




MEMORANDUM

November 9, 2023

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Willie Adams, Vice President
Hon. Gail Gilman
Hon. Ed Harrington
Hon. Steven Lee

FROM: Elaine Forbes
Executive Director 

SUBJECT: Request Approval of Updates and Clarifications to the Fiscal Year 2023-24
Parameter Rental Rate Schedule.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 23-50

EXECUTIVE SUMMARY

On July 11, 2023, the Port Commission approved the FY 2023-24 parameter rents, establishing the current market rents for which Port staff is then able to enter into leases, licenses, and Memoranda of Understanding. Following a review of the Rental Rate Schedule (Exhibit A), it was noted that the rate for the office at Pier 26 and the interior office at Pier 50 was inadvertently omitted. This staff report updates the parameter rental rate schedule to address this omission and other minor corrections, defines Fleet Week for purposes of the special events fee waiver, and addresses the following queries by the Port Commission at the July 11 hearing: 1) how much revenue is generated by parameter rental rates compared to total revenue; and 2) what are the dollar values of the changes for those rates that are being adjusted.

STRATEGIC OBJECTIVE

Economic Recovery and Economic Growth

Increase the Port's leasing revenue to pre-COVID-19 pandemic levels and beyond by ensuring the Port generates market rate rents.

BACKGROUND

The Parameter Rental Rate Schedule is one of several Port Commission directives and policies to address real property agreements in accordance with the Port's mission to manage its diverse real estate portfolio. The Port's management of its portfolio includes an obligation to charge market rent for its properties.

In 1993, the Port Commission delegated authority to the Executive Director to approve and execute: (i) leases, (ii) licenses and (iii) Memoranda of Understanding ("MOU") provided that the terms of these agreements do not fall below minimum parameter terms. These parameters include a schedule of minimum rental rates, incentives, and other adjustments for such agreements and locations listed in the Rental Rate Schedule that the Executive Director may execute without Port Commission approval action for each.

RATE SETTING METHODOLOGY

Typically, the Port Commission reviews rates on an annual basis and enacts a new Parameter Rental Rate Schedule to reflect market conditions. Port staff reviews market data to create rent schedules suited for each of the Port's assets. The data used to establish rents comes from:

1. *Third-party consultant data analysis:* The Port retains a third-party consultant to review and analyze market conditions, review the Port's current monthly rate schedule and leasing incentives, and propose adjustments to rates or leasing incentives.
2. *Port Leasing Activity, Accounts Receivable, and Sales Reports:* Port staff reviewed Port leasing activity for the prior 3 years and used this data to assess current market conditions of the Port's unique spaces.

The rental rates established through this process make up approximately 20% of the total revenues generated from lease activity.

At the July 11, 2023 Commission meeting, Port staff presented market information that supported modification of certain rates and recommended the adjustment of the minimum rental rates to better reflect current market conditions and leasing tools to retain tenants and incentivize new leases. For those rates that were adjusted, the change was +/- 3% which equates to \$0.01 - \$0.02 per square foot for unpaved land to \$0.05 per square foot for office space and shed space.

The Port's current Parameter Rental Rate Schedule was adopted for Fiscal Year 2023-2024 (FY 23-24) on July 11, 2023. The Rental Rate Schedule did not include a rate for office space at Pier 26 and interior office space at Pier 50. In addition, spaces categorized as NNN offices at Pier 54, Pier 70, Building 11, and Pier 96 Administration Building are actually full service. These corrections along with the recommended rate for office at Pier 26 and interior office space at Pier 50 are shown in the redlined Parameter Rental Rate Schedule attached as Exhibit A.

CLARIFICATIONS

Specific Special Event Fee Waivers

There are several recurring Special Events/Uses that have strong maritime, trust benefit, and/or community connections to the Port of San Francisco and customarily have been given either a fee waiver or fee reduction by the Port Commission on an ad hoc basis. To streamline the administrative process and costs associated with preparing individual Port Commission agenda items for each event, the Port Commission approved recommended fees for several events, which included a 100% License Event Fee Waiver for Fleet Week, and waivers to accommodate other City agencies or departments as part of its approval of the Parameter Rental Rate Schedule.

