up to be part of the permanent Farmers Market which is obviously an institution here at the Ferry Building. So we're really glad to be part of this going forward and we're excited for the first event in March.

Changing gears to the legislative field, we had a number of efforts over the past couple weeks to advance our legislative and policy priorities. The week before last, Director of Waterfront Resilience, Brad Benson and Government Affairs Manager, Boris Delepine, travelled to Washington, D.C. for the annual advocacy trip hosted by the California Marine Affairs and Navigation Conference which represents ports and harbors across the state. This was a great opportunity for Brad and Boris to advocate on behalf of our Waterfront Flood Study with both staff from the Army Corps of Engineers as well as our legislative delegation. The key next milestone for our Waterfront Study is congressional action which we're targeting for late this year, so that was a really great opportunity and we're happy to follow up on those discussions and keep that advocacy going moving forward.

Last week, Port staff continued that momentum in our State Capital of Sacramento at the annual Ports Day advocacy event hosted by the California Association of Port Authorities. I want to thank Port Commission Vice President Stephen Engblom for joining Boris Delepine, our Deputy Director of Maritime, Andre Coleman and me for the trip up there which was really rewarding. Highlights of the trip included, I had the real honor of moderating a panel with State Senator Scott Wiener on Climate Leadership. We also heard from Governor Newsom's Chief of Staff and other gubernatorial candidates as well as leaders of the Select Committee on Ports and Goods Movement.

And the fascinating thing about CAPA is we are obviously a boutique port and different than, let's say, the Ports of L.A. and Long Beach which are major container ports. But the advocacy strength we have together really punches above all of our weights together and by talking about goods movement, I think we're also bringing into the conversation shorepower, which we see as a real key to unlocking the business potential of the Southern Waterfront while doing that in such a way that we avoid negative environmental impacts on that neighborhood. So this was a really great opportunity to continue to advocate for that both with legislators but also with representatives of the California Surface Transportation Agency.

Now, shifting back to the Embarcadero, there was a very delightful, unique, free event that was associated with one of our Big Art Loop Portside installations. So Building 180, who worked with the Sijbrandij Foundation to put together the Big Art Loop, on February 13th and 14th, a professional photographer captured portraits, free portraits for almost 320 people and groups

who posed at "Got Framed" the installation pictured here that is the 12 foot tall golden frame with the Pier 7 lights sort of going off into the distance behind it.

I will say, having gone by this with friends, with family, by myself, I don't think it's possible to walk by this without taking a picture. It just draws everybody in. And for them to sort of harness that energy on a day of, you know, Valentine's Day when everyone is out trying to enjoy that, it was just really smart and really fun and I think it really inspired us to look at different ways we can do little things or big things to sort of harness this energy. Because, as we can see, you know, from "Coralee" in front of Pier 1, people just love these pieces and the pieces are very much becoming intertwined with the fabric where they are. So we're looking forward to more of those and we're excited to tell you about them as we bring forward more opportunities like that.

Moving north to Fisherman's Wharf, we're very pleased to report that the Hyde Street Harbor environmental clean up has completed in an area known as Wharf J-10. So this is different than the PG&E cleanup we've been giving you periodic information updates about. This cleanup is related to our former fuel dock operation, operated by our tenant Pilot Thomas. You like recall we had a settlement agreement with them that contemplated their completion of this cleanup work as part of the settlement agreement.

And so under oversight of the Water Board as well as Port staff, this project removed the underground pipeline, also addressed, removed contaminated soils, addressed the areas behind Capurro's and the parking lot and repaved it and restored it to positive conditions for use going forward. And now we're entering the long-term groundwater monitoring phase. I want to thank the Port Maritime, Planning and Environment and Maintenance Divisions for their work to cooperate and oversee this to see its completion. And this really clears the way now for us to work towards reopening, you know, reestablishment of an appropriately constructed and safe fuel dock in our Hyde Street Harbor area.

This is super important not only for our own fishing fleet and the recreational fleet, but also for emergency responders and law enforcement on water assets. And so we're going to work towards figuring out the plan on how to restore that and we'll come back to you with an update as that comes into shape. But this is really good news and I think their willingness to work really expeditiously on this and work with our tenants as to their concerns, I think bodes well for hopefully reestablishing our relationship with them and getting the fuel dock up and running again.

Moving to Dry Dock 2, something we've reported to you about frequently since we had our challenges in November with the tears in the tanks and the list that we observed. So we gave Notice to Proceed for the emergency contract with Power Engineering Construction on January 26th and since then I'm happy to report the team is ahead of schedule.

One of the main things they've been able to do is install some temporary patches on some of the worst leaks and you know, yesterday at our check-in, I was able to see the graph of how often the pumps are running. And like, that day, those pumps went down precipitously. So we're using less energy. We're not wearing out the pumps. We're able to also, they were also able to install some automated pumps as well as a dashboard system so our ability to monitor conditions and address things going wrong is much improved and no longer requires us to have rotating Port staff on a 24/7 watch. So that has greatly reduced that strain as well.

So I just want to report that the early stages of this emergency contract is going in the right direction. This stabilization contract will complete in the third quarter of this year. In parallel, we're working to get ready to procure the actual removal and demolition part of the contracting and we're sort of working out the right plan with that with our designers. And so that, hopefully, procurement will follow closely after the stabilization work and put us on a path towards addressing this liability in a way that's environmentally safe for the Bay.

In addition, I did want to report also, the supplemental appropriation that you authorized us to go ahead and pursue, that is being used to fund the rest of the work under this contract and the new contract. That was handed up from committee with recommendation by the Board of Supervisors last week. It is on their agenda today and we're optimistic for passage. So all in all, things are proceeding as we had hoped they would, and I just want to again thank Port staff from across all our divisions for really all hands on deck and making sure this emergency has been contained to date, knocking on wood.

Moving ahead to, back to Fisherman's Wharf to talk about the Fish Market. So we have had the pop-up Fish Market moved over to right next to Wharf J-9 where the off-the-boat fish sales take place. And over the time since January 17th, the first opening, they've had more than 450 customers, which we are just blown away by in terms of the numbers. Their service also now includes crab cooking and cleaning. So with the start of crab season, we've seen a lot of interest and that's just fantastic, because it also pairs with the fish.

We have a number of fishers actually working at the market can tell you about the catch and where it came in on. So it's just been a really, a really great addition to our already successful off-the-boat fish sales program. Over the past two weeks, crab season has slowed, but the customer demand remains high, so they intend to keep operating. I highly recommend if you want crab, get there early. I did that a couple of weeks ago and was lucky enough to get there before they ran out. But it's awesome. And so I highly, I highly welcome anybody down there. It's a really great addition to the off-the-boat fish sales.

In the same vein, a key contributor to that is shown here, the Wharf J-9 Project which was a new handicap-accessible float that we put in next to a red-tagged wharf that allows for the vessels to berth here. And this is the key

location, one of several, but this is one of the major locations of the off-the-boat fish sales program. And I'm proud to report that we earned a Project Partnering Award for our execution of that Project. So Steve Reel and Chris Horiuchi of the Waterfront Resilience Program, which led the work, accepted the award on behalf of the Port a few weeks ago.

