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

SAN FRANCISCO PORT COMMISSION AGENDA

Meeting Date: September 15, 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
Vanessa Tapia Hartigan, Commissioner
Rich Lee, Commissioner

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 031 7038 ##

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.

311 Free language assistance / 免費語言協助 / Ayuda gratuita con el idioma / Бесплатная помощь переводчиков / Trợ giúp Thông dịch Miễn phí / Assistance linguistique gratuity / 無料の言語支援 / 무료 언어 지원 / คว“ ว “งภ“ษ“ ’ ค / Libreng tulong para sa wikang Tagalog

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.

To request sign language interpreters, readers, large print agendas, translations and other accommodations: Email melanie.kung@sfport.com and lucinda.hom@sfport.com or call 415-274-0400. **Please email at least two full business days** before the meeting so we can ensure support is available.

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 sotf@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 – August 11, 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 LEGAL COUNSEL AND 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 24 Annex
            Person Negotiating: Port: Scott Landsittel, Deputy Director, Real Estate & Development; David Le, Property Manager
            Negotiating Parties: Brian Holland, Pier 24 Location, LLC
            Under Negotiation: __ Price __ Terms of Payment X Both

            Port's negotiators seek direction from the Port Commission on factors affecting the price and terms of payment, including use, term, rent structure, rent credits and other market lease incentives to secure investment in and occupancy of Pier 24 Annex for use supporting temporary events and exhibitions, with conditions on public access and use.

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. Executive Director's Report
   i. Economic Vitality
   ii. Equity
   iii. Resilience
   iv. Key Project Updates
   v. Commendation for Former Commissioners Gail Gilman and Steven Lee

10. Real Estate & Development

A. Informational presentation with possible action to increase the Port's sole-source grant to the Fisherman's Wharf Community Benefits District not-to-exceed amount by $1,953,902 and extend the term by 12 months. (Resolution 26-45)

B. Informational presentation with possible action recommending the formation of a new Community Facilities District for the Pier 70 Historic Core with Historic Pier 70, LLC (aka, Orton Development, Inc.) under the Port's Lease Disposition and Development Agreement and Master Lease L-15814, each with Historic Pier 70, LLC to the Board of Supervisors and approving amendments to Master Lease L-15814 to facilitate the formation of the Community Facilities District. (Resolutions 26-46 and 26-47)

11. Planning & Environment

A. Informational presentation on the Concept Design for the Recreation and Parks Department Embarcadero Plaza and Sue Bierman Park redesign and a Memorandum of Understanding between the Port and Recreation and Parks Department for the management of Port lands within the two parks.

12. New Business

13. Adjournment

Calendar of Upcoming Commission Meetings

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

- October 20, 2026
- November 10, 2026
- December 8, 2026

Additional Links

- Competitive Selection Process – Restricted Communications Report

Forward Calendar

Next Meeting: October 20, 2026

- **SWL 303 – Action**
  - Request approval of proposed Lease No. L-17402 with Pilot Thomas Logistics, LLC, for approximately 29,614 square feet of land and pier space at SWL 303 for a five-year initial term, with one five-year extension option, subject to Board of Supervisors approval.

- **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 up to $400,000 for unforeseen landlord capital repair costs discovered during construction and required to allow occupancy and complete the initial Tenant Work.

- **Candlestick Point and Hunters Point Shipyard – Action**
  - Request Port Commission authorization to waive its right to take jurisdiction of parks system on Public Trust Lands within the Candlestick Point and Hunters Point Shipyard Redevelopment Area and to allow the San Francisco Recreation and Parks Department to take jurisdiction and management of the parks system consistent with Section 19 of California Senate Bill 792.

- **Blue Economy – Action**
  - Request approval for the President of the San Francisco Port Commission to travel to Barcelona, Spain, on November 2-5, 2026, to speak at the Tomorrow.Blue Economy Conference.

- **Portwide – Information**
  - Informational presentation on the Port's dredging program.

- **Dry Docks Eureka and No. 2 – Information**
    - Informational presentation on Dry Dock No. 2 emergency stabilization repairs and future Disposal Project Execution Plan for both Dry Docks Eureka and No. 2.

- **Pier 68 – Information**
    - Informational presentation on a potential Pier 68 solicitation for a partner to plan and execute historic building adaptive reuse, new construction, and overall site improvement in accordance with the Waterfront Plan.

- **Piers 30-32 – Information**
    - Informational presentation analyzing key factors the Developer and Port staff have evaluated for potential to improve the feasibility of the proposed redevelopment of Piers 30-32.

Date to be Determined

- **Portwide – Action**
    - Request to approve accept and expend resolution for 2025 FEMA Port Security Grant Program (PSGP) grant.
    - Petition and authorization to join the Fisherman's Wharf Community Benefits District.

- **Pier 23 & Roundhouse 2 – Action**
    - Request to approve renewal of MOU with SF PUC reflecting updates to parameter rates and extension of term.