



Pier 1 The Embarcadero
San Francisco, CA 94111
www.sfport.com
415-274-0400

SAN FRANCISCO PORT COMMISSION AGENDA

Meeting Date: July 14, 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

Stephen Engblom, Vice President

Willie Adams, Commissioner

Rich Lee, Commissioner

Ken McNeely, Commissioner

ACTING EXECUTIVE DIRECTOR

Michael Martin

COMMISSION SECRETARY

Jenica Liu

Remote Meeting Access: <http://sfgovtv.org/portLIVE>

Remote Public Comment: Call 415-655-0001 | Access Code: 2662 126 3009 ##

When your item of interest is called, press *3 to be added to the speaker line.

Commenters will be allowed three minutes to speak. Call from a quiet location, speak clearly and slowly, and turn down any devices that are making sound.

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Accessible Meeting Policy: The Port Commission Hearing Room is wheelchair accessible. The Ferry Building elevator is located at the front of the building next to the main staircase. Restrooms and water fountains are available on both floors. Meetings are broadcast and captioned on SFGovTV. Phones and pagers must be silent during the meeting. You may be removed from the meeting if you take a call in the room while the meeting is in progress. Do not wear products with strong scents at public meetings.

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Know Your Rights Under the Sunshine Ordinance: Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact Administrator, by mail to Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.4689; by phone at 554.7724; by fax at 554.7854; or by email at sof@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Public Library and on sfgov.org/sunshine.

Lobbyist Registration and Reporting Requirements: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign & Government Conduct Code Sections §2.100 – 2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness, Suite 3900, San Francisco, CA 94102, phone (415) 581-2300 or fax (415) 581-2317; web site: www.sfgov.org/ethics.

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code: If the Commission approves an action identified by an exemption or negative declaration as the Approval Action (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA decision prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. Typically, an appeal must be filed within 30 calendar days of the Approval Action. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Prohibited Contributions by Persons with Pending Land Use Matters: Pursuant to Section 1.127 of the Campaign and Governmental Conduct Code, no person, or the person's Affiliated Entities, with a Financial Interest in a Land Use Matter pending before the Port Commission shall make any Prohibited Contribution at any time from the date of commencement of a Land Use Matter until 12 months have elapsed from the date that the Port Commission renders a final decision or ruling or any appeals to another city agency from that decision or ruling have been finally resolved. All capitalized terms in this provision are as defined in Section 1.127 of the Campaign and Governmental Conduct Code.

AGENDA

1. Call to Order / Roll Call

2. Approval of Minutes – June 23, 2026

3. Public Comment on Executive Session

4. Executive Session

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

- 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: Pier 70 28-Acre Site

Person Negotiating: Scott Landsittel, Deputy Director, Real Estate and Development; Wyatt Donnelly-Landolt, Asst. Deputy Director, Development; Christine Maher, Project Manager; Geoff Lewis, Sr. Financial Analyst

Negotiating Parties: Tim Bacon, Brookfield Properties

Under Negotiation: ___ Price ___ Terms of Payment ☒ Both

In this executive session, the Port's negotiators seek direction from the Port Commission on factors affecting the price and terms of payment, including price structure, reimbursement and fees, and other factors affecting the price and terms of payment of the proposed Pier 70 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.

5. Reconvene in Open Session

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

6. Ramaytush Ohlone Land Acknowledgement

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

8. Public Comment on Items Not Listed on the Agenda

9. Executive

- A. Election of Port Commission Officers
- B. Acting Executive Director's Report
 - i. Economic Vitality
 - ii. Equity
 - iii. Resilience
 - iv. Key Project Updates

10. Executive

- A. Request approval to launch Phase 1 of the Port of San Francisco's Blue Economy Initiative. (Resolution 26-38)

11. Real Estate & Development

- A. Informational presentation to consider and possible action to approve (1) up to a nine-month extension to the Lease Disposition and Development Agreement (the "LDDA") with TZK Broadway, LLC, a California limited liability company, (2) revised terms to the form Lease, an exhibit to the LDDA, that, among other things, lower rent in early lease years and defer obligation to pay a portion of rent during certain years to account for down market and insufficient cash flow, and (3) a Hotel Development Incentive Agreement, all in connection with the proposed development and operation of a 164-guestroom hotel, a dinner-theater space, and 14,000-square-foot public open space on Seawall Lots 323/324 and portions of unimproved Vallejo and Davis Street on the west side of The Embarcadero at Vallejo. (Resolution 26-39)

12. Maritime

- A. Informational presentation on Fisherman's Wharf waterside improvements.

13. New Business

14. Adjournment

Calendar of Upcoming Commission Meetings

Changes to meeting times or location will be noted if different from regular schedule.

- August 11, 2026
- September 15, 2026
- October 20, 2026

Additional Links

- [Competitive Selection Process – Restricted Communications Report](#)

Forward Calendar

Next Meeting: August 11, 2026

- **Pier 19 – Action**
 - Approval of the 2nd Amendment of and fee-waiver for License No. 17173 with Pacific Cruise Ship Terminals LLC for the periodic use of approximately 20,000 square feet of Pier 19 shed for terminal worker parking during cruise calls at Pier 27.
- **Wharf J1 – Action**
 - Request authorization to name a new Plaza located on Taylor Street (Wharf J1) “Alioto’s Plaza”, consistent with the Port’s newly adopted Recognition and Commemoration policy.
- **Pier 70 – Information**
 - Informational presentation on updates to the Pier 70 Development Project including potential amendments to the Disposition and Development Agreement (DDA), Development Agreement (DA), and other transaction documents that aim to accelerate Phase 1 vertical development and future phases.
- **Waterfront Resilience Program – Information**
 - Informational presentation on the partnership between the U.S. Army Corps of Engineers and the Port on the San Francisco Waterfront Coastal Flood Study and Port advocacy efforts related to the Water Resources Development Act.

Date to be Determined

- **Portwide – Information**
 - Informational presentation on Local Business Enterprise and Workforce Development Programs applicable to Public Contracts.
- **Pier 70 Historic Core – Information and Possible Action**
 - Informational presentation on the formation of a new Community Facilities District for the Pier 70 Historic Core with Historic Pier 70, LLC (aka, Orton Development, Inc.) under Port’s Lease Disposition and Development Agreement and Master Lease L-15814, each with Historic Pier 70, LLC and possible action recommending the formation of the new Community Facilities District to the Board of Supervisors and approving amendments to Master Lease L-15814 to facilitate the formation of the Community Facilities District.
- **Everett & Jones BBQ SF International LLC – Action**
 - Request approval of an amendment to Lease No. L-17180 with Everett & Jones BBQ SF International LLC to authorize retroactive reimbursement of an additional \$400,000 for unforeseen capital repair costs required to complete Initial Tenant Work.