As approved, the waiver for “Fleet Week” does not define what events are covered by the waiver. At the recommendation of the Port’s Maritime Division, the recommended waiver is being amended to define Fleet Week as civic/maritime events serving the Port’s maritime mission with a direct link to maritime use, including the U.S. Navy, Coast Guard, Fleet Week organizing committee or such other maritime-based entity directly promoting its marketing of the Port of San Francisco as determined by the Port’s Maritime Director.

RECOMMENDATION

Port staff recommends that the Port Commission approve the attached resolution approving the Parameter Rate Rent Schedule comprised of Amended Fiscal Year 2023-24 Monthly Rental Rates Schedule, Monthly Parking Stall Rates, and Special Event Rates, attached hereto as Exhibit A. If approved, the new rates will be retroactive to August 1, 2023.

Prepared by: Kimberley Beal, Acting Deputy Director
Real Estate and Development

Attachments: Exhibit A - Redlined Amended Fiscal Year 2023-24 Monthly Rental Rates Schedule, Monthly Parking Stall Rates and Special Event Rates

Exhibit B - Memorandum dated July 7, 2023 pertaining to the Fiscal Year 2023-24 Parameter Rate Rent Schedule

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

RESOLUTION NO. 23-50

- WHEREAS, By Resolution No. 93-127, adopted September 8, 1993, and as amended by Resolution 93-135, the Port Commission authorized the Executive Director to approve and execute certain transactional documents such as leases and licenses that conform to all of the parameters set forth in those Resolutions as amended (the “delegated authority”); and
- WHEREAS, Port staff has delegated authority to enter into leases, licenses, and Memorandums of Understanding with rents that conform to the applicable Monthly Rental Rate Schedule, Monthly Parking Stall Rates, and Special Event Rates (collectively, Parameter Rates) as adopted and amended periodically by the Port Commission (last amended Resolution No. 23-36 for the fiscal year 2023-24); and
- WHEREAS, The approved Parameter Rates for Fiscal Year 2023-24 do not include a rate for office space for Pier 26 and interior office space for Pier 50; and
- WHEREAS, Fleet Week was not defined in the approved Parameter Rates for Fiscal Year 2023-24; and
- WHEREAS, Office space at Pier 54, Building 11 at Pier 70, and the Administration Building at Pier 96 are miscategorized on the Parameter Rate Schedule as NNN Class C office; and
- WHEREAS, Based on its review, Port staff has determined that the proposed Parameter Rates represent the fair market value rent as defined in Section 23.2 of the SF Administrative Code (“Market Rent” shall mean the most probable rent that real property should bring in a competitive and open market reflecting all conditions and restrictions of the property agreement); and
- WHEREAS, As further detailed in this Resolution, Port staff recommends approval of the Revised Fiscal Year 2023-24 Parameter Rates, setting rental rates for office, shed, and land space, color curbs, telecommunication sites, monthly parking stalls, and special event rates; now, therefore be it
- RESOLVED, That the Port Commission hereby approves and adopts the Revised Fiscal Year 2023-24 Monthly Rental Rate Schedule, Parking Rate Schedule, and Special Events Rates (Parameter Rates) as described, effective as of August 1, 2023, to be implemented by Port staff in connection with the new and existing delegated authorities as described in the Memorandum dated July 7, 2023, accompanying this resolution; and be it further

RESOLVED, That the Port Commission finds that the Revised Fiscal Year 2023-24 Monthly Rental Rate Schedule, Monthly Parking Stall Rate Schedule, and Special Events Rates (Parameter Rates) are equivalent to “Market Rent” as defined in Section 23.2 of the SF Administrative Code; and be it further

RESOLVED, That Port staff shall continue to provide the Port Commission, within thirty days following each calendar month, a summary of executed leases, licenses, and Memoranda of Understanding for that month.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of November 14, 2023.