Partnering is a San Francisco initiative in the sort of capital contracting world for construction projects to foster a collaborative team-based approach. They found that this approach, looking at collaborating and not sort of, you know, kind of adversarial reduces litigation and it accelerates schedules by up to 20% and cuts budget overruns by as much as 10%. What set this project apart for the award was the team's commitment to innovation and how they served the needs of nearby businesses to protect restaurant operations and responded to address urgent repairs nearby.

And I want to sort of relate this back to last meeting when we talked about our Strategic Plan and the new first chapter which is Exceptional Customer Service. This is what I mean. This is what we mean about exceptional customer service. I mean, you aren't necessarily customers in the same vein, but by making sure we're looking at all aspects of what we're doing and we're treating not only our contract partners as partners but also our restaurant tenants nearby, we created a project that has lifted up the off-the-boat fish sales program and came in in a way that was on budget. And our restaurant operators have, you know, appreciated the communication.

And so this is how we bring in more partners for the future, by being the kind of partner that delivers on what we say, that has the consistency and the awareness to make sure we're addressing problems before they become big problems. And so I just really appreciate the, it's the symbolism of this award at this time, especially when we're celebrating the Fish Market next to this very Wharf. So we're looking forward to how this has built trust and collaboration pathways, especially as we move forward on Fisherman's Wharf Forward where we're going to have a lot more construction challenges and construction impacts. And this is the way we need to do that so that our businesses aren't negatively impacted but we lift up the whole wharf with our investments.

So, that concludes my report. Thank you all very much.

President Gilman: Thank you Mike. Is there any public comment in the room on the Acting Director's Report? If you have public comment on the Acting Director's Report, make your way to the podium please.

#### Public Comment on the Executive Director's Report.

Ellsworth Jennison: Hello, Ell Jennison. Mike, I've got a question as far as Pier 68. Why is that not designated as Superfund area? And any funds for it, why can't we get them from the Federal Government for that, and at least not for the

State first from it, because we absorbed the Waterfront from the State. And it seems like on the Dry Dock being removed, they've offered us, I've heard, \$750,000 and that's a minimal amount of money. But it seems like, the whole Pier 68 is, with the toxicity of it? It should be considered a Superfund area. Thank you.

President Gilman: Sir, sir? First of all, thank you for your comment. And staff will get back to you because we can't do Q&A in public, we can't do a back and forth. But we noted your question and staff will follow up with you. I just wanted to assure you of that.

Ellsworth Jennison: Thank you very much. I just wanted to make it on the record that that's what I feel is necessary.

President Gilman: Thank you, sir, for your comments. We appreciate it and staff will follow up with you.

#### Commissioners' Discussion on the Executive Director's Report:

Commissioner Lee: Great, great report, Mike. That's very brief. I'm glad that everything is kind of working down at J-9. I mean, the off-boat fishing is, sales is very important. Especially when crab season is so short. I'm hoping that maybe Sacramento or somebody up there will think about extending the crab season so they can have a little extra month there.

The Hyde Street cleanup, as far as the gas station. That one is, really needs to get up and running because, especially, I understand there's something going on in the marina about their gas station being closed. That can help bring more traffic to us and also help, like you say, the emergency boats. Is the previous tenant done after they do the cleanup? Or is there a new opportunity now for a new tenant to go in there? What's the deal for that?

Acting Director Martin: So part of our settlement agreement expressed our openness to negotiate with the prior tenant once they've completed the cleanup. And so that's what we've moved into doing is we're engaging with them on a, "What would a new lease look like?" and, "What would a new construction of a new fuel," you know, "tank and service facility look like?" And that's something we're hoping to bring back to you in, hopefully, the next few months.

Commissioner Lee: So are they interested in that, or --?

Acting Director Martin: They are. They are. They are.

Commissioner Lee: Okay. Because I understand the, there might be another tenant that might be interested once this is all done. So, but they get the first right of refusal, I guess.

Acting Director Martin: They do. And in some ways, a new tenant be more challenge to understand the conditions in a way the prior tenant already understands having done the cleanup. And so --

Commissioner Lee: Okay.

Acting Director Martin: We think this the shortest distance to get to the goal we all have. And we think an appropriate lease that, you know, protects the rights of the Port and the environment is a way to make sure that this goes off in the right way. But their successful completion of the cleanup and the way that they did gives us more confidence that this is a good path to try first.

Commissioner Lee: Are they going to offer more than just diesel in their improvement plan?

Acting Director Martin: We are looking at whether they can add gasoline service, because that is something, to your point about the San Francisco Marina Project --

Commissioner Lee: Right.

Acting Director Martin: -- that is leaving with their project. So we're trying to see how that works in terms of permitting and adding the actual infrastructure and does it work. But that is something we definitely, if that works out, we'd like to bring back to you for consideration.

Commissioner Lee: Okay, great. I'm glad that the Fish Market, as far as the pop-up is doing well. I still think for people walking by that are tourists, we still need a larger sign, maybe on the building, saying, "Fish Market." You know, "Off-Boat Sales." You know, so when people are walking on Jefferson, that they maybe can see that. Because I still think, you know, unless you're a local person and you know how to drive in there. But I think the people from the street cannot see the J-9 Harbor. Just, it's kind of in. So I'd kind of like to, you know, maybe a part of -- well, I'll add that as New Business to look into cost of that.

Acting Director Martin: Okay.

Commissioner Lee: But other than that, I'm glad it's moving forward. We're doing so much in that area that I really hope Jefferson Street really picks up. Right? So, I'm glad entertainment is really coming back on the Pier. Pier 80 is doing really well with Super Bowl. I mean, I'm kind of biased. I'm an entertainment guy, you know? So that's how I earn my living. But the Giants making a big move of turning their shed into another concert hall is very interesting.

So I hope that we piggyback on that and maybe have more opportunities for small business to be around there, maybe small pop-ups, more pop-ups to serve food. And, and the main thing for me is public safety. There's a lot of

people coming down there, so with all the traffic and luckily the police station is there. But, good job. I think we're going to have a big comeback in summertime. Thank you.

Acting Director Martin: Thank you.

President Gilman: Thank you, Commissioner. Commissioner McNeely.

Commissioner McNeely: I'll share just a couple of observations. Mike, great report. Always impressed at the level of activity that the staff, you and the staff are engaged in. It's a lot of work.

The work that's going on about the, around the Dry Dock, encouraged to hear that it's under budget and moving along. Does that mean that we revised the cost of repair or are we still on plan?

Acting Director Martin: So this is the stabilization work. And I guess, I should say, I misspoke. We are ahead of schedule. But that required, in some ways, you can look at that as more spending that's happened, especially as we did the monitoring. So I don't think it's under budget in the sense that we've got more resources at the end of the work. We've been able to pile in more work to get it stabilized and monitorable in the early part of the contract than we thought we would.

Commissioner McNeely: I see. Thank you. Thank you. So it's more, sort of accelerating the --

Acting Director Martin: Accelerating the stability which I think has benefits for us, being able to turn our attention to, "What is the best strategy to keep moving toward demolition?" I guess, is the better way to say it.

Commissioner McNeely: And I join Commissioner Lee in hoping that the Giants foray, continued foray into entertainment creates even greater opportunity. I know that they are also engaged in, or recently purchased the Curran Theatre. And, so it may be opportunity for synergies there as well. And driving more traffic, even more traffic to that area. Thank for that. That's it, Madam President.

President Gilman: Thank you. Commissioner Adams.

