Pier 1 The Embarcadero
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SAN FRANCISCO PORT COMMISSION - MINUTES OF THE MEETING

Meeting Date: June 9, 2026

Closed Session: 2:30 PM
Open Session: 3:15 PM

Port Commission Hearing Room
Ferry Building, Second Floor
San Francisco, CA 94111

PORT COMMISSIONERS

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

ACTING EXECUTIVE DIRECTOR

Michael Martin

COMMISSION SECRETARY

Jenica Liu

LINK TO VIDEO RECORDING

https://sanfrancisco.granicus.com/MediaPlayer.php?view_id=92&clip_id=52592

1. **Call to Order / Roll Call**

   President Gilman called the meeting to order at 2:30 PM. All Commissioners – Gilman, Engblom, Adams, Lee, and McNeely – were present.

2. **Approval of Minutes – May 12, 2026**

   ACTION: Motion by Commissioner Adams, second by Commissioner Lee. Approved unanimously.

3. **Public Comment on Executive Session**

   No public comment received.

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: Motion by Commissioner Adams, second by Vice President Engblom. Passed unanimously.

   i. 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 Lot 337 – Mission Rock
      Person Negotiating: Scott Landsittel, Deputy Director, Real Estate and Development; Wyatt Donnelly-Landolt, Asst. Deputy Director Development; Carrie Morris, Development Project Manager; Meghan Wallace, Deputy Director, Finance and Administration; Brad Benson, Waterfront Resilience Program Director; Leigh Lutenski, Director of Development, Office of Economic and Workforce Development
      Negotiating Parties: Seawall Lot 337 Associates, 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, such as price structure, expense responsibility, reimbursement, and fees, on the proposed Mission Rock 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:
Jenica Liu, Commission Secretary
Scott Landsittel, Deputy Director, Real Estate and Development
Wyatt Donnelly-Landolt, Assistant Deputy Director, Real Estate and Development
Carrie Morris, Development Project Manager
Meghan Wallace, Deputy Director, Finance and Administration
Brad Benson, Waterfront Resilience Program Director
Leigh Lutenski, Director of Development, Office of Economic and Workforce Development
Justin Bigelow, Deputy City Attorney
Michelle Sexton, General Counsel

5. Reconvene in Open Session

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

No report.

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

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

6. Ramaytush Ohlone Land Acknowledgement

The Commission Secretary read the Ramaytush Ohlone Land Acknowledgment.

7. Announcements – Quiet noise-making devices, how to make public comment

The Commission Secretary read the announcements.

8. Public Comment on Items Not Listed on the Agenda

David Lewis, bicycle taxi driver, expressed concerns about new LED signage along Jefferson Street, citing brightness, aesthetics, and potential impacts on birds. Port staff were directed to follow up.

9. Executive

A. Acting Executive Director's Report

i. Economic Vitality
ii. Equity
iii. Resilience
iv. Key Project Updates

Acting Director Martin presented updates including Pride Month, Juneteenth celebrations, internship program launch, Fisherman's Wharf entertainment zone activation, EV/zero-emission truck outreach in the southern waterfront, waterfront resilience community meetings, World Cup events and activations, and successful leasing at the Roundhouse complex.

Commissioners thanked Acting Director Martin for a comprehensive report and praised the Port's growing vitality, highlighting waterfront activations, resilience planning, EV and Pier 80 initiatives, and the success of Pride, Juneteenth, and internship programming. They emphasized the importance of continued interagency collaboration, proposed exploring ways to honor LGBTQ+ and transgender contributions to Port history, and celebrated how current work is drawing locals back to the waterfront and inspiring the next generation of San Franciscans to steward it.

Acting Director Martin welcomed former Deputy Director of Maritime Andre Coleman, recognizing his return and expressing appreciation for his seven years of leadership at the Port. He highlighted Andre's steady and strategic management of the maritime division, a small team that successfully navigated major challenges during the pandemic. Andre's private-sector experience helped position the Port to rebuild maritime business as the city emerged from lockdown.