Secretary

EXHIBIT A

Fiscal Year 2023-24 Monthly Rental Rates Schedule, Monthly Parking Stall Rates and Special Event Rates

See attached for parameter lease rate tables.

For each property, the Parameter Rental Rate Schedule provides a range of rents on a gross basis and a net effective basis. The gross basis, entitled *Minimum Initial Lease Rental Rates*, represents the market rent range for the first year of the lease. The net effective basis, entitled *Minimum Net Effective Rental Rates*, represents the net effective rent calculated and applied over the lease term after rent credits for flooring and wall coverings are amortized over the term of the lease. The Port Commission has previously approved the application of rent credits for flooring and wall coverings.

Port staff has the authority to issue tenant improvement allowances for floor and wall coverings if those credits do not result in the net rent over the term of the lease falling below the Minimum Net Effective Rental Rates found in the Rental Rate Schedule.

Full Service Office - Class B Rates		FY 23/24			
Sub-Area	Location Type	Monthly Rental Rate Range PSF		Monthly Net Eff. Rental Range PSF*	
NE Waterfront	Roundhouse Plaza-RH 2	\$ 4.00	\$ 4.50	\$ 3.00	\$ 3.38

Full Service Office - Class C Rates		FY 23/24			
Sub-Area	Location Type	Monthly Rental Rate Range PSF		Monthly Net Eff. Rental Range PSF*	
Ferry Plaza	Ag. Building Interior	\$ 1.75	\$ 2.00	\$ 1.31	\$ 1.50
Ferry Plaza	Ag. Building Window	\$ 3.75	\$ 4.05	\$ 2.81	\$ 3.04
China Basin	401 Terry Francois	\$ 3.60	\$ 4.05	\$ 2.70	\$ 3.04
China Basin	Pier 54 Office	\$ 1.95	\$ 2.50	\$ 1.46	\$ 1.88
Southern Waterfront	Pier 70, Building 11 "Noonan Bldg"	\$ 1.20	\$ 1.50	\$ 0.90	\$ 1.13
Southern Waterfront	501 Cesar Chavez	\$ 1.60	\$ 2.00	\$ 1.20	\$ 1.50
Southern Waterfront	Pier 96 Admin. Bldg.	\$ 1.70	\$ 1.95	\$ 1.28	\$ 1.46

Office NNN - Class B Rates		FY 23/24			
Sub-Area	Location	Monthly Rental Rate Range PSF		Monthly Net Eff. Rental Range PSF*	
NE Waterfront	Roundhouse Plaza-RH 1	\$ 4.00	\$ 4.65	\$ 3.00	\$ 3.49
NE Waterfront	Pier 33 ½ North	\$ 3.50	\$ 4.05	\$ 2.63	\$ 3.04
NE Waterfront	Pier 33 Bulkhead Bldg.	\$ 3.50	\$ 4.05	\$ 2.63	\$ 3.04
NE Waterfront	Pier 35 Bulkhead Bldg.	\$ 3.50	\$ 4.05	\$ 2.63	\$ 3.04
NE Waterfront	Pier 9 Bulkhead Bldg.	\$ 4.25	\$ 4.90	\$ 3.19	\$ 3.68
NE Waterfront	Pier 9 Pier Office	\$ 4.25	\$ 4.90	\$ 3.19	\$ 3.68
South Beach	Pier 26 Annex Bldg.	\$ 3.25	\$ 3.75	\$ 2.44	\$ 2.81

