

SAN FRANCISCO
PORT COMMISSION

APRIL 28, 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
APRIL 28, 2026

1. CALL TO ORDER / ROLL CALL

Port Commission President Gail Gilman called the meeting to order at 2:45 p.m. The following Commissioners were present: Gail Gilman, Stephen Engblom, Willie Adams, Steven Lee, and Ken McNeely.

2. APPROVAL OF MINUTES – APRIL 14, 2026

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

i. Possible closed session held pursuant to Government Code Section 54957(b) and San Francisco Administrative Code Section 67.10(b): Public Employee Appointment: Port Executive Director (Discussion and Possible Action)

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

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 moved to reconvene in open session and disclose one item of closed session discussions. Commissioner Adams seconded the motion. The motion passed unanimously.

President Gilman: The commission would like to disclose on the topic of the search for the next director of the Port of San Francisco. Due to unforeseen circumstances, several applicants withdrew from the search process, reducing our overall pool of amazing candidates.

As a commission, we made the decision that we're recasting some of the aspects of the search. We felt confident in taking this step because of the strong leadership currently in place at the Port. And we felt that this approach will best serve the long-term interest of the Port and the City and County of San Francisco.

We also remain incredibly confident in the numerous applicants who are still part of this search and who will be moving forward. We believe, by taking this short pause, still concluding by this summer, that we will have the best and richest pool to move forward and that we will continue as a Port with the strong leadership we have in place from our acting director to the leadership team at the Port and department heads to seamlessly operate and execute on the initiatives we have had.

We apologize to the public and to the staff for this delay. But we still plan to conclude by this summer. And we believe we will have the best leader for the Port of San Francisco. With that said, next item, please.

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. CONSENT

A. Request approval to award a grant to Enterprise for Youth for employment administration, internship payroll, and related services to support Port internship programs for a value of up to $2,200,000 for an original term of 5 years, with the ability to amend based on Port operational need. (Resolution 26-20)

B. Request authorization to: (1) enter into a Settlement Agreement with Pacific Waterfront Partners, LLC related to its former tenancy at two separate Port facilities (Resolution 26-21); and (2) enter into an Amended and Restated Exclusive Negotiations Agreement with San Francisco Waterfront Partners, LLC, regarding a proposed development project located at Piers 38 and 40 (Resolution 26-22).

C. Request authorization to modify Construction Contract No. 2796R, South Beach Marina Repairs, to retroactively extend the substantial completion date and increase the authorized not-to-exceed contract amount from $4,028,711 to $4,128,711. (Resolution 26-23)

D. Request approval to execute an amendment to the as-needed hazardous materials abatement services contract with KM 106 Construction to

increase the contract value by $300,000, from $999,000 to $1,299,000. (Resolution 26-24)

E. Request approval for the Vice President of the San Francisco Port Commission to travel to Los Angeles, California on May 3-6, 2026, to attend the Milken Institute's 29th Annual Global Conference at a cost not to exceed $4,000. (Resolution 26-25)

ACTION: Commissioner Adams moved approval of the consent calendar. Vice President Engblom seconded the motion.

No Public Comment on the Consent Calendar.

All Commissioners were in favor.

Motion passed unanimously. Resolutions 26-20, 26-21, 26-22, 26-23, 26-24, and 26-25 were adopted.

10. NEW BUSINESS

Commissioner Adams: Do you have any updates, Director, on the Waterfront restaurant? I understand some people were looking at it. And then -- and Pier 23?

Acting Director Martin: On the Waterfront restaurant, we have engaged a broker to manage a solicitation for that. So we're actually receiving a number of proposals and have had good interest in the market. I imagine we'll be coming forward with an information item soon.

Pier 23, I believe, is on our forward calendar for the next meeting. We haven't reached final agreement on the full term. So I think it's still pending that agreement. But assuming we can lodge by this Friday, we'll be on the next agenda.

Commissioner Adams: Thank you.

Commissioner Lee: I have one.

President Gilman: Commissioner Lee?

Commissioner Lee: Maybe one -- the Ramp and the Boatworks -- I know that -- I was reading the lease report. And it seems like there's not really any -- I guess you guys are still having some issues with the negotiation. So I want to know when we might see some kind of update on that. Or what's happening with that?

Acting Director Martin: We've asked them for a business plan proposal to frame the negotiation. I believe that's due in June. So I expect, after that, we'd

like to come back to you probably in closed session to discuss the status and a potential, you know, settlement workout that hopefully would make sense. Or if not, we'll have a different kind of conversation.

Commissioner Lee: I'm just curious. How much time do you usually give these -- you know, I mean, these proposals -- I've been hearing discussions about this off and on from various times, you know. So it seems like it's been going on for a while. I'd kind of like to know what -- how much time do you usually give people to give you a proposal or business plan?

Acting Director Martin: It really varies depending on the situation. I think we have a real interest in keeping tenants in place because it's so hard for us to replace tenants. But as we all know, there's an endpoint to that. So we're in a productive dialogue. I think the tenant wants to engage with us. But I don't think it's something that's going to stretch on forever after this. But we can discuss more when we've got more from them --

Commissioner Lee: Okay.

Acting Director Martin: -- on how they're seeing the thing going forward.

Commissioner Lee: Yeah. I just -- you know, sometimes it's good to just get it settled, so we can all, either way, move on. So --

Acting Director Martin: Agree.

Commissioner Lee: -- okay. Thanks.

Acting Director Martin: Definitely agree.

Commissioner Lee: [That's just --] want to know.

Acting Director Martin: It's a very important location for us in the central waterfront.

Commissioner Lee: Yes.

President Gilman: So actually, on that, Acting Director Martin, maybe it would be good sometime between now and the end of the year to schedule maybe an informational strategy overview kind of on -- also to let the commissioners know kind of like what the strategy is when we're looking at these delinquencies, how hard we're working to keep people in place versus that sort of ROI tradeoff of moving -- you know, litigation is expensive. Re-tenancy is expensive.

So maybe it might just be good to do -- to remind us all about your strategy because I feel like we've made such headway since I've joined the commission now, you know, almost seven-and-a-half years ago. So maybe that

could be a great informational to sort of highlight and uplift how you have these new strategies you're working on particularly with the broker, which is new. Maybe that could be an informational.

Acting Director Martin: I think that's a great idea, both backward and forward looking. That's definitely something we'll definitely schedule for sure.

President Gilman: Okay. Great. Okay. I think that's it. Can I -- on the shortest meeting in the history of the Port Commission, could I have a motion to adjourn?

11. ADJOURNMENT

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

The meeting was adjourned at 3:42 p.m.