Commissioner Adams: Stellar report, Mike. As always, so much is really happening, right? It's really exciting. I will say that I still am on the best Commission. It's exciting to do work with these Commissioners. Before I get started, I wanted to say yesterday, myself and Steven Lee, we went down to City Hall to celebrate Chinese New Year. Mayor Lurie was great. Really appreciate them hosting that for Chinese New Year. I learned a lot. I really appreciate the support for the younger generation.

And also what Mayor Lurie, he's doing something this week for Black History Month. And I think that's important. I appreciate, Mike, you starting out with Jesse Jackson. It's amazing that in 1968 he was there in Memphis when Dr. King was assassinated, but in 2008 he was in Chicago when Barack Obama became the first Black President of the United States. So I think that's historic. And yes, Jesse was definitely a civil rights apostle and he did a lot. It's kind of sad they refused to allow him to lay in state in the nation's capital but that's kind of, kind of where our country's at right now. But also, I want to pay homage to Black Wall Street.

Black Wall Street was a city in Tulsa, Oklahoma that was the driving force for black economic empowerment in the '40s. And they had a race riot there. And African Americans owned their own stores, their own banks, their own businesses and they had a race war. And it was just amazing how these people got back. They continue to celebrate Black Wall Street and it's a part of our history.

You know, Mike, you know when you're laying out our history, and I want to take a mental flight back into history for a few minutes. And it's kind of how the Port of San Francisco has transcended from a shipping hub to a destination hub, right? A Waterfront. And thinking back, you know, when you go back in history, think about it, in 1948 San Francisco only had 2,000 people in this city. No, I'm sorry, 1848. I'm sorry. San Francisco only had 2,000 people in San Francisco, 1849 it was the busiest port on the West Coast.

But what I think is really unique, because we're talking about another seawall, 1863 was the first state-of-the-art seawall. And they followed up in 1879 with the second seawall that basically formed the Embarcadero. And I just think that's so awesome. And now we're talking about a third seawall and history, now history repeats itself and how we continue to progress. Then the 1960s for containerization.

But I just, it came to my attention, a lot of, I don't know if people know this, but that San Quentin, before it was built, the Port was used basically as a prison to keep prisoners on the ships out in the harbor before San Quentin was built. And I just thought that was just a kind of historical note is that this Port has done a lot of different things. It's just transforming itself into all these different things that the Port of San Francisco is, right?

And now today, we're talking, I know Steve is talking about the Blue Economy and then I wonder how tariffs are going to affect us, too. Also these things. But it's an exciting time to be at the Port because no matter what, history continues to move forward and progress. And to think about that, to go back in that history. And a lot of things that we're doing, nothing is new under the sun, as they say. And history is continuing to move forward. And then I'm also thinking about the vision, we're talking about maybe building a new cruise terminal, when

will we get to that? And those things happen, right? And it's about, it's about people. And bringing it back and working from the inside.

And it's just an exciting time, I think, to be at our Port, right? And you made mention that you and Stephen were up in Sacramento and all the ports were together. And collectively, we have to work together. Because every port is different. The big ports, the small ports. But we collectively fight together, dream together. We can make this thing, like come full circle.

So, thank you for the, you know, the work that you and the staff are doing. Meghan, congratulations. You weren't in here. But, and the only thing about the Chinese New Year that I wanted to say that we got the notice at the last minute, but thanks to Jenica, I got it. We didn't get it until the last minute, and I'm glad Steve and I were able to go and to celebrate Lunar New Year. And it was good to see everyone come out to support it. Thank you.

Acting Director Martin: Thank you.

President Gilman: Thank you, Commissioner. Vice President Engblom.

Vice President Engblom: Thanks. Thanks, Mike. Great report. A couple of thoughts. One is, just maybe we could close the meeting in honor of Jesse Jackson. It'd be a nice thing to do.

President Gilman: Yes.

Vice President Engblom: I really appreciate you reminding us. I didn't know that his famous speech happened in San Francisco, so that's -- and I learned a lot from Commissioner Adams also. I didn't know some of that history about our Waterfront as well, so thank you for that as well.

I guess I'll just focus, just in respect of time, I was really struck by the meetings in Sacramento last week and, you know, thank you Acting Director Martin and Boris and Andre. I was really proud to be there representing our city and seeing how we are working with the, the other ports and CAPA's advocacy on our behalf.

Just one thing that really struck me that I'll mention that some of the Assemblypeople, there were multiple calls for the port industry in general to raise awareness of how important we are to the State's economy. Because the more that we can help them help us, they need to hear from us the ports, but also our cities, our Mayors. I was thinking about our, we have our Advisory Committees. You know, just really, if staff could really think about how can we, you know, respond to that ask to, you know, help our Assemblypeople and the Senators with the messaging that our, the impact that our ports have on our State's economy.

They gave an example of how high profile the entertainment industry is in their advocacy for, you know, the Governor out there talking about a lot of the State's assistance for the entertainment industry. And it really was a call of action to the ports to, you know, do more to talk about how important we are to our state's economy.

And then I would say, you know, that really got me excited and on March 6th, I'm proud that we're sponsoring a, our first of these Blue Economy work sessions on the workforce development here. We're doing that in partnership with the Port of San Diego. And if the nonprofit Center for Sea Level Rise. I think it's really exciting to see us go from, you know, something that we're just starting to talk about to out there sponsoring talking about how, that's a great example about how we can really connect the dots between what our port does, not just for the economy, but also for workforce development and creating high-paying jobs and positioning us for the future.

So I'm really excited for that. And I think also, just connecting the dots between your announcement about the VC firm taking the top floor of Building 12 at Pier 70, you know, I think that that, in my mind is an incredible asset. The San Francisco Bay is the global hub of venture capital, and how can we, the Port, become someplace that's really, you know, benefits from that. So there's a lot of exciting small businesses on our waterfront that are doing some incredible things. So I think that workshop, we're really hoping to raise the profile of those efforts.

And just, you know, again, congratulations Meghan, on, thank you for your leadership. And also, I want to thank all the people that are behind the scenes working on keeping the Port safe and clean during all these events. I mean, it's one thing to talk about all these concerts and, you know, farmers markets and the pop-ups but you know, thank you to all the staff who are keeping our sites safe and clean and enjoyable to be at. So, thanks.

President Gilman: Thank you, Commissioner. Mike, thank you for a great report, as always. It's such a great reminder to always understand how much activity is really happening on the seven and a half square miles that we are the stewards of. And so I really appreciated it and just really happy, you know, that things are moving forward both, you know, on such a focus on Fisherman's Wharf but also with the demo of the Dry Dock and our policy work.

It's really important that we be lockstep with everyone here in California. Because, as we know, you know, things are not as innovative and bright these days at the federal level. So it's really important that we engage in these activities. And I also just really want to say, "Congratulations" also to Meghan. We're so excited to continue our journey of working with you. You have been in the acting role for over a year now and you really shine through. So congratulations on your permanent appointment to that role.

And to Pier 70, it's really great to see things finally get to move there so maybe we can get to some vertical development which is what we need on the southeast end and sector of our waterfront. So thank you so much for your report. And that concludes the Director's Report. Next item please.

## 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)**

ACTION: Commissioner McNeely 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 26-07, 26-08, and 26-09 were adopted.

## 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)**

Paul Chasan: President Gilman, Vice President Engblom, Commissioners, Acting Director Martin, esteemed colleagues and members of the public, thank you for having me today. I am Paul Chasan, Port staff and I will be presenting this item.

