



MEMORANDUM

March 6, 2026

TO: MEMBERS, PORT COMMISSION
Hon. Gail Gilman, President
Hon. Stephen Engblom, Vice President
Hon. Willie Adams
Hon. Steven Lee
Hon. Ken McNeely

FROM: Michael Martin
Acting Executive Director

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Michael Martin
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SUBJECT: Request approval of a proposed Memorandum of Understanding with the San Francisco Police Department for the periodic use of Pier 94 for Emergency Vehicle Operations Course Training.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 26-12

EXECUTIVE SUMMARY

Since early 2020, the San Francisco Police Department (“SFPD”) has operated a police motor vehicle training course for instructing police officers in tactical driving at Pier 96 under the terms of Port memorandum of understanding (“MOU”) M-16540, dated May 1, 2020. As the site has been used by subsequent training cohorts, SFPD has encountered difficulty in safely executing certain high-speed maneuvers at the site because of the configuration of the premises at Pier 96. In early 2025, SFPD reached out to the Port of San Francisco (“Port”) to request the use of additional paved land to facilitate the safe practice of maneuvers on specific dates in the Academy training calendar. The Port identified additional space at Pier 94, which is directly adjacent to the existing training course and would allow such police training to take place safely. Port staff now request approval of a Memorandum of Understanding with SFPD for the periodic use of 622,500 Square Feet of Paved Land Space at Pier 94 for a period of 1 year for Emergency Vehicle Operations Course Training.

BACKGROUND

On May 1st, 2020, the SFPD entered into a Memorandum of Understanding with the Port for the use of Pier 96 for tactical driving training of its police officers under the terms of Port MOU M-16540. Such training includes maneuvers such as high-speed driving techniques, hazard avoidance simulations, emergency braking, and pursuit training courses to simulate operating an emergency vehicle under normal patrol, pursuit, and 'Code 3' conditions.

While SFPD has been able to successfully complete their training with the existing configuration of the site at Pier 96, the current configuration limits the ability of emergency vehicles to operate at high speeds for sustained periods. This limitation inhibits the effective training of certain techniques and maneuvers by operators using the Pier 96 training course. In order to provide adequate space to safely complete these high-speed maneuvers, SFPD reached out to the Port to request the periodic use of additional paved land space.

Port staff reviewed various locations within the Eco-Industrial Complex and identified Pier 94, an open, large paved area, as a suitable location for the proposed use. The location is adjacent to the existing training course and large enough to allow high-speed maneuver training to take place safely. Port staff now requests approval of a Memorandum of Understanding with SFPD for the periodic use of 622,500 Square Feet of Paved Land Space at Pier 94 for a period of approximately 1 year.

PROPOSED MEMORANDUM OF UNDERSTANDING TERMS

Basic Lease Information

<i>License Number:</i>	M-17399
<i>Licensee:</i>	San Francisco Police Department, An Agency of the City & County of San Francisco
<i>License Area:</i>	Approx. 622,500 rentable square feet of Paved Land space at Pier 94, in its as-is condition
<i>Additional Defaults:</i>	Licensee agrees and acknowledges that, in addition to an Event of Default under Section 11 of this License, any uncured default by Licensee under Port Contract M-16540 between Port and Licensee, dated May 1, 2020 for reference purposes, as amended (the " Pier 96 Agreement "), will be deemed an Event of Default under this License.

