

SAN FRANCISCO PORT COMMISSION

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AGENDA SPECIAL MEETING THURSDAY, DECEMBER 12, 2013 2:15 P.M. OPEN SESSION

**PORT COMMISSION HEARING ROOM, SECOND FLOOR
FERRY BUILDING, SAN FRANCISCO CA 94111**

The Port Commission Agenda as well as Staff Reports/Explanatory Documents available to the public and provided to the Port Commission are posted on the Port's Website at www.sfport.com. The agenda packet is also available at the Pier 1 Reception Desk. If any materials related to an item on this agenda have been distributed to the Port Commission after distribution of the agenda packet, those materials are available for public inspection at the Port Commission Secretary's Office located at Pier 1 during normal office hours.

1. CALL TO ORDER / ROLL CALL

2. APPROVAL OF MINUTES – November 12, 2013

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

- A. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting: Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.
- B. Announcement of Time Allotment for Public Comments: Please be advised that a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Port Commission adopts a shorter period on any item.

5. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

Public comment is permitted on any matter within Port jurisdiction and is not limited to agenda items. Public comment on non-agenda items may be raised during Public Comment Period. A member of the public has up to three minutes to make pertinent public comments. Please fill out a speaker card and hand it to the Commission Secretary. If you have any question regarding the agenda, please contact the Commission Secretary at 274-0406. No Commission action can be taken on any matter raised during the public comment period for items not listed on the agenda other than to schedule the matter for a future agenda, refer the matter to staff for investigation or respond briefly to statements made or questions posed by members of the public. (Government Code Section 54954.2(a))

6. EXECUTIVE

- A. Executive Director's Report
- *U.S.S. Pampanito* 70th Birthday – November 1943 to November 2013
 - *SS Jeremiah O'Brien's* 70th Birthday – November 1943 to November 2013
 - Pier 92 Grain Silo Public Art Project
 - Pier 43 Arch Reopening
 - Schedule of Port Commission Meetings for 2014 attached hereto
 - Report on Osaka Sister Port Conference – November 12-14, 2013

7. CONSENT

- A. Request authorization to advertise for competitive bids for Construction Contract No. 2758, Bayview Gateway and Tulare Park Project located in the Southern Waterfront along the Islais Creek Channel between 3rd Street and Illinois Street. (Resolution No. 13-48)
- B. Request approval of the Operations Agreement with Expeditors International of Washington, Inc. ("Expeditors") granting Expeditors authority to operate its site in Brisbane, California as a Foreign Trade Zone No. 3 usage-driven site for a term of five years, with one option to extend for four years and outlining conditions for the operation of the usage-driven site. (Resolution No. 13-49)
- C. Request authorization from the Port Commission to: (1) file with the California Building Standards Commission, the Port's amendments to the 2013 California Building Standards Code and the local findings that support such modifications; (2) repeal the existing June 14, 2011 edition of the 2010 Port of San Francisco Building Code (including Green Building Standards), 2010 Port of San Francisco Mechanical Code, 2010 Port of San Francisco Electrical Code, 2010 Port of San Francisco Plumbing Code, effective midnight, December 31, 2013; and (3) adopt the 2013 Port of San Francisco Building Standards Code (which includes the 2013 Port of San Francisco Building, Mechanical, Electrical, Plumbing, and Green Building Standards Codes), with an effective date of January 1, 2014. (Resolution No. 13-50)

8. PLANNING AND DEVELOPMENT

- A. Request approval to award the development opportunity described in the Request for Proposals for the Pier 38 Bulkhead Building Rehabilitation Project to TMG Pier 38 Partners, LLC and authorize staff to initiate lease negotiations for the bulkhead building rehabilitation project at Pier 38, located at Delancey Street and The Embarcadero. (Resolution No. 13-51)
- B. Informational presentation on responses to the Request for Proposals for the lease of the EcoCenter at Heron's Head Park and surrounding 6,058 square feet of non-exclusive license area, located near the intersection of Jennings Street and Cargo Way.
- C. Informational presentation on the mixed-use development project for Seawall Lot 337 and Pier 48 bounded by China Basin Channel, Third Street, Mission Rock Street, and San Francisco Bay and adjacent to AT&T Park.