This is actually a fairly anodyne item, I think. I was reminded, I thought I was initially going to be on the Consent Calendar but our attorneys reminded me that as it's a code amendment, it requires a full presentation at the Commission.

President Gilman: Can you speak a little more into the mic?

Paul Chasan: Yes.

President Gilman: Thank you.

Paul Chasan: And hopefully you will like it. Can I get the slides please? So, we're going to be going over some kind of minor tweaks to the Port Harbor Traffic Code today. I'm going to talk a little bit about the Harbor Traffic Code. I'm going to then give you some key legislative milestones, recent ones at Pier 70 and the shipyard, and will then go through these Harbor Code amendments with you.

So the Harbor Code regulates on-street parking under the 7.5-mile waterfront and [office] streets within Port jurisdiction. That's curbside uses such as on-street parking and it also kind of tells us where parking is not allowed. And if you read the fine print in the amendments you'll see some of that.

We are at, after Pier 70 was adopted, we came through and established an overnight parking ban at Pier 70. The reason for that was, you know, this is building 12 over here, and that's the one building that kind of exists. The rest of these white buildings over here haven't been built yet. So, we built all these streets and we didn't have the vertical development due to the down market to activate them. And so, we put this overnight parking ban in to help us manage the streets on these roads. But we'll talk about the yellow and the pink streets.

And then, apologies, there was some back-up work. Everything in the slide got dropped, but in your packet you'll see there's also a picture of Georgia Street which kind of runs up between Building 105 and 106 and then turns into 19th Street as it meets up with Illinois. And there's a loading bay on the south side of ninth, that one block of 19th Street where we're adding some new on-street parking spaces.

So today's action does two things. We established this overnight parking ban between the hours of 12:00 AM and 5:00 AM and we are reducing the hours that that prohibition on overnight parking is in effect by one hour so it now ends at 4:00 AM. And the reason we're doing that is we have this wonderful bakery tenant at Pier 70 and their staff get there early so they can make the yummy pastries for everyone to enjoy and some of them have gotten parking tickets. And so, we don't want, we don't want them to be able to, you know, we want them to be able to park legally while they're at work. So to encourage and support our local business tenants, we want to, we're changing that.

And the other one we're doing is we're establishing this metered parking zone. Initially this was painted as a commercial loading zone and it was intended to serve the shipyard. Unfortunately, we lost our industrial shipyard tenant and so now we don't feel like we need this industrial kind of parking support. And so by converting it to just general metered parking, we can open up access to the waterfront, increase public access to Crane Cove Park and Pier 70. And so that is, seems like a no-brainer.

The, we've also made the overnight parking prohibition apply to this new parking on 19th Street. And I should just also add that the intent with this overnight parking prohibition is that it's really considered an interim thing. We'll continue to monitor and modify it as needed. And when we get some vertical development, our plan is to remove it so people can park overnight.

And then, in terms of next steps. You know, so assuming you agree that this is a good idea and improve it today, Port staff will work with MTA staff to implement these changes. We will update the existing signage to reflect the new hours of overnight parking ban, reprogram the parking meters at Pier 70, install new parking meters and regulatory signage and curbside paint at the new loading bay on 195h Street.

And that concludes my presentation. So I can't seem to change the slide.

President Gilman: Thank you.

Paul Chasan: Here we go.

President Gilman: Oh, thank you so much Paul. Do we have a motion?

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

No Public Comment on Item 11A.

Commissioners' Discussion on Item 11A:

No questions.

All Commissioners were in favor.

Resolution 26-10 passed unanimously.

## 12. REAL ESTATE & DEVELOPMENT

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

Scott Landsittel: All right. Good afternoon Commissioners, President Gilman, Vice President Engblom. I'm happy to be here this afternoon. My name is Scott Landsittel. I am the Deputy Director of Real Estate for the Port. I'm here today to give you an update on our leasing and activation efforts related to Fisherman's Wharf Forward. Staying on the Fisherman's Wharf, kind of, progress theme.

I want to give a call out to a couple of fellow Port staff from the Real Estate team, Carrie Morris from the Development team and Don Kavanaugh and Harold

George from the Real Estate team who have been instrumental in pushing this along and really Fisherman's Wharf Forward has been a kind of all-hands-on-deck effort within the Port. And it's exciting to see Alioto's down now and the plaza coming together and us really making some progress.

So for the agenda today, I'm going to cover a little background on our leasing, really dig into the conditions of the existing vacancy, specifically on Taylor Street adjacent to the plaza, and then talk a bit about our marketing efforts and then the future tenant selection process and then finish with some discussion of our next steps. Oh is this, there we go. Okay.

So as a refresher, and I think this was presented when we originally went through the Fisherman's Wharf Forward item. We're really trying to align with a couple of key Waterfront Plan motivators and goals, specifically here, I think talking about adding new attractions to Fisherman's Wharf really to draw locals, to draw new interests, really to diversify our offerings in the district, and the further activation of the public realm, which has been successful with the grant in our partnership with the CBD and with kind of just the continued interest and activity in pop-up events and entertainment that we saw so clearly during the Super Bowl week.

The leasing efforts for the team here has really been focused on our near-term actions under the Fisherman's Wharf Forward plan, which revolve around the plaza as a central hub of new activity and interest, really focusing our efforts on the Grotto and understanding the viability of leasing at the Grotto as well as Tarantino's and more recently with Nick's Lighthouse coming back, looking at viability there.

So, for background, you may recall but in 2023, we engaged Maven as our commercial broker to support us in pursuing a tenant for the then vacant full Alioto's restaurant. Right? They went out to the market pretty extensively. Did outreach to not just the local community, but really nationally to restauranteurs and operators to see if there was interest and really saw that the space presented challenges and obstacles to leasing that were just too, too hard and difficult to overcome.

Really, given the condition, given the size, really the retail market had shifted from big concept sit down formats to more grab-and-go, casual, entertainment-driven concepts. Further, the seawall integrity underneath the restaurant limited our ability to offer term which really prohibited the investments necessary to get new restaurants and new concepts off the ground and an ability to amortize those investments.

While Fisherman's Grotto and Tarantino's, which were also vacant during this time, were not formally marketed, we did respond to a number of inquiries related to those. The conclusions were similar, just given that the conditions and size didn't really align with the tenant demand and the market. The result was

really a strategy shift and our move, our big move to move the Fisherman's Wharf Forward Project forward and demo Alioto's.

Just to summarize some of the existing conditions and challenges of now the remaining Grotto and Tarantino's spaces. We really have a condition where these facilities are at the end of their useful life. There are significant code deficiencies just given the vintage of when these were built and when occupancy began. Specifically, there are numerous DPH deficiencies. We did have DPH come and do inspections of these facilities. ADA, life safety deficiencies and then just some hazmat issues that need to be dealt with with remediation or further capital repairs, right?

And in conclusion, found that Tarantino's, which also did not have any vertical transportation. It does not have a fire and life safety system, really required upwards of a million to a million and a half dollars of investment just to get to a working conditions which was really prohibitive for any short-term retail opportunity. So really, we made a decision to move our efforts towards really looking at finding pieces of these facilities that could function as stand-alone, contained spaces that would be adequate for DPH and approvals there, would be self-sufficient and maybe could meet the market in a way with these smaller formats.