Office NNN - Class C Rates		FY 23/24			
Sub-Area	Location	Monthly Rental Rate Range PSF		Monthly Net Eff. Rental Range PSF*	
Fishermen's Wharf	490 Jefferson St.	\$ 3.00	\$ 3.50	\$ 2.25	\$ 2.63
Fishermen's Wharf	SWL 302, Building 3 - 2nd Floor Office	\$ 1.50	\$ 2.06	\$ 1.13	\$ 1.55
Fishermen's Wharf	SWL 302 Building 6 - 2nd Floor Office	\$ 3.00	\$ 3.50	\$ 2.25	\$ 2.63
NE Waterfront	Pier 29 ½	\$ 2.00	\$ 2.75	\$ 1.50	\$ 2.06
NE Waterfront	Pier 29 Annex "Beltline" Bldg	\$ 2.25	\$ 2.75	\$ 1.69	\$ 2.06
NE Waterfront	Pier 35 Interior Office	\$ 2.25	\$ 2.75	\$ 1.69	\$ 2.06
NE Waterfront	Pier 23 Bulkhead Bldg.	\$ 2.00	\$ 2.50	\$ 1.50	\$ 1.88
South Beach	Pier 26 Bulkhead Bldg.	\$ 2.50	\$ 3.00	\$ 1.88	\$ 2.25
South Beach	Pier 26 Interior Office	\$ 2.25	\$ 2.75	\$ 1.69	\$ 2.06
South Beach	Pier 28 Bulkhead Office	\$ 2.50	\$ 3.00	\$ 1.88	\$ 2.25
China Basin	Pier 50 Bulkhead Bldg.	\$ 3.10	\$ 3.60	\$ 2.33	\$ 2.70
China Basin	Pier 50 Interior Office	\$ 2.75	\$ 3.15	\$ 2.06	\$ 2.36
Southern Waterfront	Pier 68 Shipyard Office Trailers	\$ 1.30	\$ 1.75	\$ 0.98	\$ 1.31
Southern Waterfront	Pier 68 Shipyard Building 127	\$ 1.15	\$ 1.25	\$ 1.00	\$ 1.10
Southern Waterfront	601 Cesar Chavez	\$ 1.30	\$ 1.50	\$ 0.98	\$ 1.13
Southern Waterfront	671 Illinois St. (Kneass Bldg)	\$ 1.00	\$ 1.25	\$ 0.75	\$ 0.94
Southern Waterfront	696 Amador	\$ 1.35	\$ 1.55	\$ 1.01	\$ 1.16

Office Storage Rates		FY 23/24			
Sub-Area	Location Type	Monthly Rental Rate Range PSF		Monthly Net Eff. Rental Range PSF*	
Portwide	Office Storage	\$ 1.75	\$ 2.25	\$ 1.31	\$ 1.69

