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SAN FRANCISCO PORT COMMISSION - MINUTES OF THE MEETING

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, President
Ken McNeely, Vice President
Willie Adams, Commissioner
Rich Lee, Commissioner

EXECUTIVE DIRECTOR

Michael Martin

COMMISSION SECRETARY

Jenica Liu

LINK TO VIDEO RECORDING

https://sanfrancisco.granicus.com/player/clip/52846?view_id=92&redirect=true

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

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

2. **Approval of Minutes – June 23, 2026**

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

3. **Public Comment on Executive Session**

   Tim Bacon, Vice President of Development with Brookfield Properties, provided comment expressing Brookfield's strong enthusiasm for the Pier 70 project. He stated that Brookfield has been working closely with Port staff to identify a strategic and meaningful path forward for the site and believes they are now reaching an important inflection point in the project's life cycle. Mr. Bacon noted that he will return in August with Port staff to present a broader update on Pier 70's future.

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 Commissioner McNeely. 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: 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 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 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.

PRESENT:
Vice President Stephen Engblom
Commissioner Willie Adams
Commissioner Rich Lee
Commissioner Ken McNeely

ALSO PRESENT:
Michael Martin, Executive Director
Jenica Liu, Commission Secretary
Scott Landsittel, Deputy Director, Real Estate and Development
Wyatt Donnelly-Landolt, Assistant Deputy Director, Real Estate and Development
Christine Maher, Project Manager
Geoff Lewis, Sr. Financial Analyst
Annette Mathai-Jackson, 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. Commissioner McNeely 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

No public comment received.

9. Executive

A. Election of Port Commission Officers

Election of President:

Vice President Engblom called for nominations for Port Commission President. Commissioner Adams nominated Stephen Engblom, and Commissioner McNeely seconded the nomination. Hearing no additional nominations, Commissioner Adams moved to close nominations. No public comment was received. The Commission voted unanimously in favor. President Engblom thanked the Commissioners for their trust and stated he looked forward to continuing to serve the Commission.

Election of Vice President:

President Engblom then called for nominations for Port Commission Vice President. Commissioner Adams nominated Ken McNeely, and President Engblom seconded. With no further nominations, nominations were closed. No public comment was received. The Commission voted unanimously in favor of Commissioner McNeely's election. Vice President McNeely thanked the Commissioners for their support and expressed his enthusiasm for continuing to serve.

B. Executive Director's Report

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

Executive Director Michael Martin congratulated the newly elected Commission officers and welcomed Commissioner Rich Lee to the Port Commission, highlighting his extensive experience as a San Francisco small-business entrepreneur and his commitment to supporting local communities. Director Martin also congratulated Commissioner Willie Adams on his reappointment and recognized his longstanding leadership and advocacy for the working waterfront. He expressed gratitude to outgoing Commissioners Gail Gilman and Steven Lee for their years of dedicated service, noting their strong leadership, commitment to inclusive governance, and support for small businesses and waterfront stakeholders.

Director Martin reported that the Port is entering a pivotal period marked by major upcoming infrastructure investments, including the Embarcadero Seawall Program, alongside continued efforts to strengthen economic development, public access, and the working waterfront. He emphasized the importance of strong partnerships and thoughtful leadership as the Port advances these major initiatives.

Director Martin provided updates on recent waterfront activities, including the Port's successful coordination during Fourth of July celebrations. He thanked Port staff across maintenance, security, maritime, and real estate and development for their work ensuring the waterfront remained safe and welcoming for tens of thousands of visitors. He also noted the Port's collaboration with City partners during the event.

He highlighted the Port's participation in welcoming attendees of the National Association of the Deaf Conference, including installing new wayfinding signage across the waterfront in partnership with tenants and city departments. This effort supported accessibility and inclusion, reflecting the Port's ongoing commitment to welcoming all visitors.

Director Martin reported on the Port's involvement in "One City Day," during which Port staff hosted volunteer events across multiple districts, contributing to citywide cleanup and beautification efforts. He described the event as an inspiring demonstration of civic pride and community engagement.