And this is really where we moved to this Fisherman's Wharf Grotto, or Fisherman's Grotto Café opportunity which I'll describe here. As you can see in that rendering, the café is a space which sits off of the plaza that's forthcoming and will be delivered in the summer. And it's something that in our original Fisherman's Wharf Forward concepting had thought about and had received feedback from the public on, which was, "We want further engagement in the plaza with retail. We want more outdoor seating. We want opportunities for these retailers to really interact with this plaza and enjoy the new environment."

With the plaza contract and the putback contract under the program, we were able to scope and bid with that contract some initial work to help restore and improve this small piece of the Grotto. And to be clear, this is just the ground floor of the space adjacent to the plaza. So it's roughly 2-3000 feet of space. But we were able to leverage those contracts to make repairs that were necessary for facilitating deliver to a tenant and ultimately tenancy. And these included adding some demising walls to isolate the space, ADA improvements to reach compliance, new storefront windows, new flooring and some exterior work just to even the grades and facilitate kind of the interaction with that plaza area.

And so that budget, within the larger contract was roughly about \$600,000 of allocation to cover these costs. And as I said, it was bid that award. And this work will be done by the Summer, 2026 when we hope to have a tenant in tow where we can deliver the space.

As I touched on with these investments, we really are left with something that's a lot more compelling to the market, right? A smaller space, something that is easily explainable in terms of its size, the interactions with the plaza and requires minimal investment from a new tenant moving in to get open quickly and align with our strategy of activations in the Summer of '26. We really want to encourage engagement with the plaza and look forward to this retailer really being a piece of that story.

So once we kind of landed on kind of this smaller pop-up strategy, we leveraged our relationship with Maven as an advisor to get out in the market and really understand a target set of tenants that would be good fits, that would be new diverse offerings within the district, and I think could perform in the sense that they'd be able to move quickly, open by summer, and not necessarily be a full-service restaurant, which we found was a challenge, right, to meet the requirements and the investment required became a challenge.

So we canvassed the market and ultimately received four final, or not final, formal offers, for tenancy of the café which we are currently, as a staff, going through. That selection, and our anticipated deal structure, you know, includes finding something that, or finding an operator that's experienced and competent that will agree to terms that are short. So we're really looking at a two to three-year term that sets us up and remains, you know, keeps us flexible for our longer-term ambitions within the Fisherman's Wharf Forward Project. Someone who would commit to being open by Summer of '26 or in the third quarter, shortly after the plaza's opened, and we anticipate a flexible rent structure where we, these would be percentage rent only deals and with minimal further investment from the Port.

We really don't anticipate any TI, what we're hoping is to deliver the space as delivered with the plaza and allow the tenant to put their stamp on it with fit out signage, furniture, etc.

This all said, we continue to work on leasing efforts related to Tarantino's and now Nick's Lighthouse which we got back at the end of the year. We think, along similar lines, we might be able to find small, sub-pieces of these spaces. So Nick's is a, was a functioning restaurant right off of the plaza. So there's an opportunity there once the plaza opens to attract new interest in that vacancy. And for Tarantino's we've talked to Maven a little bit about a couple of the small spaces which might be ideal fits for a small coffee operator, ice cream or potentially some soft goods retail that might be local and again, something a little new and fun in the district for the activity there.

I should point out that within the greater Fisherman's Wharf budget, Fisherman's Wharf Forward budget, we do have an allocation that can further support some minor improvements to these spaces, like the café, where we would be able to do some remediation, demising, some light-touch work to reach a delivery condition that was adequate.

In parallel, I want to just call out kind of the activation strategy of the plaza itself which I really think is coupled closely with whatever happens in this Café Grotto space. You know, we intend to leverage, at least in 2026, through the duration of the grant with the Fisherman's Wharf CBD activations of that plaza that really become an extension of what's already happening down there with the pop-up Fish Market, with the Crab Wheel Plaza activity, some of the concerts down at the Wharf.

And in some of the early discussions, the, you know, Port staff and Fisherman's Wharf Community Benefits District have focused on, you know, "Are there more family-friendly activities that we can bring down there?" Maybe focusing on kids, focusing on education, about some of the activities history and the fishing community there. So we're thinking through some fun things and would want it to be pretty well integrated with the retail. And it allows an opportunity to evaluate kind of that success of the activation and of the plaza this year, which will lead us towards kind of aligning on a strategy to continue to fund those activities in 2027 and beyond, post-grant expiration.

So next steps, to wrap up. As I mentioned, we are working to finalize our tenant selection with our respondents on the café. We will be back to the Commission with an approval action item related to a short-term lease for that space. I'm hoping that we can have that back to you as early as April and then really work to set up delivery of that space as soon as the plaza is finished in mid-summer. And then have a tenant opened in the café shortly after the plaza opens to capitalize on the high season this year and build momentum into next year where perhaps we can have success with short-term uses at Nick's and Tarantino's as, again, we continue to focus on the longer-term Fisherman's Wharf Forward effort.

That's it. So that all said, happy to take questions and comments. Thank you.

President Gilman: Thank you, Scott. Okay, on this incredibly exciting topic, which is really exciting, is there any public comment in the room on this topic? Okay, do we have any public comment on the phone?

No Public Comment on Item 12A.

Commissioners' Discussion on Item 12A:

Commissioner McNeely: Oh sure. Thank you. I mean, excellent presentation and it looks like a lot of work has gone into it. June is fairly close. How confident are we that a café tenant will be identified and will be able to open when the, when the, when we activate the space?

Scott Landsittel: As I said, we have four respondents. They are aware of our goals from a timeline standpoint. I think they vary in terms of complexity and the

work that would need to be done to get them to open. And so that is one of the selection criteria is to find someone that we feel confident we can work with in the next few months and move quickly with.

So, I, it is ambitious. Given the short-term nature of the agreement, we're hopeful that we can get through lease negotiation very quickly. In parallel to the plaza construction, start working on any required permits that would be necessary for further fit out. And then ultimately hand that off and hopefully align with plaza delivery, be ready to go with that final work to get that tenant up and running.

And a couple of these are very light touch, right? So as I showed here, when we think about coffee or a little wine, wine bar or tap room, there's some basic stuff that you can move very quickly on. Also, given the conditions, we don't anticipate a full kitchen. So it would be, you know, preprepared food or, or light food use that wouldn't require significant permitting with DPH either.

Commissioner McNeely: When we talk about pop-up, are you talking about the café as a pop-up or pop-ups in addition to the café?

Scott Landsittel: Really talking about the café, and when I say, "pop-up", kind of just --

Commissioner McNeely: Oh, okay.

Scott Landsittel: -- it's the short-term nature of it. Right?

Commissioner McNeely: All right. I didn't, I was envisioning food trucks as well, or some type of kiosk or something.

Scott Landsittel: Yeah, and -- yeah. And that's something we have talked about is like, as a backstop or fallback to bring in some, some true temporary uses to support the plaza. Food trucks or containers. But we're hopeful we can have this, you know, kind of short-term lease in place and really, you know, allow them to kind of drive the activity and program.