Pier and Shed Rates		FY 23/24			
Sub-Area	Location	Monthly Rental Rate Range PSF		Monthly Net Eff. Rental Range PSF*	
Fisherman's Wharf	Pier 47	\$ 1.65	- \$ 1.85	\$ 1.24	- \$ 1.39
Fisherman's Wharf	Pier 45	\$ 1.65	- \$ 1.85	\$ 1.24	- \$ 1.39
Fisherman's Wharf	SWL 302, Building 7 - CBOA (Shed)	\$ 1.30	- \$ 1.43	\$ 0.98	- \$ 1.07
Fisherman's Wharf	SWL 302, Building 6 - Alioto's Warehouse (Shed)	\$ 1.30	- \$ 1.43	\$ 0.98	- \$ 1.07
Fisherman's Wharf	SWL 302, Building 3 - Castagnola ex Storage (Shed)	\$ 1.30	- \$ 1.43	\$ 0.98	- \$ 1.07
Northeast Waterfront	Pier 35	\$ 1.60	- \$ 1.80	\$ 1.20	- \$ 1.35
Northeast Waterfront	Pier 33	\$ 1.60	- \$ 1.80	\$ 1.20	- \$ 1.35
Northeast Waterfront	Pier 31	\$ 1.65	- \$ 1.85	\$ 1.24	- \$ 1.39
Northeast Waterfront	Pier 29	\$ 1.65	- \$ 1.85	\$ 1.24	- \$ 1.39
Northeast Waterfront	Pier 23	\$ 1.65	- \$ 1.85	\$ 1.24	- \$ 1.39
Northeast Waterfront	Pier 19	\$ 1.80	- \$ 2.00	\$ 1.35	- \$ 1.50
Northeast Waterfront	Pier 9	\$ 1.95	- \$ 2.15	\$ 1.46	- \$ 1.61
South Beach	Pier 24 Annex	\$ 3.15	- \$ 3.55	\$ 2.36	- \$ 2.66
South Beach	Pier 26	\$ 1.70	- \$ 1.80	\$ 1.28	- \$ 1.35
South Beach	Pier 28	\$ 1.70	- \$ 1.80	\$ 1.28	- \$ 1.35
South Beach	Pier 40	\$ 1.65	- \$ 1.85	\$ 1.24	- \$ 1.39
South Beach	Pier 40-Maritime-serving tenants ¹	\$ 1.10	- \$ 1.50	\$ 0.83	- \$ 1.13
China Basin	Pier 50	\$ 1.75	- \$ 1.95	\$ 1.31	- \$ 1.46
China Basin	Pier 54 Shed	\$ 0.75	- \$ 1.25	\$ 0.56	- \$ 0.94
China Basin	Seawall Lot 343	\$ 1.30	- \$ 1.45	\$ 0.98	- \$ 1.09
China Basin	Seawall Lot 345	\$ 1.30	- \$ 1.45	\$ 0.98	- \$ 1.09
Southern Waterfront	Pier 68 Shipyard Shed	\$ 1.35	- \$ 1.45	\$ 1.01	- \$ 1.09
Southern Waterfront	Pier 68 Shipyard Building 36	\$ 1.20	- \$ 1.40	\$ 0.90	- \$ 1.05
Southern Waterfront	Pier 80 (400 Cesar Chavez)	\$ 1.50	- \$ 1.75	\$ 1.13	- \$ 1.31
Southern Waterfront	Seawall Lot 354	\$ 1.25	- \$ 1.40	\$ 0.94	- \$ 1.05
Southern Waterfront	Pier 90	\$ 1.10	- \$ 1.20	\$ 0.83	- \$ 0.90
Southern Waterfront	Pier 92	\$ 1.10	- \$ 1.20	\$ 0.83	- \$ 0.90
Southern Waterfront	Seawall Lot 352	\$ 1.25	- \$ 1.40	\$ 0.94	- \$ 1.05
Southern Waterfront	Seawall Lot 344	\$ 1.25	- \$ 1.40	\$ 0.94	- \$ 1.05
Southern Waterfront	Pier 96 - M&R Building	\$ 1.30	- \$ 1.40	\$ 0.98	- \$ 1.05
Southern Waterfront	Fmr. RR ROW-Fac # 6019	\$ 0.75	- \$ 0.83	\$ 0.56	- \$ 0.62
Open Land, Pier and Airspace Rates		FY 23/24			
Sub-Area	Location Type	Monthly Rental Rate Range PSF		Monthly Net Eff. Rental Range PSF	
Open Land	Improved Land & Sidewalk (including outdoor dining)	\$ 0.85	- \$ 0.94	\$ 0.64	- \$ 0.71
Open Land	Sidewalk & Land for Port Percentage Rent tenants (largely outdoor dining) ²	\$ 0.45	- \$ 0.85	\$ 0.34	- \$ 0.64
Open Land	Pedicab, rate per pedicab	\$ 30.00	- per cab per month		
Open Land	Paved Land	\$ 0.55	- \$ 0.75	\$ 0.41	- \$ 0.56
Open Land	Unpaved Land	\$ 0.40	- \$ 0.50	\$ 0.30	- \$ 0.38
Open Land	Paved Land w/ Industrial Power Capacity	\$ 0.75	- \$ 0.95	\$ 0.56	- \$ 0.71
Open Land	Unpaved Land w/ Industrial Power Capacity	\$ 0.60	- \$ 0.80	\$ 0.45	- \$ 0.60
Open Land	Subterranean Land	\$ 0.19	- \$ 0.21	\$ 0.14	- \$ 0.16
Open Land	Submerged Land	\$ 0.20	- \$ 0.30	\$ 0.15	- \$ 0.23
Open Land & Pier	Airspace (signage, overhangs)	\$ 0.40	- \$ 0.50	\$ 0.30	- \$ 0.38
Open Pier	Open Pier Space	\$ 0.40	- \$ 0.44	\$ 0.30	- \$ 0.33
Open Pier	Apron Space	\$ 0.40	- \$ 0.44	\$ 0.30	- \$ 0.33
China Basin	Pier 54 - apron	\$ 0.15	- \$ 0.25	\$ 0.11	- \$ 0.19
Power Hook-UP		FY 23/24			
Sub-Area	Location Type	Monthly Rental Rate		Monthly Net Eff. Rental	
All Areas	All industrial and land properties				