Director Martin shared that the Ferry Building celebrated its 128th anniversary with "Ferry Fest," attracting thousands of visitors for a day of arts, food, and cultural activities. He also provided an update on the expansion of the Big Art Loop Portside program, noting that several new large-scale sculptures will be installed across the waterfront by the end of the year to activate public spaces and support local artists.

In closing, Director Martin recognized his own swearing-in earlier that day as Executive Director, expressing gratitude to the Commission and Port staff and reaffirming his commitment to leading the organization through the major opportunities and challenges ahead. He concluded his report.

President Engblom opened the floor for public comment on the Executive Director's Report; no public comment was received.

Vice President McNeely congratulated Director Martin on his appointment, noting that it reflects strong support from the Mayor and City leadership for the Port's direction. He welcomed Commissioner Rich Lee, emphasizing the value of maintaining small-business expertise on the Commission. Vice President McNeely praised Director Martin and Port staff for their deep engagement with the community, highlighted the success of the Fourth of July waterfront celebrations, and commended the continued expansion of the local artist program, noting its positive impact on activating public spaces across the waterfront.

Commissioner Adams offered extensive remarks recognizing Director Martin's longstanding dedication, professionalism and leadership. He reflected on Director Martin's early years at the Port under former Executive Director Elaine Forbes, praising his respectful demeanor, problem-solving skills and growth into a trusted leader. Commissioner Adams noted that Director Martin is now the eighth Executive Director of the Port of San Francisco since 1969 and recited the

historical list of past directors, underscoring the significance of Martin's place in that legacy. He expressed his full confidence in Martin's leadership, stating he had consistently supported him throughout the selection process, and emphasized Martin's deep understanding of the Port's history and mission.

Commissioner Lee thanked Director Martin and stated he looked forward to working collaboratively with the Commission and Port staff.

President Engblom extended his congratulations to Director Martin and expressed appreciation for outgoing Commission President Gail Gilman's leadership during the executive-director search. He praised Director Martin's steady leadership, integrity and deep knowledge, noting the Port's strong financial and organizational position as Martin assumes the role. President Engblom acknowledged the global caliber of candidates considered during the search and stated that Martin distinguished himself among an exceptional field. He also addressed recent events surrounding the San Francisco Giants' Pride Night, emphasizing the Port's commitment to equity and inclusion, recognizing the Giants' long history of leadership, and noting the importance of ongoing dialogue to reaffirm inclusive values. He requested that staff return with recommendations to strengthen inclusion across the waterfront through collaboration with tenants, labor partners, community organizations and the Giants, highlighting the opportunity for the Port to model inclusive public leadership for waterfronts around the world.

10. Executive

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

Government Affairs Manager Boris Delepine presented the item, noting that it builds on the informational presentation delivered at the June 9 meeting. He reviewed the Port's blue economy roadmap, including its alignment with the Port's history of environmental stewardship, the market assessment, peer program review, and recommended phased implementation. He stated that Resolution 26-38 would formally launch Phase 1 of the Port's blue economy initiative and establish a leasing-incentive program aimed at recruiting innovation-driven blue economy tenants to the waterfront.

Mr. Delepine outlined the seven priority sectors identified – sustainable seafood, ecotourism, clean energy, bay health, digital transformation including AI, workforce development, and cross-sector innovation – and described how the initiative honors the Burton Act by supporting the maritime economy of the future. He explained that the program would be implemented in three phases, with Phase 1 focused on establishing proof of concept and building the intake processes, legal templates, regulatory relationships, and internal support needed to grow the program. Staff aim to complete at least three transactions by the end of 2027.

He described the proposed leasing-incentive structure, including tiered discounts for land-based leases and leases with Bay access, as well as tenant-improvement incentives. The resolution delegates authority to the Executive Director to execute incentives up to $250,000 and requires staff to report back at six months and one year.