<p><i>Length of Term:</i></p>	<p>On a periodic basis, previously approved in writing by Port for each requested use, from March 15, 2026 to March 30, 2027.</p> <p>Licensee must obtain Port’s prior written approval for use of the License Area not less than 10 Days before the applicable Authorized Access Period.</p> <p>An Authorized Access Period may only occur on an “EVOC Training Day,” which is defined as a day when the SFPD is actually conducting an Emergency Vehicle Operator Course training at Pier 96 and needs additional space to conduct that training.</p>
<p><i>Daily License Fee:</i></p>	<p>One Thousand Three Hundred Dollars (\$1,300.00)</p>
<p><i>Security Deposit:</i></p>	<p>Zero Dollars (\$0.00)</p>
<p><i>Permitted Activity:</i></p>	<p>Licensee may use the Premises during Authorized Access Periods only for EVOC training uses, including emergency braking, steering, and cornering, reverse driving, hazard avoidance, high-speed maneuvers, vehicle pursuit, other tactical driving techniques, and other directly related uses, and for no other purpose. Licensee must obtain Port’s prior written consent to any use or occupancy of the Premises by any agent, contractor, or subcontractor of Licensee.</p>
<p><i>Port Unconditional Right to Reject Licensee’s Request to Use License Area:</i></p>	<p>Notwithstanding anything to the contrary contained in this License, Port has the right, in its sole discretion, to reject or disapprove Licensee’s request to conduct the Permitted Activities in the License Area for any applicable Authorized Access Period, on a case-by-case basis.</p> <p>Any request to use the License Area for the Permitted Activity while Port has granted another user use of such area or the area is being used for revenue-generating activities during the same time period is automatically disapproved.</p>
<p><i>Maintenance and Repair:</i></p>	<p>Sole responsibility of Licensee—no exceptions</p>
<p><i>Utilities and Services:</i></p>	<p>Sole responsibility of Licensee—no exceptions</p>
<p><i>Insurance:</i></p>	<p>As required by the City & County of San Francisco’s Risk Manager</p>

<i>Indemnity:</i>	Licensee will indemnify Port for all claims related to the Permitted Activity, including any claims against Port from users of the License Area.
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RECOMMENDATION

Port staff recommends that the Port Commission approve the attached resolution authorizing staff to enter into the proposed MOU M-17399 with the San Francisco Police Department on the terms and conditions described in this memorandum.

Prepared by: Demetri Amaro
 Maritime Business Development Manager

For: Andre Coleman
 Deputy Director, Maritime Division

Attachments: Attachment 1 - M-17399

**PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 26-12

WHEREAS, Charter Section B3.581 empowers the Port Commission with the power and duty to use, conduct, operate, maintain, manage, regulate, and control the Port area of the City and County of San Francisco; and

WHEREAS, The San Francisco Police Department (“SFPD or Licensee”) is an Agency of the City & County of San Francisco and currently operates an emergency vehicle training course at Pier 96 under the terms of a memorandum of understanding (MOU) M-16540 with the Port; and

WHEREAS, Port staff has negotiated the terms of MOU M-17399 for approximately 622,500 sq. ft. of paved land space at Pier 94 (the “License Area”) with SFPD for its periodic use concurrent with SFPD’s use of Pier 96 for Emergency Vehicle Operations Course training; MOU M-17399 will commence on March 15, 2026 and conclude on March 30, 2027, and includes terms further described in the memorandum accompanying this resolution; and

WHEREAS, Licensee may use the License Area under MOU M-17399 with Port’s prior approval, which ensures the License Area is not being used or required for other revenue-generating activities; and

WHEREAS, Port staff recommends approval of MOU M-17399 with the terms and conditions described in the memorandum accompanying this resolution; now, therefore be it

RESOLVED, That the Port Commission hereby approves MOU M-17399 with SFPD, including the terms and conditions described in the memorandum accompanying this resolution and authorizes the Executive Director, or the Executive Director’s designee, to execute MOU M-17399; and be it further

RESOLVED, That the Port Commission authorizes the Executive Director or the Executive Director’s designee, to enter into any additions, amendments or other modifications to the MOU M-17399 that the Executive Director, in consultation with the City Attorney, determines are in the best interest of the Port, do not materially increase the obligations or liabilities of the Port or materially decrease the public benefits accruing to the Port, and are necessary and advisable to complete the transaction and effectuate the purpose and intent of this Resolution, such determination to be conclusively evidenced by the execution and delivery by the Executive Director of any such documents.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of March 10, 2026.

Secretary