Fish Processing & Wholesale Industry Rates		FY 23/24					
Sub-Area	Location Type	Monthly Rental Rate Range PSF			Monthly Net Eff. Rental Range PSF		
Fisherman's Wharf	Pier 45 2nd Fl Mezz.	\$ 1.15	-	\$ 1.27	\$1.04	-	\$1.14
Fisherman's Wharf	Pier 45 Office 1st Fl Office	\$ 1.40	-	\$ 1.54	\$1.26	-	\$1.39
Fisherman's Wharf	Pier 45 Shed	\$ 1.50	-	\$ 1.75	\$1.17	-	\$1.29
Fisherman's Wharf	Second floor warehouse	\$ 0.80	-	\$ 0.88	\$0.72	-	\$0.79
Fisherman's Wharf	SWL 302	\$ 1.30	-	\$ 1.43	\$1.17	-	\$1.29
Northeast	Pier 33	\$ 1.50	-	\$ 1.65	\$1.35	-	\$1.49
Fishing Gear Storage Rates		FY 23/24					
Sub-Area	Location Type	Monthly Rental Rate Range PSF			Monthly Net Eff. Rental Range PSF		
Portwide	Berthholders	\$ 0.55	-	\$ 0.61	\$ 0.50	-	\$ 0.54
Portwide	Non-Berthholders	\$ 1.65	-	\$ 1.82	\$ 1.49	-	\$ 1.63
Pier 40 Storage Locker Rates		FY 23/24					
Sub-Area	Location Type	Base Rent					
South Beach	Pier 40 Lockers	\$ 100.00	Per Month per Locker				
Telecommunications Site Rates		FY 23/24					
Sub-Area	Location Type	Base Rent					
Portwide	Fixed Telecom Site	\$ 6,750.00	-	\$ 7,000.00	Per Month		
Portwide	Small Cell Site	\$ 3,600.00		\$ 4,700.00	Per Month		
Portwide	Temporary Telecom Site	\$ 500.00					Per Day
Yacht Club Rates		FY 23/24					
Sub-Area	Location Type	Monthly Rental Rate Range			Monthly Net Eff. Rental		
BV/HP	Bay View Boat Club	\$ 0.10					
BV/HP	Mariposa Hunter's Point Yacht Club	\$ 0.10		\$ 0.20			