9. REAL ESTATE

- A. Request approval of Third Amendment to Lease No. L-15169 with Autodesk, Inc. a Delaware corporation ("Autodesk") for approximately 3,400 square feet of unimproved shed space located at Pier 9, subject to approval by the Board of Supervisors. (Resolution No. 13-52)

10. FINANCE AND ADMINISTRATION

- A. Request approval of: (1) the issuance of the Port of San Francisco's Series 2014 Revenue Bonds (the "2014 Port Revenue Bonds") to fund certain capital improvements on Port property, in the aggregate principal amount not to exceed thirty million dollars (\$30,000,000) with an interest rate not to exceed twelve percent (12%) per annum; (2) the form of the Second Supplement to Indenture of Trust, between the Port and a trustee; (3) the sale of the 2014 Bonds by negotiated sale pursuant to a bond purchase contract; (4) authority to enter into contract with the underwriter team selected by the Port's Executive Director; and (5) the form of a bond purchase contract, with a not to exceed underwriter's discount and true interest cost, between the Port and the selected underwriter team. (Resolution No. 13-53)

11. NEW BUSINESS

12. ADJOURNMENT

**FORWARD CALENDAR
(TARGETED COMMISSION MEETING, SUBJECT TO CHANGE)**

JANUARY 14, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Portwide	Informational	Presentation on the Port's Climate Action Plan
2	Pier 14	Informational	Presentation on a new public art installation for the Pier 14 Plaza created by the Flaming Lotus Girls
3	Pier 70	Action	Approval of the First Amendment to the Exclusive Negotiation Agreement with Forest City Development for the Pier 70 Waterfront Site, bordered generally by 20th Street, Michigan Street, 22nd Street and the San Francisco Bay
4	Portwide	Action	Election of Port Commission Officers
5	Heron's Head Park at Cargo and Jennings Street	Action	Authorization to execute a lease for the Eco Center at Heron's Head Park and surrounding 6,058 square feet of non-exclusive license area
6	Pier 35	Action	Authorization to advertise for competitive bids for Construction, Pier 35 Building and Roof Repairs
7	SWL 322-1	Action	Approval of Memorandum of Understanding between the San Francisco Mayor's Office of Housing ("MOH") and the Port regarding the terms and conditions under which the Port will allow MOH to solicit a developer to enter into a lease with the Port for the development of Seawall Lot 322-1 with an affordable housing development
8	Portwide	Action	Request approval of the Operations Agreement with Phillips 66 Company at the Rodeo, CA Refinery granting Phillips 66 Refinery exclusive authority to operate its site in Rodeo as a Foreign Trade Zone No. 3 subzone for a term of five years, with three options to extend for five years each
9	Portwide	Action	Approval of: (1) the preliminary form of the Official Statement relating to the Bonds and the distribution of the statement; and (2) the form of the Continuing Disclosure Certificate of the Port and the execution of the certificate

FEBRUARY 11, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Portwide	Informational	Presentation on the Port's Biennial Operating and Capital Budget for Fiscal Years 2014-15 and

			2015-16
2	Portwide	Informational	Presentation on the Port's 10-Year Capital Plan
3	Portwide	Action	Approval of the Executive Director's nomination of members of the Port Building Code Review Board
4	Pier 94 and 96	Action	Authorization to advertise for competitive bids for Construction, Pier 94-96 Storm Drain and Outfall repairs

FEBRUARY 25, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Pier 70	Informational	Update on the Orton Development Inc.'s proposed project for the lease and rehabilitation of the 20 th Street Historic Buildings on or near 20 th and Illinois Streets at Pier 70
2	Pier 33	Informational	Presentation on the Pilot Program for the Pier 33 Retail Space
3	Portwide	Action	Approval of the Port's Biennial Operating and Capital Budget for Fiscal Years 2014-15 and 2015-16
4	Portwide	Action	Approval of the Port's 10-Year Capital Plan