Acting Director Martin credited Andre with several major achievements, including:

- Guiding the cruise industry through the pandemic, from the early shutdowns following the first vessel at Pier 27 to achieving record passenger volumes three years later.
- Strengthening Pier 80 operations, notably through the Terminal Management Agreement and bringing the Portola Music Festival to the site – both of which increased revenue and preserved the maritime utility of the terminal.
- Supporting long-term improvements at Pier 80, including planning for future cruise-related opportunities and shore-power infrastructure.

- Co-leading the Rising Tides maritime internship program, working closely with staff to expand youth access and advance the next generation of maritime workforce development.

Acting Director Martin closed by expressing deep gratitude for Andre's contributions and invited him to address the Commission.

Colleagues Dominic Moreno, Scott Landsittel, Brad Benson, Tiffany Tatum, David Beaupre, and Joe Monroe praised Andre for his exceptional leadership, professionalism, and steady presence, highlighting his role in major maritime achievements – including Portola at Pier 80, retail crab sales at J9, cruise operations growth, and launching the maritime internship program. They emphasized his mentorship, collaborative spirit, support for staff, and lasting impact on the Port's culture and maritime future, wishing him continued success in his next chapter.

Commissioners collectively praised Andre for his thoughtful, steady, and innovative leadership of the maritime division – highlighting his integrity, mentorship, problem-solving, and commitment to staff, industry partners, and the next generation of maritime workers. They emphasized his lasting legacy in strengthening maritime operations, supporting fishermen, expanding programs like the internship initiative, and elevating the Port's reputation, expressing deep gratitude and wishing him success in his next chapter. Commissioner Adams additionally requested that the staff and commissioner remarks be formally lifted from the transcript and shared with Andre for posterity.

Andre expressed deep gratitude to Port leadership, commissioners, colleagues, and the maritime team for their support over his seven years as maritime director, noting that their collaboration made it possible to navigate major challenges – from cruise recovery to launching programs like J9 and Rising Tides. He emphasized pride in the "small but mighty" maritime team, appreciation for cross-department partnerships, and his continued commitment to the Port's mission as he moves forward in his career.

10. Consent

A. Request authorization for San Francisco Public Works to award construction Contract No. 2892, Mission Bay Ferry Landing Phase 2b and Agua Vista Park for an amount not to exceed $41,000,000. (Resolution 26-30)

B. Request approval of proposed Lease No. L17432 with NorCal Rental Group, LLC ("CRESCO"), for approximately 44,750 square feet of paved land at Pier 96 for a five-year initial term, with one three-year extension option and one subsequent two-year extension option, subject to Board of Supervisors approval. (Resolution 26-31)

C. Request approval to restructure and extend term of existing Lease L-12275 with Pier 23 Café, Inc., requiring a competitive bidding waiver and modifying financial terms, including waiver of accrued delinquent rent, and conditional tenant option to extend the term, which Lease includes indoor space totaling 2,410 square feet along with 2,425 square feet of outdoor dining area Pier 23½. (Resolution 26-32)

D. Request for authorization to modify Contract No. 2894, Fisherman's Wharf Forward – Taylor Street Public Plaza, to increase the contract value. (Resolution 26-33)

ACTION: Motion by Commissioner Adams, second by Vice President Engblom. No public comment received. Passed unanimously.

11. Real Estate & Development

A. Informational presentation on updates to the Mission Rock Development Project, including efforts to accelerate Phase 2, with possible action on a Port Capital investment of $10 million to support pre-development and horizontal infrastructure design for Phase 2. (Resolution 26-34)

Wyatt Donnelly-Landolt, Assistant Deputy Director, Real Estate and Development, presented an update on Mission Rock development, outlining rising costs, market challenges, and a proposal for Port investment of $10M to support Phase 2 infrastructure pre-development. Public comment from Jack Bair was supportive.

ACTION: Motion by Commissioner Adams, second by Vice President Engblom. Passed unanimously.