Parking Stall Permit Rates		FY 23/24		
Facility	Stall Type	Pre-Tax		
		Rent	Parking Tax	Total
Agriculture Building	Building Tenant	\$ 360.00	\$ 90.00	\$ 450.00
Pier 9	Shed Tenant	\$ 360.00	\$ 90.00	\$ 450.00
SWL 302	Commercial Tenant	\$ 340.00	\$ 85.00	\$ 425.00
SWL 302	Restaurant Tenant	\$ 235.00	\$ 58.75	\$ 293.75
SWL 303	Commercial Tenant	\$ 340.00	\$ 85.00	\$ 425.00
SWL 303	Restaurant Tenant	\$ 235.00	\$ 58.75	\$ 293.75
Pier 45	Reserved Parking - Adj Shed B	\$ 340.00	\$ 85.00	\$ 425.00
Pier 45	Restaurant Staff - Grotto Wall	\$ 117.50	\$ 29.38	\$ 146.88
Pier 45	Fishers - btw Grotto and Chapel	Per Tariff		
Pier 45	Reserved Parking Shed C	\$ 340.00	\$ 85.00	\$ 425.00
Pier 26	Shed Tenant	\$ 220.00	\$ 55.00	\$ 275.00
Pier 40	Berthholder	\$ 110.00	\$ 27.50	\$ 137.50
601 Cesar Chavez	Building Tenant	\$ 165.00	\$ 41.25	\$ 206.25
Pier 80	Industrial Trucking	\$ 220.00	\$ 55.00	\$ 275.00
Pier 90	Industrial Trucking	\$ 220.00	\$ 55.00	\$ 275.00
Pier 94	Industrial Trucking	\$ 220.00	\$ 55.00	\$ 275.00
Pier 96	Industrial Trucking	\$ 220.00	\$ 55.00	\$ 275.00
Color Curb Program Licenses		FY 23/24		
Zone Type	Zone Use	Set-Up	Monthly	Size
Green Zone	Short Term Parking	\$ 425.00	\$ 325.00	Per 20 Feet
White Zone	Passenger Loading	\$ 425.00	\$ 325.00	Per 20 Feet
Yellow Zone	Commercial Delivery	\$ 425.00	0	Per 40 Feet
Temporary No Parking Fees		FY 23/24		
		Set-Up Fee	Per Meter	
			\$ 30.00	

SMALL FEE-BASED CLASSES PERMIT RATES							
Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
Up to 1,600 sf; not fenced		45 Days			\$50	per 2-hour	None.

LONGER TERM FEE-BASED CLASSES PERMIT RATES							
Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
Up to 1,600 sf; not fenced		45 Days			\$20/hour	1 hour/day x	None.
Up to 1,600 sf; not fenced		45 Days			\$25/hour	2 hour/day x	None.

ATHLETIC EVENT RATES							
Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
Small	< 2,000 People	120 Days	\$1,850+	Per Day	\$3,700+	Per Day	Restrooms, Maintenance, Trash
Small	< 2,000 People	45 Days	\$2,750+	Per Day	\$5,500+	Per Day	5% of Concession Sales, 25% of Ticket Sales
Medium	2,001 - 5,000 People	120 Days	\$2,600+	Per Day	\$5,200+	Per Day	Restrooms, Maintenance, Trash
Medium	2,001 - 5,000 People	45 Days	\$3,750+	Per Day	\$7,500+	Per Day	5% of Concession Sales, 25% of Ticket Sales
Extra Large	> 5,000 People	120 Days	\$3,200+	Per Day	\$6,400+	Per Day	Restrooms, Maintenance, Trash
Extra Large	> 5,000 People	45 Days	\$4,700+	Per Day	\$9,400+	Per Day	5% of Concession Sales, 25% of Ticket Sales

FREE PUBLIC OR PUBLIC TICKETED EVENT RATES							
Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
Small	1-50 people <10,000 sf	45 Days	\$250-500	Per Day	\$500-1000	Per Day	Restrooms, Maintenance, Trash 5% of Concession Sales, 25% of Ticket Sales
Medium	51-100 people <25,000 sf	45 Days	\$1,500+	Per Day	\$3,000+	Per Day	Restrooms, Maintenance, Trash 5% of Concession Sales, 25% of Ticket Sales
Large	101-400** people 25,000+ sf	120 Days	\$2,500+	Per Day	\$5,000+	Per Day	Restrooms, Maintenance, Trash
		45 Days	\$3,625+	Per Day	\$7,250+	Per Day	5% of Concession Sales, 25% of Ticket Sales
Extra Large	400->2000** people 25,000+ sf	120 Days	\$3,500+	Per Day	\$7,000+	Per Day	Restrooms, Maintenance, Trash
		45 Days	\$5,075+	Per Day	\$10,150+	Per Day	5% of Concession Sales, 25% of Ticket Sales