MARCH 11, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Pier 35	Action	Authorization to award Construction Contract No. XX, Pier 35 Building and Roof Repairs
2	Pier 70	Action	Approval of a lease and development agreement with Orton Development, Inc. for the 20th Street Historic Buildings at Pier 70
3	3rd Street & Cargo Way Triangle and Cargo Way	Action	Authorization to advertise for competitive bids for Construction, Quint Street Lead Improvement Project
4	Copra Loading Dock near Tulare Street	Action	Authorization to advertise for competitive bids for Construction, Copra Crane Refurbishment

APRIL 8, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Army Street, Islais Street, and Pier 90	Action	Authorization to award Construction Contract No. 2758, Bayview Gateway & Tulare Park Projects

MAY 13, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Pier 94 and 96	Action	Authorization to award Construction Contract No. X, Pier 94-96 Storm Drain and Outfall Repairs

JUNE 10, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Pier 31	Action	Authorization to advertise for competitive bids for Construction, Pier 31 Building and Roof Repairs

JULY 8, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Pier 35	Action	Authorization to advertise for competitive bids for Construction, Pier 35 Substructure Repairs

AUGUST 12, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Pier 31	Action	Authorization to award Construction Contract No. XX, Pier 31 Building and Roof Repairs
2	3rd Street & Cargo Way Triangle and Cargo Way	Action	Authorization to award Construction Contract No. 2764, Quint Street Lead Improvement Project

SEPTEMBER 9, 2014

	FACILITY/POLICY	ITEM	TITLE
1	Pier 35	Action	Authorization to award Construction Contract No. XX, Pier 35 Substructure Repairs

DATE TO BE DETERMINED

	FACILITY/POLICY	ITEM	TITLE
1	Pier 27	Informational	Presentation on the James R. Herman Cruise Terminal Management Agreement with Metro Cruise LLC

2	Pier 27	Action	Approval of the James R. Herman Cruise Terminal Management Agreement with Metro Cruise LLC
3	South Beach	Action	Port Commission's consideration of agreements between the Port Commission and the Successor Agency to mutually terminate 13 ground leases in the South Beach project area and set business terms for the transfer of the South Beach Harbor Program
4	Pier 70	Action	Authorization to advertise for competitive bids for Construction, Crane Cove Park Project Phase 1
5	Pier 70	Action	Authorization to award Construction Contract No. 2740, Crane Cove Park Project - Phase 1

**JANUARY/FEBRUARY 2014
CALENDAR OF UPCOMING PORT MEETINGS – OPEN TO THE PUBLIC**

DATE	TIME	GROUP	LOCATION
Jan. 14	2:00 PM Closed Session	Port Commission	Port Commission Hearing Room at the Ferry Building
	3:15 PM Open Session	Port Commission	Port Commission Hearing Room at the Ferry Building
Feb. 11	2:00 PM Closed Session	Port Commission	Port Commission Hearing Room at the Ferry Building
	3:15 PM Open Session	Port Commission	Port Commission Hearing Room at the Ferry Building
Feb. 25	2:00 PM Closed Session	Port Commission	Port Commission Hearing Room at the Ferry Building
	3:15 PM Open Session	Port Commission	Port Commission Hearing Room at the Ferry Building

NOTES:

The San Francisco Port Commission meets regularly on the second and fourth Tuesday of the month at 3:15 p.m., unless otherwise noticed. The Commission Agenda and staff reports are posted on the Port's Website @ www.sfport.com. The Port Commission meetings can be viewed online at http://sanfrancisco.granicus.com/ViewPublisher.php?view_id=92. The Port Commission meetings are also broadcasted on the 2nd & 4th Thursday of the month at 9 p.m. on Comcast Cable Channel 26 or Astound Cable Channel 78 (formerly RCN Cable). Contact Amy Quesada at 274-0406 or amy.quesada@sfport.com

The Fisherman's Wharf Waterfront Advisory Group (FWWAG) meets regularly on a bi-monthly basis, on the third Tuesday of the month. The regular meeting time and place is 9:00 a.m. at Scoma's Restaurant, Pier 47 at Fisherman's Wharf. Contact Rip Malloy @ 274-0267 or rip.malloy@sfport.com

