

Presidio Trust Board of Directors Meeting
April 27, 2006
Minutes

Attending:

David Grubb
Robert Burke
Curtis Feeny
William Wilson, III

Michael Boland
Karen Cook
Jeff Deis
Tia Lombardi
Mollie Matull
Craig Middleton
Kathryn Morelli
Mike Rothman
Terri Thomas

Not Attending:

Lydia Beebe
Nancy Conner
Joseph Yew, Jr.

Meeting called to order by Chairperson Grubb at 8:38 a.m.

Actions taken:

- Approval of Minutes (Resolution 06-10). By motion duly made and seconded. Vote: 4-0.
- Procurement Policy (Resolution 06-11). By motion duly made and seconded. Vote: 4-0.

Discussion items:

- The Real Estate Committee has not met since the last Board meeting. Jeff Deis reported on the continuing discussions with the golf course concessionaire regarding its assignment rights under its concession agreement. Mr. Deis said that the Trust has completed its analysis of the course's condition. The Trust has provided the course operator with a list of items required by the concession agreement and has notified the operator that it must come into compliance with the specified terms by mid-May.

Mr. Deis reported that the final Environmental Impact Statement for the Public Health Service Hospital will be issued on May 19; outreach to various neighborhood groups and other stakeholders is well under way.

Bill Wilson inquired as to the status of several projects and Mr. Deis provided an update.

Mr. Deis said that the Disney Family Foundation recently selected a new project manager and has now confirmed that it will negotiate to lease Buildings 104, 108 and 122. The project has been delayed while the Foundation determined its space needs and prepared a budget. The project is expected to move forward now that these recent decisions have been made.

Mr. Deis further reported that the Family Violence Prevention Foundation is looking at costs and that the Trust has been working with the FVPF and the State Historic Preservation Office on historic preservation issues.

The Trust has selected a café operator with whom it will negotiate for the operation of an eating facility at the transit center.

Dave Grubb inquired about other proposed projects that are in the pipeline. Mr. Deis responded that staff will bring those projects to the Real Estate Committee at its next meeting.

- Michael Boland presented the Park Projects and Programs Committee report on behalf of Nancy Conner. The Committee last met on April 6, 2006. Mr. Boland reported that staff is beginning an overall ball fields plan that will address both location and management. In addition, staff is proceeding with planning for a synthetic turf ball field at a site at Crissy Field behind Sports Basement. Mr. Wilson asked if the Trust would be taking away parking by installing this ball field. Mr. Boland responded no, that currently there is no parking there. Curtis Feeny asked if we would be utilizing potential development space for a park use. Mr. Boland responded yes, but that archaeological issues exist at the site, so this is a good use of it. Mr. Boland provided an update on the results of the responses to the Request for Proposals (RFP) for the Morton Street and Paul Goode ball fields. He reiterated the Trust's main criteria: i.e. maximizing community use and revenue generation, and concluded that the University High School and Town School for Boys proposals had best met the criteria. Mr. Grubb asked how many RFPs had been given out and Mr. Boland responded that 20 RFPs had been requested and sent out. Mr. Grubb asked how soon the Crissy Field ball field would be ready. Mr. Boland responded that staff has started the design, the issue is funding. Bob Burke asked if the Crissy Field ball field would start before planning for the other ball fields. Craig Middleton responded that staff would work on the design and that the process for that field would run in parallel with the planning process for the other fields. Mr. Burke observed that the Tennessee Hollow process needs to move in tandem since it implicates Morton Street Field. Mr. Boland responded that staff is getting the ball fields planning process caught up with other planning processes. Mr. Burke observed that future ball field design should contemplate multiple uses.

Terri Thomas reported on the status of the Crissy Marsh project, stating that the Committee had directed staff to focus its efforts on establishing a connection between Tennessee Hollow and the existing marsh. Ms. Thomas stated that establishing this connection would provide important ecological benefits and that no further environmental process would be required.

Ms. Thomas also stated that staff would like to move quickly in undertaking the planning for this project so that the Trust could avail itself of funding for the project from the Doyle Drive reconstruction project. Mr. Burke emphasized how the complexity of this project had become apparent during the Committee's discussion and agreed that pursuing the marsh connection was in the Trust's interest. The Board concurred with the Committee's recommendation.

Mr. Feeny inquired as to the status of trails and Mr. Boland said that the Trust along with the National Park Service (NPS) and the Golden Gate Parks Conservancy are in the implementation phase of an approved trails plan.

