

Presidio Trust Board of Directors Meeting
October 27, 2010
Minutes

Attending:

Nancy Bechtle
David Grubb
Charlene Harvey
John Reynolds
Michael Shepherd
William Wilson, III (8:45 – 11:30)

Michael Boland
Steve Carp
Karen Cook
Jeff Deis
Bart Ferrell
Tia Lombardi
Mollie Matull
Craig Middleton
Mike Rothman

Not Attending:

William Hambrecht

Meeting called to order by Chairperson Bechtle at 8:33 a.m.

Actions taken:

- Approval of Minutes of September 22, 2010 (Resolution 11-1). By motion duly made and seconded. Vote: 5-0 (Wilson not present for vote).
- Approval of Formation of Board Committees (Resolution 11-2). By motion duly made and seconded. Vote: 6-0.

Discussion items:

- Ms. Cook presented an overview of the Supplemental Standards of Conduct for Directors of the Presidio Trust. She highlighted the Board members' fiduciary duties of care and of loyalty and reviewed the key responsibilities of Board members.
- Ms. Bechtle noted that the tenth anniversary of the New York terrorist attacks is Sunday, September 11, 2011, and that the Presidio is an appropriate place for a west coast commemoration. She envisioned a ceremony in the morning and a celebration of heroes in the afternoon. Ms. Harvey supported the idea and said that if the Trust were to engage in

such a significant undertaking that it would be critical to begin planning immediately. Following discussion, the Board allocated up to \$100K to explore the concept. Mr. Middleton said that the Trust would begin preliminary talks with potential consultants to discuss planning options and funding sources.

- Ms. Bechtle reported that a food service provider had expressed interest in leasing space in 101 Montgomery Street, which is currently undergoing rehabilitation. Mr. Deis said that the rehabilitation of the building involved the completion of a warm shell, so that any necessary specialized construction for a tenant's use could be completed later. Mr. Middleton said that the Trust would not perform work in the build-out that would preclude use by a food service provider. Mr. Reynolds expressed concern about ad hoc decisions regarding building use in the Presidio, and Mr. Shepherd said that the Board needed to discuss the sequencing of decision making rather than merely responding to users' interest as they arise. Ms. Harvey asked to have a map completed reflecting areas where food service venues are being considered. She also said that the Board should consider both park visitors and local residents when making determinations about food service locations. Mr. Wilson suggested that the Trust speak to experienced restaurateurs about what locations in the Presidio make sense for food providers, rather than the Trust deciding and then presenting the opportunities to providers. Mr. Wilson also said that parking close to restaurants is critical. Mr. Middleton reminded the Board that the Trust has consulted with restaurateurs in the past. Ms. Bechtle said that the Board should consider a variety of food providers – restaurants, cooking schools, farmers' markets, and other food-related sources. Trust staff was directed to consider ideas and return to the Board with recommendations about where food services might be appropriate and what those services might be, including a range of price points from very affordable to high-end.
- Mr. Middleton reported that:
 - The Programmatic Agreement (PA) for the Main Post Update to the Presidio Trust Management Plan (PTMP) has been executed by key signatory agencies. Mr. Middleton said that the PA establishes processes and timeframes as to how the Trust would move forward with projects in the Main Post Update. Board members requested that the signed document be distributed to the Board. Ms. Cook reported that the next steps are to finalize and publish the Environmental Impact Statement, followed by a thirty day "no action" period, and then for the Board either to approve the final Record of Decision (ROD) or to delegate to Mr. Middleton the authority to finalize and sign the ROD on behalf of the Board.
 - The Doyle Drive rebuild is proceeding and that Caltrans has selected its public/private partnership contractors.
 - Parking reconfigurations, in preparation for the Main Parade Ground greening project, will begin November 8, 2010.
 - A letter of intent has been executed with the Bay School to lease 3 Funston Avenue as an art studio and engineering lab.
 - The comment period has closed for two alternative proposed use limitations of Battery Caulfield Road.
 - He and staff continue their discussions with national service leaders for the possible use of Fort Scott as a national service location, and that there is a tremendous amount of interest for such use at the site.

- Mr. Middleton reported that remediation work in the Tennessee Hollow area is nearing completion. He reminded the Board that following many public meetings, the Trust decided to restore Tennessee Hollow and to install a new playing field before removing an old one. The construction of new public restrooms is part of the restoration. Mr. Boland reviewed the history of the restoration and recreational objectives of the projects. He said that the Trust would soon launch the design phase of the fields, with the expectation that the Paul Goode field will be upgraded and that a new field would be ready in time for the next school year. Mr. Middleton and Mr. Boland summarized the issues for Board consideration – funding of the fields, management of the fields, lease length if management is outsourced, and type of improvements. The Board discussed these issues and concluded that since the design phase was at a critical juncture, one or two Board members should immediately work with Trust staff to develop recommendations for the full Board as to budget and next steps.
- In addition to the formal committees authorized by the Board, the following Board members were assigned to focus on the projects/initiatives indicated: Visitor Center Study – Mr. Reynolds; Construction Projects – Mr. Grubb; Fort Scott – Mr. Shepherd; Heritage Center – Ms. Harvey; and Restaurant/Food Service – Mr. Hambrecht.
- The Board discussed communications planning following a presentation of a multi-year plan and recommendations by Ms. Lombardi. Ms. Bechtle noted that the allocation of significant resources was being requested. Mr. Reynolds said that building public relevancy and getting people to identify with the Presidio was important.
- Adam Engelskirchen and Ann Ostrander joined the meeting at 10:50 for a discussion of the Baker Beach Apartments. Mr. Wilson and Mr. Deis summarized the condition of the site and of the buildings, and provided cost estimates for capital repairs to them. Mr. Wilson and Mr. Deis discussed the financial impacts of renovating the apartments. The Board also discussed the site’s location in an endangered species recovery zone and in a Trust-designated native plant recovery zone, the PTMP provision for ultimate removal of units, and the likelihood that the Baker Beach units will be listed on the National Register for their historic significance. The Board agreed that staff should do further work in reviewing the complex set of issues regarding Baker Beach in preparation for further Board discussion at some future date.
- Ms. Bechtle and the Board discussed alternatives for the future of 610 Mason Street, the former commissary building. Mr. Middleton suggested that the Board discuss the alternatives and opportunity costs of the occupancy of the building at a future meeting, including possible presentations to the Board by various proponents.
- Executive Session: 11:30 – 11:41.

Meeting adjourned by Chairperson Bechtle at 11:41 a.m.