Commissioner McNeely: I'm not sure what's the criteria that you're using, maybe to evaluate. I'm sure it's multiple criteria to evaluate the potential tenants, but my hope would be, even if there's some slippage in the opening date for the café, that you'd look for a tenant that has the widest possible customer base, I mean, opportunity, rather than a very narrow slice given the fact that it's probably going to be one of a few food opportunities there and look for some, a purveyor that has a really wide array of options, even if it means maybe some slippage on the timing of it. And you could always sort of backfill that with some of the pop-ups that you're talking about if it's a delay in the opening of the plaza.

Scott Landsittel: Yeah.

Commissioner McNeely: Okay.

Scott Landsittel: Thank you.

President Gilman: Commissioner Lee.

Commissioner Lee: Okay. You ready? First of all, I have to say, you guys are going in the right direction. Because when I came here, I went with a tour. I think, Meghan, were you there with me? Man, I tell you. Every single thing in there, based on DPH's review would have to be ripped out. I think I mentioned that. I was surprised when you guys even decided to tear down Alioto's which actually gives that infrastructure a good chance to be repaired. Because when I look under the pier, it looked like toothpicks holding it up. So that was a great move.

In today's world in small business, it's either the rent kills you or the labor cost is going to kill you. And since we're now creating these small spaces, if you look at what's happening downstairs at the Ferry Building, why they're complete full, it's because the spaces have been smaller. And they're able to operate. And they have less people to work it.

If you're looking at \$20 minimum per hour plus benefits, you're talking about \$150 a day per person and if you have a restaurant that has 25 people working there every day, you can imagine how much your cost is going to be. That's why we're having a hard time getting people to rent the space. So these pop-ups, these coffee shops, these bakeries are exactly what we're looking for as far as that goes. It gives the people that come to the wharf more experience.

So we're in the right direction. I applaud you guys listening to Maven. I'm sometimes very hesitant on some of these brokers. They just sign up, but they just wait for the people to walk in the door and try to rent the place. But at least Maven is consulting you guys in the right direction as far as how to do the spaces.

I just maybe have a few recommendations that, instead of going out and, and already improving some of the outside spaces, wait until you get some people interested in the space and offer that money that you want to put on the exterior to maybe, offer that, what would they like to have? And offer that as a TI improvement. And it's less money for them, too. You know, they may have a design of their own space of how they want their place to look like. So instead of you already inventing the wheel for them -- unless of course you want a uniform look on the promenade. But if you want to give them a little bit of incentive, same some of that money and offer that to them as a TI. Right?

Let's see. When you guys, okay, so we're focusing on the ground level.

Scott Landsittel: Correct.

Commissioner Lee: That means we still have the second floor of these restaurants still empty, correct?

Scott Landsittel: Correct.

Commissioner Lee: So my advice there is to strip them clean, keep the hookups in place, strip all the stuff. Like you say, level the floors, maybe fix the bathrooms up, you know, make it at least where it's a nice, clean shell. And as soon as all the traffic comes back on the bottom, we can do more fine dining on the second floor. And that means it's a smaller footprint so we'll probably get more opportunities to rent to people once the traffic comes back and there's more activation downstairs.

So, because I'm looking at it. If I would've came there to open a business?

Scott Landsittel: Yeah.

Commissioner Lee: I would want something turnkey and all I have to do is hook up my equipment, maybe change the floor, put my own tile floor in. And I'll be ready to go in two or three months. And I think that's what we're looking for. And since we've got the time -- because you're not going to be able to rent the second floor right away. And since you're focusing on the ground level, like they, you have a lot of work to do already. And if we want to get open for summer, I think we could focus on that. So I --

Scott Landsittel: Okay.

Commissioner Lee: I give you guys 100% props on what you guys are doing right now. And I think if we follow the timeline, we should have a good opening this summer.

Scott Landsittel: Yeah. And two, and two comments I think the work we are doing is really intended to get to that shell integrity.

Commissioner Lee: Yeah.

Scott Landsittel: And the hope is that the tenant would come in, add a little flavor to it. And there may be ways to support that through the lease structure, but again, we want to move quickly. But I hear you on the TI. And then I think starting small does allow us, kind of this proof of concept, if things take off, if the market comes back, if the longer-term plans allow for the facility to remain a longer period of time, perhaps the tenancy can grow within the space or we can find some ways to use some of the leftover space.

So I think we'll continue to try to be creative and find, find ways to use what's left, right, to the extent possible. As, you know, essentially we can afford it.

Commissioner Lee: And I, to go a little beyond that, after we get these improvements done of what's available -- and I think Commissioner Adams and I talked about this offline is -- and I'd maybe put this under New Business like maybe every quarter, you give us an update on what's happening, what's available, what's been cleaned up. And then, let the general public who are watching us, you know, see what's available. Because maybe they don't look at the listings all the time. Maybe they, you know, they don't watch us on Facebook.

Scott Landsittel: Yeah.

Commissioner Lee: Maybe they watch us here. And I think, maybe, to have an update and all us Commissioners would know, like, where we're at. You know? Maybe more suggestions for you, the market. Let, like Northern Waterfront, Central Waterfront and even Southern Waterfront, Pier 68, Pier 70. What's under our control that we can actually give you the advice to help you get those places rented.

Scott Landsittel: Yeah. I'd be happy to come back and regularly give an update on what's available and the new or continued opportunities.

Commissioner Lee: And one more comment before I leave. On the food trucks, I would only do that during construction. But once we get these things up and running and we have tenants, I would, I would limit the food trucks and really focus on getting the businesses to our small business that are our tenants. So.

Scott Landsittel: Yeah. And I, I do want to make a point about that. I think that is critical. And as we've looked at tenancy here, we don't want to unnecessarily, you know, cannibalize business from other tenants and we really want to lift up, continue to lift up the district. And so I think with the plaza, that's, where, you know, some of the entertainment and additional seating and other things come in where we will continue to work with the adjacent tenants so that all are benefitting from, kind of that new asset there, and how they're engaging with it. So, I think that's a great point.

Commissioner Lee: Great. Great job.

President Gilman: Commissioner Adams.

Commissioner Adams: Good report. My fellow Commissioners, I think they said a lot of things I wanted to say. I'm really excited about this Renaissance that is happening down at Fisherman's Wharf. And you can definitely hear from Commissioner Steve here, his energy and his passion. And we want him to ride around with you in the truck down there, and just ride around. He'd red tag and suggest because I just love his passion and stuff like that.

No, this is exciting. And there's more to come. And I understand that. This is a work in progress and I appreciate that. Two questions. What's the

relationship with the fishermen? Are the fishermen, are they happy down there? And what kind of, where are we at with that and are they happy? Because we've always said that, that's important. Because we, I mean, we know that it's got to be a sacrifice on everybody's part. I've always said that in any situation, negotiations is when both parties walk away unhappy. Then you've got a good deal. That just ain't --

Scott Landsittel: Yeah.

Commissioner Adams: -- everybody, it's never one sided. So are they, are they happy in how things are working and are they getting what they need?

Scott Landsittel: I believe that we're working hard to make sure that with the Fisherman's Wharf Forward Project, we're engaging them. You know, the Fish Market and the work the CBD is doing has really engaged them. They're really leading that Fish Market effort.

I know that with the plaza itself, right, there's, our team has continued to reach out to that community to involve them in kind of what we want to talk about there. You know, I don't know if there are other comments that, yeah, Mike, go ahead.

President Gilman: Mike? Yeah, please.

Acting Director Martin: So, as part of this phase of Fisherman's Wharf Forward, we are looking actively at improvements, operational improvements to the lagoon for the fishers to really benefit from in terms of lighting, utilities, better ladders. So we're planning to come back in April with sort of the water-side update.