The Commission received extensive public comment, all in strong support of the initiative, from the following individuals and organizations:

- Pamela Wellner – Amplify Eco
- Jameson Buffmire – buoy.fish; commercial salmon troller, Hyde Street Harbor
- John Hurwitz – Sound Maritime Solutions
- Mike Blakeley – Bay Area Ocean Cluster
- Allyson Beach – World Ocean Council; The Continuum consortium; 9Zero
- Tal McGowan – buoy.fish
- Ellen Johnck – Maritime Commerce Advisory Committee (co-chair)
- Martha Blanchfield – SF Blue Tech
- Jim Hancock – San Francisco Sailing Science Center (President)

Commenters emphasized the Port's history of maritime innovation, the importance of inclusive ecosystem development, the need for accountable frameworks, and the opportunities for sustainable seafood, bay health, clean energy, autonomous systems, blue-tech entrepreneurship, regional ocean-cluster development, and workforce training. Additional comments underscored the importance of public education, Bay stewardship, maritime heritage, stronger regional collaboration, and the Port's ability to reduce testing and permitting barriers for blue-economy firms.

Commissioner Adams expressed support and asked staff to conduct outreach to ILWU Local 10. Vice President McNeely praised the community engagement, the initiative's structure, and the strong alignment between innovation and the working waterfront. Commissioner Lee had no further comment. President Engblom expressed appreciation for staff and the public's enthusiasm, encouraged partnerships with advisory committees and Bay Area sister ports, and highlighted the significance of building a regional ecosystem that supports both local businesses and global leadership.

ACTION: Motion by Commissioner Adams, seconded by Vice President McNeely. Passed unanimously. Resolution 26-38 adopted.

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)

Waterfront Development Project Manager Ricky Tijani presented the item, providing site context, an overview of the updated development scope, and a recap of the transaction history since the LDDA's original approval in 2019. He explained that the hotel program had been refined to 164 larger rooms to align with the proposed luxury hotel operator and that updated development costs increased from $164 million in 2019 to $182 million due to pandemic-related delays, market shifts, and rising construction costs. Mr. Tijani reviewed the financing challenges that created a $40 million funding gap and described the updated capital stack developed with TZK and its lender, including an increased senior loan contingent on modifications to Port lease terms and approval of a new incentive agreement.

Mr. Tijani outlined the three agreements under consideration:

• a fourth LDDA amendment allowing up to three three-month extensions, with conditions, fees, and updated performance milestones;

• a revised form Lease providing flat rent in the first seven years followed by a percentage rent structure, with provisions allowing temporary rent deferral in limited circumstances to meet lender requirements; and

• a Hotel Development Incentive Agreement redirecting a portion of transient occupancy tax generated by the project back into the project to support financing, subject to annual appropriation by the City.

He noted that building permits were largely ready for issuance pending minor updates, and he presented project renderings showing the hotel, Teatro ZinZanni spiegeltent structure, and proposed public open space.

Developer principal Jay Wallace was present, and Darius Anderson addressed the Commission, emphasizing the long history of the project, the impact of COVID-19, ongoing collaboration with Port staff, and the importance of Teatro ZinZanni's return to San Francisco. They acknowledged the role of organized labor and reiterated their commitment to delivering a viable project that enhances the waterfront.

The following members of the public provided comment, all in strong support of the project:

• Norm Langill, Teatro ZinZanni – praised the Port's support for arts and culture, emphasizing the value of whimsy and communal experiences.

• Beaver Bauer, costume designer and performer – highlighted Teatro ZinZanni's cultural significance and unique artistic value.

• Ellen Johnck, longtime resident – supported the project design and noted the long-standing need for activation at this prominent corner.

• Cynthia Gomez, research analyst, Unite Here Local 2 – expressed support based on the project's commitment to good union jobs and pathways to middle-class careers.

• Joe Toro, longtime Teatro ZinZanni supporter – described the organization's legacy and community impact, stating the project would be an asset to San Francisco.

Vice President McNeely expressed strong support and praised the project as a perfect fit for the waterfront, acknowledging pandemic-related financial challenges and commending the design and program mix. Commissioner Adams reflected on the long history of the project, its complexity, and Teatro ZinZanni's past success in San Francisco, noting the importance of transparency about recent closures in Seattle and Chicago but affirming confidence in the team and the project's potential. President Engblom raised questions regarding building-permit streamlining and encouraged proactive coordination to avoid delays. Staff confirmed that most permit review was already complete. Director Martin agreed to support proactive coordination.

Action: Motion by Commissioner Adams, second by Vice President McNeely. Passed unanimously. Resolution 26-39 adopted.

