

**Presidio Trust Board of Directors Meeting**  
**May 24, 2011**  
**Minutes**

**Attending:**

Nancy Bechtle  
David Grubb  
Charlene Harvey  
John Reynolds  
Michael Shepherd

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

**Not Attending:**

Bill Hambrecht  
William Wilson, III

Meeting called to order by Chairperson Bechtle at 10:33 a.m.

**Actions taken:**

- Approval of Minutes of March 8, 2011 (Resolution 11-12). By motion duly made and seconded. Vote: 5-0.
- Approval of Adoption of Revised Fiscal Year 2011 Budget Forecast and Revised Five-Year Construction Plan (Resolution 11-13). By motion duly made and seconded. Vote: 5-0.
- Approval of Adoption of Operating Budget for Fiscal Year 2012 and Five-Year Construction Plan (Resolution 11-14). By motion duly made and seconded. Vote: 5-0.

**Discussion items:**

- Ms. Bechtle reported that Mr. Hambrecht is continuing to investigate whether the Presidio might be an appropriate venue for a cooking school and that Mr. Wilson is continuing to work with staff and consultants on Baker Beach renovations. Ms. Bechtle also said that she will co-chair the upcoming 75th anniversary celebration of the Golden Gate Bridge.

Ms. Cook reported that Ms. Bechtle recently represented the Trust in its dispute with the Army over the clean-up of a fill site in the Public Health Service District and that the parties settled the matter with a \$260,000 payment by the Army. She explained that under the Memorandum of Agreement between the Trust and the Army, dispute resolution is achieved through talks at escalating levels of authority. This dispute rose to the level of the Trust's Board Chair and the designee of the Deputy Assistant Secretary of the Army.

Ms. Bechtle said that some Board members had suggested a Board retreat to focus on a variety of issues. She said that such a retreat would be more meaningful if it were held after three new Board members were appointed by the President. Ms. Harvey asked how the nominating process for Board members is conducted. Mr. Middleton said that there is not a specific process and that many people and entities play a role, including the President's appointment office.

Ms. Bechtle said that the park never looked more beautiful. Mr. Reynolds said that the Board should recognize and commend the staff for their hard work.

- Mr. Middleton reported that:
  - The greening of the Main Parade Ground is on time and under budget.
  - Work on the rehabilitation of the Pershing Hall Guest House at 42 Moraga Avenue is in full swing.
  - Consultation with the National Park Service (NPS) and the State Historic Preservation Office over the redesign of the Officers' Club is proceeding smoothly.
  - Land stewardship functions are going well and that Mr. Boland will review the Vegetation Management Plan later in the meeting.
  - The Trust has made significant strides in its partnerships with the NPS and the Golden Gate National Parks Conservancy, particularly related to the joint development of a Visitor Center.
  - Economically, the Trust has weathered the recession relatively well and that funds garnered from the Caltrans rebuild of Doyle Drive have helped the Trust double its capital investment in the Presidio over the last two years without increasing staff levels. Mr. Grubb said that he wanted to ensure that "before" and "after" photos are taken of each project so that the many stories of the Presidio's transformation and preservation are not lost.
  - The Trust's legislative approach for the upcoming year is being formulated. Fiscal year 2012 is the final year for regular appropriations from Congress.
  
- Mr. Middleton said that as the Trust looks to the redevelopment of Fort Scott, we are engaging in new partnerships with the Office of Personnel Management (OPM), the Corporation for National and Community Service, and the Points of Light Foundation. He said that the OPM has recently committed to utilizing a portion of Fort Scott to perform training, and that they will pay for building use. The Board authorized Mr. Middleton to co-sign a letter to the White House in connection with the OPM's use of Fort Scott. Mr. Reynolds added that the Trust should contact NPS Director Jarvis to explore the possibility of locating an NPS training center at the campus.

- The Board discussed design guidelines for a remodel of the Commissary building at 610 Mason Street. The Board directed Mr. Middleton to have staff craft design guidelines that are consistent with the Presidio Trust Management Plan and to undertake the appropriate consultation under the National Historic Preservation Act. Sports Basement, the current occupant of 610 Mason Street, has expressed an interest in relocating to the Mason Street warehouses.
- Mr. Middleton reported that he had met with Mr. Wilson in connection with upgrades to the Baker Beach apartments and that work would progress along three tracks – internal upgrades would be performed as units become vacant, external work would be performed by a general contractor, and habitat would be restored.
- Mr. Middleton reminded the Board that earlier in the year they discussed staff recommendations to fund ball field improvements. The Board indicated that the Trust should not fund the development of the ball fields. The Board discussed the merits of grass versus turf fields. Mr. Reynolds asked that staff prepare a summary of the pros and cons of grass and turf fields to be presented at the Board’s July meeting. Mr. Middleton proposed issuing two RFPs for the development, management and use of three fields; one RFP for the Paul Goode Field and adjacent practice field, and another RFP for the Pop Hicks Field. The Board directed Mr. Middleton to have staff prepare the RFPs and directed that they should include the preference of grass or turf after a decision is reached at the July Board meeting.
- Mr. Deis discussed leasing prospects for the upper floors of 101 Montgomery Street and 103 Montgomery Street. Ms. Bechtle confirmed that the lower floors would remain public in nature.
- Mr. Shepherd presented the Finance and Audit Committee report. He reviewed the Trust’s mid-year performance and noted that revenue was tracking as budgeted with the non-residential revenue 4% higher than projected and residential revenue 1.2% lower than projected. He said that expenses were in line with the budget. Mr. Shepherd also said that the Trust received a \$15M appropriation from Congress that was funded in May, and a \$20M right-of-way payment from Caltrans in connection with the Doyle Drive rebuild. Mr. Shepherd reviewed the proposed fiscal year 2012 budget. The Board discussed the proposed budget and approval recommendation by the Finance and Audit Committee. Mr. Reynolds noted that funds budgeted for residential cyclic maintenance are less in 2012 than in 2011 and cautioned about falling behind in maintenance.
- Mr. Boland reviewed the genesis and objectives of the Vegetation Management Plan (VMP) for the Presidio. The VMP, which was jointly developed by the Trust and the NPS in 2001, divides the Presidio into three zones – historic forest, designed landscapes and native plant communities. Mr. Boland reviewed specific management strategies and approaches for each zone identified in the VMP. He then reviewed the progress in achieving the VMP’s objectives. The Board discussed recent tree removals necessitated by the Doyle Drive rebuild and environmental remediation requirements, and the impacts such a large-scale removal have had. Mr. Boland said that the Trust has scaled back its VMP-planned tree removal and replanting because of these impacts. Mr. Reynolds said that communication to

the public is particularly critical on the issue of tree removal and replanting. Mr. Middleton said that the Trust will continue to implement the VMP and will enhance its public communication efforts around the VMP.

- Executive Session: 12:37 – 12:59.

Meeting adjourned by Chairperson Bechtle at 12:59 p.m.