PAID PUBLIC TICKETED EVENT RATES							
Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
Small	1-50 people <10,000 sf	45 Days	\$500-\$1,500+	Per Day	\$1,000-\$3,000+	Per Day	Restrooms, Maintenance, Trash 5% of Concession Sales, 25% of Ticket Sales
Medium	51-100 people <25,000 sf	45 Days	\$2,000-\$3,000+	Per Day	\$4,000-\$6,000+	Per Day	Restrooms, Maintenance, Trash 5% of Concession Sales, 25% of Ticket Sales
Large	101-400** people 25,000+ sf	120 Days	\$3,000-\$8,000+	Per Day	\$6,000-\$8,000+	Per Day	Restrooms, Maintenance, Trash
		45 Days					5% of Concession Sales, 25% of Ticket Sales
Extra Large	400->2,000 people 25,000+ sf	120 Days	\$3,500+	Per Day	\$7,000+	Per Day	Restrooms, Maintenance, Trash
		45 Days					5% of Concession Sales, 25% of Ticket Sales

CORPORATE OR PRIVATE EVENT RATES							
Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
Small	1-50 people <10,000 sf	45 Days	\$2,000+	Per Day	\$4,000+	Per Day	Restrooms, Maintenance, Trash 5% of Concession Sales, 25% of Ticket Sales
Medium	51-100 people <25,000 sf	45 Days	\$4,000+	Per Day	\$8,000+	Per Day	Restrooms, Maintenance, Trash 5% of Concession Sales, 25% of Ticket Sales
Large	101-400** people 25,000+ sf	120 Days	\$5,000+	Per Day	10,000+	Per Day	Restrooms, Maintenance, Trash
		45 Days					5% of Concession Sales, 25% of Ticket Sales
Extra Large	400->2000 25,000+ sf	120 Days	\$7,500+	Per Day	15,000+	Per Day	Restrooms, Maintenance, Trash
		45 Days					5% of Concession Sales, 25% of Ticket Sales

PIER 30/32 & VALLEY EVENT RATES							
Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
All Events		120 Days	\$ 8,000+	Per Day	\$ 25,000+	Per Day	Restrooms, Maintenance, Trash 5% of Concession Sales, 25% of Ticket Sales

FIREWORKS							
Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
All Events		120 Days			\$ 1,100.00	Per Show	

*Additional fees may apply depending on number of locations and/or complexity of the event.

**An event over 400 people could be considered as a special request under certain circumstances

Event Size		Application Submittal Date	Set-up Fees*		Event Fees*		Additional Fees*
			50% of event fee		25% off of event rate		Restrooms, Maintenance, Trash 5% of Concession Fees, 25% of Ticket Sales

*Additional fees may apply depending on number of locations and/or complexity of the event.

**An event over 400 people could be considered as a special request under certain circumstances

DEFINITIONS of events above , see link:

[Special Event Categories, Fees and License Table.docx](#)

Photo Shoot Rates			FY 23/24
Sub-Area	Location Type	Description	Permit Fees
Portwide	Outdoor	Simple	\$ 2,250.00 Per Day
Portwide	Indoor	Simple	\$ 2,750.00 Per Day
Portwide	Outdoor	Major	\$ 4,000.00 Per Day
Portwide	Indoor	Major	\$ 5,250.00 Per Day

Film Shoot Rates			FY 23/24
Sub-Area	Location Type	Event Size	Permit
Portwide	All	Simple	\$ 2,250.00 Per Day
Portwide	All	Major	\$ 4,250.00 Per Day

**Minor Film & Photo Shoots are those that require little to no support Functions; i.e., the Photographer, Subject, Minimal Equipment, etc.*

**Major Film & Photo Shoots are those that require substantial support; i.e. Film Crew, Props, Vehicles, Generators. Lighting, etc.*

**At no time shall the fee charged for Filming or a Photo Shoot at any the Parameter Rental Rate for that facility as specified in the Rental*