

**Presidio Trust Board of Directors Meeting**  
**January 11, 2011**  
**Minutes**

**Attending:**

Nancy Bechtle  
David Grubb  
Bill Hambrecht  
John Reynolds  
Michael Shepherd  
William Wilson, III

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

**Not Attending:**

Charlene Harvey

Meeting called to order by Chairperson Bechtle at 10:04 a.m.

**Action taken:**

- Approval of Minutes of October 27, 2010 (Resolution 11-4). By motion duly made and seconded. Vote: 5-0 (Shepherd not present for vote).

**Discussion items:**

- Ms. Bechtle said that in deference to commemorations planned in New York, Washington and Pennsylvania to commemorate the tenth anniversary of the terrorist attacks, and given the number and scope of the projects currently underway in the Presidio, it was decided not to proceed with a west coast ceremony in the Presidio.
- The Board discussed the potential for accomplishing food services and lodging in the Presidio and directed staff to engage a consultant to look at hospitality options that could enhance the visitor experience.

- Mr. Middleton reported that:
  - Many transformative projects are underway in the Presidio.
  - In the Main Post area, the greening process of the Main Parade Ground has started, construction and additional rehabilitation of 50 Moraga Avenue, the Officers' Club, will begin this month, rehabilitation of 42 Moraga Avenue, the Pershing Hall Guesthouse, is scheduled to start soon, and underground utility upgrades have been completed.
  - At West Crissy Field the University of San Francisco has taken occupancy of 920 Mason Street, the bicycle shop Roaring Mouse will open at 934 Mason Street next week, and 933-B Mason Street is ready to lease.
  - The Trust continues to explore possibilities to utilize Fort Scott as a center for service organizations, and he has a meeting next week at the White House in connection with such use.
  - Mr. Boland is seeking funding for the Quartermaster Reach project and in that regard has been communicating with San Francisco Airport representatives to explore funding some of the work as part of future mitigation requirements.
  - Environmental remediation – Fill Site 1/Land Fill 2 are buttoned up for the winter; later this spring the Trust will start site restoration.
  - Kids – CAP program; this year approximately 3,400 children camped at the newly expanded and improved Rob Hill Campground.
  - GGNRA Pet Policy – the National Park Service will release its Pet Management Policy Draft Environmental Impact Statement on January 14, 2011. The proposed policy does not address Presidio Area B.
  
- Mr. Middleton reviewed the background of the compliance process for the Main Post Update to the Presidio Trust Management Plan (PTMP). He reminded the Board that the Programmatic Agreement (PA) had been executed by key signatory agencies. Mr. Middleton said that several additional consulting parties have signed the PA, including the National Trust for Historic Preservation, San Francisco Architectural Heritage and several neighborhood groups. He reminded the Board that the Main Post Update provides for less overall built space than the PTMP, as well as more space devoted to public uses.

Mr. Middleton said that execution of the Record of Decision (ROD) will complete the compliance process that the Trust has been engaged in since 2007 and that it will enable the Trust to move forward on various Main Post projects. He stressed that the ROD does not commit the Trust to initiate or complete any project. Mr. Shepherd suggested that references to the PA should be included in the ROD. Mr. Reynolds also offered some revisions. He said that he was an advocate for high quality design alternatives that could achieve meaningful interpretation of the origins of the Presidio. He urged that, in accordance with the consultation contemplated under the PA, the Trust undertake a robust design process in connection with the interpretation of El Presidio and the disposition of Buildings 40 and 41 and that its commitment to do so be specifically referenced in the ROD and not only in the PA.

- Representatives of the YMCA joined the meeting to make an initial presentation about their ideas for an expanded facility in the Presidio. They emphasized the YMCA's strong

commitment to the Presidio over the past decades and its desire to carry that commitment into the future.

- Mr. Rothman presented the Finance and Audit Committee report. Mr. Rothman said that the results of the first two months of the fiscal year are in line with the approved budget. He also reported that construction of the water treatment plant had been postponed in order to advance the funds to environmental remediation projects to ensure that the work would be completed on schedule. The Board discussed the pending remediation claims. Mr. Rothman said that the Trust would re-bid its internal auditor work, performed by Louie & Wong for the last six years, because after such a period it is prudent to do so.

Ms. Bechtle expressed concern that residential revenue remained flat even though additional units have been rehabilitated and made available for lease. Mr. Wilson said that the revenue will increase after the rent concessions given in connection with the Doyle Drive rebuild stop. The Board discussed the balance between increasing rents and retaining residents. Mr. Middleton said that the revenue will increase once the newly-rehabilitated Wyman Terrace units are leased.

- Josh Bagley and Adam Engelskirchen provided an update on the Pershing Hall Guesthouse project. Construction is anticipated to begin in March 2011 and to be completed within one year.
- Executive Session: 12:54 – 1:08.

Meeting adjourned by Chairperson Bechtle at 1:08 p.m.