B. Request approval of a proposed new lease ("Lease No. L-17424" or "Lease") with Surface Area, LLC, a California limited liability company, for approximately 2,000 square feet on the ground floor of Grotto #9 Restaurant located at 2875 Taylor Street for a term of two (2) years with one option to extend the term for one (1) year. (Resolution 26-35)

Don Kavanagh, Senior Property Manager, requested approval for lease with Surface Area LLC (Woods Beer & Wine Co.) for a two-year term with a one-year extension option. Commissioners discussed lease terms, build-out, and Health Department requirements. Public comment from proposed tenant Jim Woods was supportive.

ACTION: Motion by Commissioner Adams, second by Vice President Engblom. Passed unanimously.

C. Request approval for (1) the expansion through December 2036 of the Downtown Community Benefit District, doing business as Downtown San Francisco Partnership, to include Port-owned property; (2) the appropriation of $883,000 for fiscal year 2026-2027; (3) the inclusion of funds for DSFP in future budgets, with an increase of up to 5% annually subject to approval by the DSFP Board of Directors; and (4) the Executive Director to submit a ballot for Port-owned property in favor of the expansion. (Resolution 26-36)

Scott Landsittel, Port Deputy Director, Real Estate and Development, and Robbie Silver, president and CEO of the Downtown SF Partnership, presented a proposal to expand the Downtown Community Benefit District (CBD) to include Port-owned properties, establish a dedicated service zone for the Port, and appropriate $883,000 for FY 2026–27 with up to 5% annual increases. The presentation highlighted benefits such as coordinated cleaning and safety services, improved public-realm activation, enhanced marketing and tenant support, and stronger alignment between downtown and waterfront recovery efforts. Commissioners raised questions about staffing levels, security deployment, and budget impacts before expressing overall support for the partnership. Questions were addressed by staff and representatives, including Meghan Wallace, Port CFO, and Rich Mongarro, DSFP COO.

ACTION: Motion by Commissioner Adams, second by Vice President Engblom. Passed unanimously.

12. Maritime

A. Request approval of a First Amendment to Management Agreement 16114 ("Agreement") with Pasha Automotive Services ("Pasha"), a California corporation. (Resolution 26-37)

Dominic Moreno, Acting Maritime Director, presented a proposal to discontinue Pasha's $50,000 monthly management fee and revise revenue-sharing structure to support Pier 80 cargo and event uses. President Gilman asked whether the Portola Festival operator engages in local hiring for the southeast sector, and Ian Molloy of Non Plus Ultra confirmed that they run annual local hiring fairs and ongoing outreach in the southern waterfront community. Public comment from Sophie Silvestri of Pasha Automotive Services was supportive.

ACTION: Motion by Commissioner Adams, second by Vice President Engblom. Passed unanimously.

13. Executive

A. Informational presentation on the Port of San Francisco Blue Economy Initiative.

Boris Delepine, Government Affairs Manager, and Jennifer States, Senior Technical Director at GHD, presented a roadmap for developing a Port-led blue economy program to foster innovation in maritime technology, climate resilience, and sustainable economic development. Public comment from Jameson Buffmire, founder of buoy.fish, and Erika Schmieder, indirect tax professional in the credit and incentives space, strongly supported the initiative.

Commissioners emphasized the importance of using innovation and technology to support the fishing industry – particularly improving crab-gear tracking to reduce season delays – and expressed strong support for developing a regional blue-economy ecosystem that connects emerging companies with real-world maritime challenges. They also highlighted opportunities to partner with other West Coast ports, tribes, and federal leaders, noting that San Francisco is well-positioned to be a major hub for sustainable maritime innovation.

14. New Business

Staff will partner with the Human Rights Commission and Office of Transgender Initiatives to document LGBTQ+ history on the waterfront. Transcript comments for Andre Coleman will be shared with him as requested.

15. Adjournment

ACTION: Motion by Commissioner Adams, second by Vice President Engblom. Passed unanimously.

Meeting adjourned at 6:28 p.m.