The Maritime Commerce Advisory Committee (MCAC) meets every other month, on the third Thursday of the month, from 11:30 a.m. to 1:00 p.m. @ Pier 1. Contact Jim Maloney @ 274-0519 or jim.maloney@sfport.com

The Mission Bay Citizens Advisory Committee meets on the second Thursday of the month at 5:00 p.m. in the Creek Room at Mission Creek Senior Building located at 225 Berry Street in San Francisco (along the Promenade just beyond the library.) Contact Catherine Reilly at the former Redevelopment Agency @ 749-2516 or catherine.reilly@sfgov.org

The Northeast Waterfront Advisory Group (NEWAG) meets regularly on a bi-monthly basis on the first Wednesday of the month from 5:00 p.m. to 7:00 p.m. in the Bayside Conference Room @ Pier 1. Contact Jonathan Stern @ 274-0545 or jonathan.stern@sfport.com

The Central Waterfront Advisory Group (CWAG) meets monthly on an as-needed basis, generally on the third Wednesday of the month from 5 to 7 p.m. in the Bayside Conference Room at Pier 1. Contact Mark Paez @ 705-8674 or mark.paez@sfport.com

The Southern Waterfront Advisory Committee (SWAC) meets every last Wednesday of the month from 6:15 to 8:15 p.m. Location to be determined. Contact David Beaupre @ 274-0539 or david.beaupre@sfport.com

The Waterfront Design Advisory Committee (WDAC) meets jointly with the Design Review Board of the Bay Conservation and Development Commission on the first Monday of the month at BCDC, 50 California Street, Rm. 2600, at 6:30 p.m. The Committee meets as needed on the fourth Monday of the month at 6:30 p.m. in the Bayside Conf. Rm. @ Pier 1. Contact Dan Hodapp @ 274-0625 or dan.hodapp@sfport.com

ACCESSIBLE MEETING INFORMATION POLICY

FERRY BUILDING:

The Port Commission Hearing Room is located on the second floor of the Ferry Building. The main public entrance is from the west (Embarcadero) side and is served by a bank of elevators adjacent to the historic staircase. Accessible public restrooms are on the first floor at the northeast end of the building as well as on the second floor across the lobby from the Port Commission Hearing Room. The main path of travel to the Port Commission Hearing Room is equipped with remote infrared signage (Talking Signs). The Port Commission Hearing Room is wheelchair accessible. Accessible seating for persons with disabilities (including those using wheelchairs) is available. The closest accessible BART and MUNI Metro station is Embarcadero located at Market & Spear Streets. Accessible MUNI lines serving the Ferry Building area are the F-Line, 9, 31, 32 and 71. For more information about MUNI accessible services, call (415) 923-6142. The nearest accessible parking is provided in the following off-street pay lots: 3 spaces in the surface lot on the west side of the Embarcadero at Washington Street.

Hourly and valet parking is available in the Pier 3 lot. This lot is accessed through the Pier 3 bulkhead building entrance on the east side of the Embarcadero. This lot is located on the pier deck; adjacent to the ferry boat Santa Rosa. Additional covered accessible off-street pay parking is available in the Golden Gateway Garage, which is bounded by Washington, Clay, Drumm and Battery Streets. Entrance is on Clay St. between Battery and Front Streets. There is no high-top van parking. Metered street parking is available on the Embarcadero, Washington, Folsom & Drumm Streets.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

A sign language interpreter and alternative format copies of meeting agendas and other materials can be provided upon request made at least 72 hours in advance of any scheduled meeting. Contact Wendy Proctor, Port's ADA Coordinator, at 274-0592, the Port's TTY number is (415) 274-0587.

Know Your Rights Under the Sunshine Ordinance:

Government's duty is to serve the public, reaching its decisions 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 (Sections 67.1 et seq. of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Chris Rustom by mail: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at (415) 554-7724; by fax at (415) 554-7854 or by email at sof@sfgov.org. Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from Mr. Rustom or by printing Sections 67.1 et seq. of the San Francisco Administrative Code on the Internet, at <http://www.sfgov.org/sunshine>.

NOTICES

Prohibition of Ringing of Sound Producing Devices:

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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.