Commissioner Adams: Okay.

Acting Director Martin: That would include also Pier 45 improvements we're looking at. So we'll have a fuller -- but I do want to compliment Maritime for continuing to engage with them throughout this process. We've had a number of public meetings where we've gotten sort of the feedback about those operational improvements. And so we'll come back and try to give you that update kind of as that work continues in parallel with the land-side work.

Commissioner Adams: Thank you. One other thing too. It's been said that in a lot of situations, especially since COVID, that in a lot of restaurants the cost of food has went up 35%, labor went up 30%. Is that, has anybody said anything to you about that or people are just moving along and then just adding the cost in?

Scott Landsittel: It's an, it's an issue, right? So we're seeing across the board with our smaller restaurants. Right? The more Mom and Pop or traditional restaurants, they're continuing to be squeezed on their margins with rising costs

and I'd say stabilizing revenue as the city has come back. So they continue to struggle and real time we're working through those, right? We've had a couple of those tenants here. We're going to be back with a few of those with some potential adjustments to facilitate, you know, helping them out.

But it is definitely an issue for the restaurant industry and I think that, when you talk with Maven, they talk a lot about that. It is very difficult, particularly in this environment where it's expensive to borrow money as well to not only start a restaurant but to operate one successfully. So for the ones we have, you know, we're trying to work hard to work with them to keep them here. And with the new ones, I think established structures that are flexible and work.

And that's why in this scenario with a percent-only structure, and I know they do that here for a number of the leases, right? For these small Mom and Pops and for retailers that are getting up off the ground and really proving themselves and establishing a foothold on the market, you really need to do that. Because it's a sharing of the success and failure that, yeah.

Commissioner Adams: Well, thank you. We want to make sure that the restaurants succeed and also we want to make sure working people and labor is taken care of also.

Scott Landsittel: Yeah.

Commissioner Adams: Okay, thank you.

President Gilman: Thank you, Commissioner. Commissioner Engblom.

Vice President Engblom: Thanks, Scott and team. I guess, I don't have any further questions that aren't, I think my fellow Commissioners have asked a lot of good questions about the ground floor. I still, every time I look at these renderings, I still can't help but think that there's some sort of revenue opportunity at the upper levels with some sort of signage or jumbotron. We're creating a space that we're hoping to make an active attraction. We're opening a portal to the window.

Last month, there were some pretty high profile signs talked about down at Fisherman's Wharf. I just wonder, I know in the past I've asked about this and I was referred to some sort of signage ban on our waterfront. I guess I'm just curious, like, knowing how much we're investing in this, and how we're trying to make that some, you know, patch some holes in our revenue pie elsewhere, could we explore what revenue opportunities are? You know, if you look at these renderings. Every time I, I keep seeing this drawing of the, you know, the fish and the two upper levels facing this plaza. I just think there must be some, some opportunity for us there. And I don't know what it is, but I, I just want to ask again. Is there some way that we could create some revenue stream at those upper levels.

Commissioner Adams: Steve would know about that.

Scott Landsittel: Yeah.

Vice President Engblom: They're not, at least in the next couple years going to be something.

Scott Landsittel: I mean, yeah. I think it's a good point. Something I think that we can dig into to the extent we're allowed, right? I can't speak to the specifics of the signage, you know, controls we have in place. But I think it's something we can explore. When we started, you know, this was very much seen as a, kind of, you know, the start of something that we intend to grow. Like it iterates. And so we start with the plaza, establish the program, build off any momentum, and it leads us to our longer-term vision.

But in the district there are other facilities. Anchorage Square with new signage. I think it's something we should look at.

Vice President Engblom: Yeah, like somebody, I mean, we're celebrating all these concerts that are happening inside warehouses elsewhere. Like couldn't there be like a Simulcast, or like a Simulcast with the SF symphony like happening down on the Waterfront for people who aren't going to the symphony. Like, just a way to draw people down to our Waterfront here that we're investing so much of the public wallet in. I just think it would be worth exploring what could happen up there. That's it.

Scott Landsittel: Thank you.

President Gilman: Thank you. Well, thank you Scott. Again, I really just want to commend you and your team for moving with speed. As someone who lives a stone's throw from the area you're talking about, it's super, super exciting. And I think as a Commission, we've really I think been really active in pushing you and pushing the team to act with speed to invest the dollars. You know, as you said, we were able to nest under this contract the ability to bring in those two soft shells. You said it was close to \$600,000 at what we call the Fisherman's Grotto building which is very different than our ability to go to the upper floors and do that. So I do want to acknowledge that, that you know, it was nested. It was nested under this project of opening up this wharf and really revitalizing Fisherman's Wharf.

And we've been investing a lot, you know, in these historic large spaces to make them more adaptable to the community. And I think this plaza, the sightline to the [manta rays], the benefits it will bring our fishing community is amazing in this revitalization of Fisherman's Wharf I think is great. And I think if, if, if when you -- I know you will bring us the best offering back to Commission from the proposals you have -- but I do want to put a shout out that while tourism might be our, one of our largest revenue generators for the Port and possibly for the City

and County of San Francisco, I actually do think it's really important to keep these communities' vibrance for the residents that live here.

Scott Landsittel: Of course.

President Gilman: And while right now there aren't a lot of residents in the immediate blocks of the Wharf, with the Family Zoning Plan, there will be in the future. And it's folks who live a little more upstream from there in North Beach and in Chinatown, I really hope that there can be offerings that are affordable to the people who every day are making this city work who live here and work here.

And I love the idea of a Simulcast of art or culture for people who maybe can't get there. And I think what's great about our Commission is we can agree to disagree. I want us to be careful about monetizing signage. I'm not saying I agree with our signage ban. I think that might be a topic under New Business when we conclude this Commission to talk about. But this isn't Las Vegas. And this isn't Disneyland. And I think one reason you don't see as many locals going to the Wharf is there's a perception that that's what it is.

And so I think this revitalization to me, as someone who is a District 3 resident, has always been about that we're revitalize it to draw more tourism, which is our, is our, is what during the summer months and holidays and spring break keep Fisherman's Wharf alive. But, January 20th, when it's cold and rainy, it's the locals that keep it alive. It's the locals that are going to buy fish, which I've done twice already. And so I really hope that we have offerings that are A, affordable to that group.

And there is a perception that, you know, that Nation's and Applebee's and Taco Bell and In-N-Out Burger is not what is floating the locals' boat. So I just really hope that -- and those are not our properties. Those are not our seawalls. But, and it's great that they're there, but I think that folks are looking for something different from a neighborhood that is so dense and a District that is as dense as District 3.

So that's just my commentary. But I am so excited about all of these and cannot wait for the openings of Everett's and Jens and Casa Ria and people are excited in talking about that in the neighborhood. So I want to encourage all of this and I would love to see some sort of free Simulcast of cultural events throughout the city on the plaza. I think that would be amazing.

Scott Landsittel: Okay.

President Gilman: But I just think we have to think about it from, from every perspective. So that concludes my comments, Scott. Thank you.

Scott Landsittel: Thank you. No, that's great feedback. Appreciate it.

