[Management Agreement Amendment - IMCO Parking, LLC - Management of Parking Garages and Lots - Not to Exceed $219,000,000]

Resolution approving the third contract amendment with IMCO Parking, LLC, and the City and County of San Francisco, by and through the San Francisco Municipal Transportation Agency, for the management of two off-street parking facilities under the jurisdiction of the Port of San Francisco, located at Pier 30-32 and Pier 70, for an increased amount not to exceed $12,000,000 for a total contract amount not to exceed $219,000,000 effective on March 1, 2026, with no changes to the term of February 1, 2023, through January 31, 2032.

WHEREAS, The Port of San Francisco (Port) manages a large portfolio of paid parking, both on-street parking meters and off-street parking facilities; and

WHEREAS, Port has for many years collaborated with San Francisco Municipal Transportation Agency (SFMTA) to manage paid parking on-street (e.g. along the Embarcadero), on-street parking meters on Port property are managed and operated by SFMTA and its contracted vendors, and Port reimburses SFMTA for vendor and staff costs related to management of Port's on-street parking; and

WHEREAS, Port has determined that its existing vendor contracts for management of certain off-street parking facilities are no longer meeting Port's needs, and Port therefore approached SFMTA to expand the existing parking-management relationship to include certain off-street parking facilities; and

WHEREAS, Port and SFMTA staff completed a detailed operational review of off-street parking facilities under Port jurisdiction and then created an operational plan for how SFMTA could manage paid parking at a designated group of off-street parking facilities, the operational plan was agreed to, and the terms and conditions of SFMTA's management of

these facilities was included within an updated Memorandum of Understanding (MOU) that details SFMTA's operation and management of both on-street and off-street paid parking for Port; and

WHEREAS, Within the group of Port off-street parking facilities that SFMTA has agreed to manage are four facilities that require more detailed and sophisticated oversight; Port and SFMTA agree that these four facilities would benefit from being managed by a professional parking operations company, and the new Port-SFMTA MOU authorizes SFMTA to contract out the day-to-day management of these four off-street parking facilities - Triangle Lot, Seawall 321, Pier 30-32, and Pier 70 - to SFMTA-contracted parking operators; and

WHEREAS, SFMTA's existing Group B parking-management contract with IMCO Parking, LLC (IMCO) contains specific terms and conditions by which the SFMTA may add or delete parking garages from the contract scope of work. Pursuant to these existing contract terms, it is proposed to add two off-street parking facilities - Pier 30-32 and Pier 70 - under Port jurisdiction to the IMCO Group B contract; and

WHEREAS, The management fee paid to IMCO would be increased by $3,174 per month, which is calculated using the rate of $2.00 for each parking space that the SFMTA adds to the Group B garages, as provided in the IMCO Contract. IMCO would also be reimbursed for approved expenses it incurs in operating the two new facilities, which will be approximately $167,000 per month, for a total amount not to exceed $12,000,000 over the remaining 71 months of the IMCO Contract term; and

WHEREAS, Port will reimburse the SFMTA's administrative costs incurred in providing oversight to IMCO's management of the Port off-street facilities and their revenues, in the same manner as SFMTA oversees the management and operations of Port on-street parking meters, and

WHEREAS, Board of Supervisors' approval of the Third Amendment is required under Charter, Section 9.118, because the original value of the IMCO Contract was greater than $10,000,0000 and value of the proposed Amendment exceeds $500,000; and

WHEREAS, On October 25, 2025, the SFMTA, under authority delegated by the Planning Department, determined that the amendment of the IMCO Contract and IMCO's management of the Garage under that Amendment is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b), now, therefore, be it

RESOLVED, That the Board of Supervisors authorizes the Municipal Transportation Agency to execute the Third Amendment to Contract No. SFMTA-2021-64/2 with IMCO Parking, LLC, to add operations and management of the Pier 30-32 and Pier 70 to the scope of work of that contract and to increase the amount of that contract $12,000,000 to compensate IMCO Parking, LLC, additional management fees and to reimburse approved operating expenses for the Pier 30-32 and Pier 70 as provided in the Contract, for an amended total contract amount not to exceed $219,000,000 effective on March 1, 2026; and, be it

FURTHER RESOLVED, That the Municipal Transportation agency, in consultation with the City Attorney, is authorized to correct the Third Amendment and other documents (without altering substantive provisions of the contract) and to take other actions as necessary to implement and effect the purposes of this Resolution and the Third Amendment to Contract No. SFMTA-2021-64/2; and, be it

FURTHER RESOLVED, That within thirty (30) days of the agreement being fully executed by all parties, the Municipal Transportation Agency shall provide the final agreement to the Clerk of the Board for inclusion into the official file.