12. Maritime

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

Acting Maritime Director Dominic Moreno presented an update on ongoing waterside improvements at Fisherman's Wharf. He noted that, following the impacts of the pandemic and the Pier 45 fire, the Port has spent the past five years strengthening maritime infrastructure and investing in critical facilities that support the commercial fishing fleet. Recent accomplishments include installation of J9 for off-the-boat fish sales, demolition of the former Alioto's building to create a new public plaza, and continued shoreline resilience planning for seismic and flood protection.

Mr. Moreno provided historical context for Fisherman's Wharf, discussed the economic role of the fishing industry, and presented data showing significant revenue declines during the pandemic. He then outlined several major capital and maintenance projects underway:

• Pier 45 Apron Repair: A $35 million phased rehabilitation of the west apron, to begin in 2027 and conclude by 2030, ensuring continuity of fishing and processing operations.

• Ice Machine Replacement: Removal and full replacement of the industrial ice machine to maintain essential harbor services.

• Pier 47 Timber Pile Replacement: Replacement of approximately 95 severely degraded piles supporting the Scoma's facility, with completion expected by fall 2026.

• Inner Lagoon Improvements: Replacement of boat ladders (including redesigned ladders for improved safety), electrical upgrades, replacement and refurbishment of lagoon lighting, and immediate replacement of 15 deteriorated timber piles.

• Security and Operations Enhancements: Upgraded cameras, increased enforcement of non-permitted vending, improved trash management (including reintroduction of debris-removal operations and installation of an in-water trash-capture device).

• New Inner Lagoon Overlook: Demolition of the old smokehouse to create a new vantage point, now used for pop-up fish market operations.

• Fuel Dock Restoration: Remediation following a petroleum infrastructure leak, with negotiations underway to reestablish fuel service by spring 2027.

• Dredging Program: Planned dredging of the inner lagoon and Pier 45 fairway during the 2027 in-water-work window, following successful outer-lagoon dredging completed under the J9 project.

• District Enhancements: Installation of interpretive materials, improved parking management, and continued collaboration with tenants and harbor users.

Director Martin added context, noting that these waterside improvements were identified through the Fisherman's Wharf Forward effort and reflect the Port's commitment to supporting the commercial fishing industry alongside broader landside investments and community engagement. He emphasized the importance of continuing to deliver on promises made to fishermen, berth holders, and waterfront tenants.

Public Comment:

• Ellen Johnck, Maritime Commerce Advisory Committee – praised Port staff for supporting long-term tenants and assisting with PG&E remediation work; expressed appreciation for staff responsiveness and partnership.

• Taryn Hoppe, local business owner and CBD member – expressed gratitude for visible improvements and ongoing investment in the Wharf.

Commissioner Adams commended staff for extensive engagement with berth holders, fishers, and community stakeholders, noting the report's clear reflection of those conversations. Vice President McNeely raised questions about dredging challenges, contractor availability, and potential partnerships to expand options. Staff and Director Martin discussed current strategies, including hiring a dredge manager, pursuing siltation-rate studies, issuing industry RFIs, exploring coordination with SF Recreation & Parks' marina operations, and considering future regional or federal partnerships. Commissioner Adams recommended pursuing support from federal representatives and agencies including MARAD, DOT, the Federal Maritime Commission, and congressional offices. President Engblom encouraged incorporating blue-economy innovation into future Wharf operations, including potential technology partnerships and future-proofing the fuel dock for electric charging.

No action was required on this informational item.

13. New Business

Director Martin summarized items of new business for future Commission consideration, including returning with recommendations to strengthen inclusion along the waterfront through equity-focused engagement with labor and community-based organizations. He also noted upcoming follow-up on dredging issues, including regulatory coordination, potential lobbying strategies, and exploration of innovative concepts such as drone-assisted fish delivery. Staff will bring back an informational item outlining dredging needs and opportunities.

No additional new business was raised by Commissioners.

14. Adjournment

Commissioner Adams moved to adjourn the meeting in memory of Nolan Xavier Wells, a young man from Mississippi whose recent death has drawn national attention and concern. Commissioner Adams expressed hope that the family receives answers and justice in light of the circumstances surrounding the incident.

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

Meeting adjourned at 5:27 p.m.