Commissioner Lee: Can I make one closing comment? So on, on the signs, I'm about the, I like the sign idea, but we have to be careful. It is very historic. And if I remember, my grandmother's house on top of Russian Hill looking down at the Wharf, Alioto's had a red neon sign. And we could bring back the neon signs in Fisherman's Wharf and make it more of a tourist attraction to bring people back and see all the nice, historic neon signs back. I mean, that'd be something that probably the public would like rather than oppose us to have electronic billboards in Fisherman's Wharf.

I think, I see where he's looking at a revenue generator. And I think if we keep the integrity of the historic of the Wharf, to bring back the neons. Because in the city, we lost all our neons. And if there's a way that we can have, be another museum, another reason to come to Fisherman's Wharf and see all the beautiful neon. That might be another way of using the second floor area as an attraction to bring people to the Wharf on the off nights. So that's my only conclusion on that because I don't want to get into a fight with the neighbors and then start people, or an electronic billboard going across where Alioto's used to be. So.

Scott Landsittel: Yeah. Appreciate it. Great ideas.

President Gilman: Of course, Commissioner Adams.

Commissioner Adams: I agree with President Gilman, you know, about the vibrancy. Last night, Steve and I, we were in North Beach and it was on a Monday night. It was booming.

President Gilman: Yeah.

Commissioner Adams: People were all in those restaurants up in North Beach.

President Gilman: Every night.

Commissioner Adams: It's just amazing. And you're right, those were locals. Those weren't people from out of town. Those were local people that are supporting. And then, I agree with her about we, we want the tourists. We want the 25, 30 million tourists, whatever we're at now. But we want our locals to come back and say, this is their city and we want them to enjoy. So I agree with her, thank you.

Scott Landsittel: Thank you.

President Gilman: Well, I think that concludes this amazing conversation. Jenica, next item please. Because I think we do have quite a lot of New Business, so I'm happy to help. I've tracked some of it. Mike, what do you have for New Business?

## 11. NEW BUSINESS

Acting Director Martin: I've recorded several pieces of New Business.

President Gilman: Okay.

Acting Director Martin: These include improving signage at Wharf J-9 and Ali -- Al Scoma Way. Excuse me. Wrong place.

Commissioner Lee: A big sign.

Acting Director Martin: A big sign. Quarterly or regular updates on the spaces available on Fisherman's Wharf and other, elsewhere and available opportunities to use this as a way to get the word out on those which we're, I'm sort of expanding that past Fisherman's Wharf because there's a lot of opportunities we'd like to put out there. I would like to bring back a discussion about signage and screens as we just talked about, just to underline, underscore, underline or understand the legal restrictions and if we can do a little bit of feasibility work on some of the other pieces. And just, it seems like it was a fruitful conversation and while we didn't have a unity of thought I do think bringing it, continuing that conversation in a public forum might get us to something that really, really sings. So I want to do that.

And then, Commissioner Engblom, I'm not sure this was New Business but your note about the importance of the Port to the City and State economy, I think, not only for our legislative work but more broadly for the Port's efforts. I think that's a real good thing and so, that's something else I'd like to bring back and talk to you about in more detail at a future meeting.

But that was the full extent of my New Business. I welcome additions.

President Gilman: So I think, I think the only other one, besides fixing our microphones and our equipment which can be an item for New Business. The only other thing, actually no. That's everything. Thank, thank you.

Acting Director Martin: I do want to prompt VP Engblom though. Because I know in Closed Session we held back from a discussion.

President Gilman: Yes.

Acting Director Martin: Do you want to articulate that one?

President Gilman: Are we allowed, yes. I just wanted to make sure.

Michelle Sexton: You can raise an item of New Business.

Acting Director Martin: New Business. We took it out of Closed Session.

President Gilman: You can raise it now. So that's where I was going.

Vice President Engblom: Yeah. I would like staff to develop a sort of just, develop a position about the idea about bundling our Pier improvements and modernization and deferred maintenance. And I think there's somewhere in there that it's like a, you know, a bonding approach. And then also potential to bundle for, to take it to market to a concessionaire who would be interested in helping with the capacity, the ability to sort of bundle those pier improvements as a package.

And then the other idea was to look at the viability of hotels on the Waterfront and sort of an update to Prop H.

President Gilman: Thank you. Commissioner Adams has some New Business.

Commissioner Adams: Two things. The first one is, we've never done this before and I guess, Mike, I'm going to ask you and Michelle may rule me out of order, but, or Madam Chairman may, but, we have never, I would love to have Commissioner's Retreat, Port Commissioner's Retreat with the Director and Port leadership. We have never done that before. And sometimes you've got to do things you've never done to get somewhere you've never been. And where we could talk frank. And I don't know, Michelle, if I'm out of line, tell me. I'm just throwing that out there to Michael, Mike, Acting Director Mike.

Michelle Sexton: We can talk frankly. But a retreat will be a public meeting. So it depends on location. It doesn't necessarily have to be here, but that's something that we, I'll discuss with Port staff and then we'll get back to you on that.

Commissioner Adams: Well, I'll wait for Mike to get back to us. And the, okay. Do you have anything to say about that, Mike?

Acting Director Martin: No, I, I -- that was one of the mechanics of, you know, I think rather than a social occasion where we've talked at different times, this would have to be a little bit, approached a little differently if you want to talk substance. And so that's where I'll consult with Michelle and come back to you.

Commissioner Adams: Okay. And Michelle, I asked you about, and Mike, about Pier 94? And the issue that's in the news about that homeless, about that shelter and could you get back to us on that? Because someone was indicted and I don't know, was that homeless shelter, that was on, was that on our property? And --

Acting Director Martin: So this was the Pier 94 trailer site, one of the organizations that operated that site, one of the leaders of that organization was recently indicted.

Commissioner Adams: Yes.

Acting Director Martin: So we'll work with the City Attorney, reach out to the District Attorney and give a report on how that related to the work at Pier 94, if at all. Which we don't believe it did, but we'll definitely provide that detail.

Commissioner Adams: Okay. Thank you.

President Gilman: And Mike, thank -- just on that note for the public. It's my understanding that the trailers are no longer there at Pier 94.

Acting Director Martin: Correct.

President Gilman: I think, I think we should talk that, I mean, I think it's absolutely, Commissioner Adams, I think it would be nice to close the loop on that for us. But for the public, that is no longer operational and is not taking place on our property.

Acting Director Martin: There is no longer a Pier 94 trailer site for, for, that we established during COVID that has been, you know, since dismantled and --

President Gilman: It's been de-it's been decommissioned.

Acting Director Martin: -- decommissioned. There are no trailers out there any more.

President Gilman: I just think that was important --

Commissioner Adams: Yes.

Acting Director Martin: Yes, thank you.

President Gilman: -- for folks who might link it.

Acting Director Martin: Yeah. We were talking shorthand. I appreciate that.

President Gilman: Okay. We have no other New Business. We do, we did have a request that was so fitting in today's time that we close this meeting in the honor and reverence of Reverend -- oh my God, I'm having --

Commissioner Adams: Jesse Jackson.

President Gilman: I'm having a senior moment. Of Jesse Jackson. Thank you. I had Jackson. And all of the work that he did to fight for civil rights throughout his career and something that the Port of San Francisco has continued to stand up for in the equity of its own work for our tenants and our staff. So we close this meeting in honor of Reverend Jesse Jackson. Do I have a motion to adjourn?

## 12. ADJOURNMENT

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

The meeting was adjourned at 4:46 p.m.