- Mr. Middleton introduced Kathryn Morelli, the new development director for the Presidio Green Alliance with the Conservancy. Ms. Morelli provided an overview of the upcoming steps in determining the feasibility of obtaining philanthropic support for Presidio open space projects. The first step, hiring a consultant who will conduct a study, has been taken. That consultant is Fitzgerald and Graves. The Board discussed the need for the study and the time frame for its completion. Mr. Wilson asked that we try to shorten the time frame.
- Mr. Middleton presented the updated strategic blue print. He said that he had gotten feedback from Lydia Beebe and said that the key question to the Board is whether the Board agreed with the approach. Mr. Burke said that he sees Presidio Trust Management Plan (PTMP) as stating what the Trust will be doing in creating the park and that the blueprint states how the plan is implemented. He asked if the blueprint is an internal document. Mr. Middleton responded that it is meant to be an internal document and that it tracks with PTMP. Mr. Feeny inquired as to the key measurables. Mike Rothman responded with an explanation of a "score card" that tracks how we are doing. Using the scorecard the Trust will obtain feedback, set baselines and improve its performance. Mr. Wilson said that he thought that the score card was a great idea and said that customer feedback is the most important tool one could have. He suggested that the Trust put more weight on customer service. Mr. Feeny raised the question of the difference between customers and constituents and agreed with Mr. Wilson that the feedback is important. Mr. Burke raised the question of the appearance of the park and said that it needs more uniformly to look better. Mr. Feeny said that should be transformed to a measurable and the Board can give input. Mr. Burke asked Mr. Middleton to tell the Board if it was giving staff the responsibility, but not the authority in the form of adequate resources. Mr. Wilson asked that we continue to look at contracting out to ensure that the Trust obtains the best services possible at a reasonable cost. He recommended that the Trust take one segment of the Presidio and compete it internally and externally. Mr. Deis stated that the Trust is doing that with the landscaping repairs and maintenance at Baker Beach apartments. Mr. Wilson raised the question of the management of the residential landscaping. Mr. Burke asked that the issue be deferred to the Real Estate Committee for further discussion.
- Mr. Middleton introduced the revised proposed Procurement Policy and stated that it was a true policy document unlike the present one. Mr. Rothman added that in addition to revising the policy to make it more streamlined, procedures that had been included in the previous policy had been removed. The revised policy will allow the Trust to make the best business

decision in light of the Trust's public presence. Mr. Burke recommended that staff look at how the Trust handles the bidding process, such as for architectural services. Mr. Rothman stated that staff will further develop the procedures that flow from the policy. Mr. Grubb said that he would like to see the procedures when they are developed. Mr. Feeny inquired as to the most significant changes between the old policy and the new one. Mr. Rothman said that the most significant changes are the threshold amounts that trigger certain processes, that it gives staff flexibility as circumstances change and that it keeps the Board at a policy level. Mr. Wilson inquired about the effectiveness of the services that the Trust receives from the Presidio Fire Department. Mr. Deis responded that he is studying that and that the Trust will also look at law enforcement services in the future. The fire department study is projected to be completed by the end of May.

- Mr. Middleton introduced Judy Lemons who provided a report on how the Trust is perceived in Washington. Ms. Lemons set the context saying that the outside world is looking at the Trust to the Presidio something special and more than just a “plain vanilla” park. She recounted how far the Presidio Trust has come, from being under attack to enjoying support from some of its early opponents. She said that the Presidio is viewed as a huge success story and that it is important to move beyond local orientation. She cited Fort Scott as an example of a great opportunity to realize a larger vision. Mr. Middleton asked what issues the Trust should focus on as it looks beyond 2013. Ms. Lemons responded that it is important that the Trust have a champion in Congress. Mr. Burke said that he felt it important that the Trust continue to receive bipartisan support and that he saw it as the Board’s role to help maintain bipartisan relationships. Mr. Feeny said that he worries that some congressional members view the Trust as a model since he believes there are only one or two places where the Trust model can be done. Mr. Burke said that he worries that there is so much more partisanship, but that the Trust should just focus on its job of creating a good park. Ms. Lemons agreed that the Presidio is unique and that being on the Board makes one an ambassador of it for life.
- Mr. Boland provided an update of the Main Parade saying that the Trust is about to launch the next phase of design development. Mr. Feeny and Mr. Wilson inquired as to the parking ratios that are assumed in the design. Mr. Boland responded that the assumed parking ration is 2:1000 square feet. Mr. Boland then explained the various design features. He said that completing the design and construction documents will take approximately 11 months. Mr. Burke said that he had also had concerns about parking and after talking to Mr. Boland had concluded that staff had given much thought to the issue. Mr. Burke recommended that Mr. Boland revisit the parking study for the Main Parade at the Real Estate Committee. Mr. Burke noted that the design showed the Main Parade as a very large expanse of grass and asked if any one else shared concern on this. Mr. Wilson said that the Trust should build a model. Mr. Grubb said that as a reference the lawn represents one-quarter of Crissy Field. Mr. Wilson said that the Main Parade will be funded with philanthropic dollars and therefore the design needs to be “sexy.”
- Mr. Middleton provided an updated cost estimate of \$5.9 million for completing seismic reinforcement and base building work for 102 Montgomery Street. The estimate does not include tenant improvements or funds for the creation of a visitor center. The NPS has

indicated that it would transfer jurisdiction over one-half of the building to the Trust if the Trust contributes one-half of the funds needed for the base building work. The Board directed staff to proceed in negotiating an agreement with the NPS for the transfer of jurisdiction and the shared occupancy of Building 102.

- Mr. Middleton provided an overview of Fort Scott. He said that the Trust had undertaken studies of Fort Scott, but nothing has been consummated because both the Board and the staff have recognized that it does not present ready answers. Mr. Middleton said that staff proposes to further study Fort Scott for housing and as the site of an educational consortium. Mr. Wilson asked if the Trust had a preferred use. Karen Cook responded that PTMP allowed a variety of uses at Fort Scott and had contemplated that it would be used to realize a “big idea.” Mr. Burke asked if North Fort Scott would be included in the study. Mr. Middleton responded that North Fort Scott would remain as a possible site for future housing. Mr. Grubb asked how long the study would take. Mr. Rothman responded that we should have a good sense of the possibility within six months to one year. A commitment would take approximately two years. Mr. Burke recommended looking at the two uses in parallel so that the Trust could do a side by side comparison and understand the tradeoffs. The Board authorized staff to proceed with the study.

Executive Session: 11:58 – 12:24.

Meeting adjourned by Chairperson Grubb at 12:24 p.m.