

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 251202-113

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

WHEREAS, Port has for many years collaborated with SFMTA to manage paid parking on-street (e.g. along The Embarcadero), and Port reimburses SFMTA for vendor and staff costs related to SFMTA's management of Port's on-street parking, and Port receives the net income from parking fees and parking citations; and,

WHEREAS, Port has existing contracts with private parking operators that manage paid parking at many Port off-street parking facilities, and these contractual relationships are no longer meeting Port's operational needs, and Port therefore approached SFMTA staff to discuss the potential for expanding the existing parking-management relationship to include off-street parking facilities in addition to on-street parking; 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, The group of Port off-street parking facilities that SFMTA has agreed to manage consist of four facilities that require more detailed and sophisticated oversight, and 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 has agreed to add the four off-street parking facilities under the jurisdiction of the Port to the scope of work of two existing contracts SFMTA has with two parking operators, LAZ Parking California, LLC (LAZ), and IMCO Parking, LLC (IMCO); and,

WHEREAS, The LAZ and IMCO contracts contain specific terms and conditions by which the SFMTA may add or delete parking garages from the contract scope of work, and pursuant to these existing contract terms, it is proposed to add two Port-owned facilities to the LAZ contract and two to the IMCO contract; and,

WHEREAS, Under the Group A contract, the SFMTA pays LAZ a monthly management fee of \$10,000 per month and additionally reimburses LAZ its expenses incurred operating and

maintaining the garages, which total approximately \$20,000,000 annually; and,

WHEREAS, Under the proposed Second Amendment, commencing on March 1, 2026, the Triangle Lot (66 stalls) and Seawall 321 (180 stalls) facilities totaling 242 stalls would be added to the Group A facilities; and,

WHEREAS, The management fee paid to LAZ would be increased by \$492 per month, which is calculated using the rate of \$2.00 for each parking space that the SFMTA adds to the Group A garages, as provided in the LAZ Contract, and LAZ would also be reimbursed for approved expenses it incurs in operating the two new facilities, which will be approximately \$127,000 per month, for a total amount not to exceed \$9,000,000 over the remaining 71 months of the LAZ Contract term; and,

WHEREAS, Under the Group B contract, SFMTA pays IMCO a monthly management fee of \$11,600 per month and additionally reimburses IMCO its expenses incurred operating and maintaining the garages, which total approximately \$23,500,000 annually; and,

WHEREAS, Under the proposed Third Amendment, commencing on March 1, 2026, the Pier 30-32 (1,300 stalls) and Pier 70 (287 stalls) facilities totaling 1,587 stalls would be added to the Group B facilities; and,

WHEREAS, The management fee paid to IMCO would be increased by \$3,174 per month, which is calculated using the rate of \$200 for each parking space that the SFMTA adds to the Group B garages, as provided in the IMCO Contract, and 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, Approval of an amendment to Personal Services Contract No. SFMTA-2021-64/1, and Personal Services Contract No. SFMTA-2021-64/2 have been submitted and is pending a hearing at the Civil Service Commission; and,

WHEREAS, Parking Authority Commission approval of the Laz Second Amendment and the IMCO Third Amendment are required, because both contracts include parking facilities owned by the Parking Authority, and,

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

WHEREAS, On October 29, 2025, the SFMTA, under authority delegated by the Planning Department, determined that the Second Amendment of the LAZ Contract and the Third Amendment of the IMCO Contract and management by LAZ and IMCO of the four Port facilities detailed in the amendments 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); and now, therefore, be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors approves the Second Amendment to Contract No. SFMTA-2021-64/1, for operation and management of the Group A off-street parking facilities, with LAZ Parking California, LLC, to add operation of two off-street parking facilities under the jurisdiction of the Port of San Francisco to the contract scope of work and to increase the contract amount by \$9 million, for an amended total contract amount not to exceed \$189 million, and approving the Third Amendment to Contract No. SFMTA-2021-64/2, for operation and management of the Group B off-street parking facilities, with IMCO Parking, LLC, to add operation of two off-street parking facilities under the jurisdiction of the Port of San Francisco to the contract scope of work and to increase the contract amount by \$12 million, for an amended total contract amount not to exceed \$219 million, and; and, be it further

RESOLVED, That the Director of Transportation, in consultation with the City Attorney, is authorized to correct contract 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 Second Amendment to Contract No. SFMTA-2021-64/1 and the Third Amendment to Contract No. SFMTA-2021-64/2; and, be it further

RESOLVED, That the SFMTA Board of Directors requests the Board of Supervisors to approve the Second Amendment to Contract No. SFMTA-2021-64/1 and the Third Amendment to Contract No. SFMTA-2021-64/2.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of December 2, 2025.



Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

PARKING AUTHORITY COMMISSION
OF THE CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION No. 251202-114

WHEREAS, The Parking Authority of the City and County of San Francisco (Parking Authority) is an agency authorized and governed by State law (Streets and Highways Code Section 32500 et seq.); and,

WHEREAS, The Parking Authority owns four parking garages in San Francisco: Lombard Street Garage; North Beach Garage; Polk-Bush Garage; and San Francisco General Hospital Garage and associated parking lots; and,

WHEREAS, The San Francisco Municipal Transportation Agency (SFMTA) Board of Directors sits ex officio as the Parking Authority Commission, as provided in Streets and Highways code Section 32656(c) and San Francisco Charter Section 8A.112.A; and,

WHEREAS, In October 2007, the Parking Authority contracted with and delegated to the SFMTA to manage all Parking Authority facilities, applying the same policies, procedures and requirements as the SFMTA applies to the 16 parking garages under its jurisdiction, but the Parking Commission retained its authority over Parking Authority contracts (Parking Auth. Comm. Res. 07-113, Nov. 3, 2007); and,

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

WHEREAS, Port has for many years collaborated with SFMTA to manage paid parking on-street (e.g. along The Embarcadero), and Port reimburses SFMTA for vendor and staff costs related to SFMTA's management of Port's on-street parking, and Port receives the net income from parking fees and parking citations; and,

WHEREAS, Port has existing contracts with private parking operators that manage paid parking at many Port off-street parking facilities, and these contractual relationships are no longer meeting Port's operational needs, and Port therefore approached SFMTA staff to discuss the potential for expanding the existing parking-management relationship to include off-street parking facilities in addition to on-street parking; 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, The group of Port off-street parking facilities that SFMTA has agreed to

manage consist of four facilities that require more detailed and sophisticated oversight, and 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 has agreed to add the four off-street parking facilities under the jurisdiction of the Port to the scope of work of two existing contracts SFMTA has with two parking operators, LAZ Parking California, LLC (LAZ), and IMCO Parking, LLC (IMCO); and,

WHEREAS, The LAZ and IMCO contracts contain specific terms and conditions by which the SFMTA may add or delete parking garages from the contract scope of work, and pursuant to these existing contract terms, it is proposed to add two Port-owned facilities to the LAZ contract and two to the IMCO contract; and,

WHEREAS, Under the Group A contract, the SFMTA pays LAZ a monthly management fee of \$10,000 per month and additionally reimburses LAZ its expenses incurred operating and maintaining the garages, which total approximately \$20,000,000 annually; and,

WHEREAS, Under the proposed Second Amendment, commencing on March 1, 2026, the Triangle Lot (66 stalls) and Seawall 321 (180 stalls) facilities totaling 242 stalls would be added to the Group A facilities; and,

WHEREAS, The management fee paid to LAZ would be increased by \$492 per month, which is calculated using the rate of \$2.00 for each parking space that the SFMTA adds to the Group A garages, as provided in the LAZ Contract, and LAZ would also be reimbursed for approved expenses it incurs in operating the two new facilities, which will be approximately \$127,000 per month, for a total amount not to exceed \$9,000,000 over the remaining 71 months of the LAZ Contract term; and,

WHEREAS, Under the Group B contract, SFMTA pays IMCO a monthly management fee of \$11,600 per month and additionally reimburses IMCO its expenses incurred operating and maintaining the garages, which total approximately \$23,500,000 annually; and,

WHEREAS, Under the proposed Third Amendment, commencing on March 1, 2026, the Pier 30-32 (1,300 stalls) and Pier 70 (287 stalls) facilities totaling 1,587 stalls would be added to the Group B facilities; and,

WHEREAS, The management fee paid to IMCO would be increased by \$3,174 per month, which is calculated using the rate of \$200 for each parking space that the SFMTA adds to the Group B garages, as provided in the IMCO Contract, and 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, Approval of an amendment to Personal Services Contract No. SFMTA-2021-64/1, and Personal Services Contract No. SFMTA-2021-64/2 have been submitted and is pending a hearing at the Civil Service Commission; and,

WHEREAS, Parking Authority Commission approval of the Laz Second Amendment and the IMCO Third Amendment are required, because both contracts include parking facilities owned by the Parking Authority, and,

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

WHEREAS, On October 29, 2025, the SFMTA, under authority delegated by the Planning Department, determined that the Second Amendment of the LAZ Contract and the Third Amendment of the IMCO Contract and management by LAZ and IMCO of the four Port facilities detailed in the amendments 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); and now, therefore, be it

RESOLVED, That the Commission for the Parking Authority of the City and County of San Francisco approves the Second Amendment to Contract No. SFMTA-2021-64/1, for operation and management of the Group A off-street parking facilities, with LAZ Parking California, LLC, to add operation of two off-street parking facilities under the jurisdiction of the Port of San Francisco to the contract scope of work and to increase the contract amount by \$9 million, for an amended total contract amount not to exceed \$189 million, and approving the Third Amendment to Contract No. SFMTA-2021-64/2, for operation and management of the Group B off-street parking facilities, with IMCO Parking, LLC, to add operation of two off-street parking facilities under the jurisdiction of the Port of San Francisco to the contract scope of work and to increase the contract amount by \$12 million, for an amended total contract amount not to exceed \$219 million; and, be it further

RESOLVED, That the SFMTA Director of Transportation, in consultation with the City Attorney, is authorized to correct contract 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 Second Amendment to Contract No. SFMTA-2021-64/1 and the Third Amendment to Contract No. SFMTA-2021-64/2.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of December 2, 2025.



Secretary to the Board of Directors
San Francisco Municipal Transportation Agency