

Presidio Trust Board of Directors Meeting
September 21, 2011
Minutes

Attending:

Nancy Bechtle
David Grubb
Charlene Harvey
Bill Hambrecht
William Wilson, III

Attending Via Teleconference:

John Reynolds

Not Attending:

Michael Shepherd

Michael Boland
Steve Carp
Karen Cook
Jeff Deis
Adam Engelskirchen (9:58 – 11:04)
Bart Ferrell
Noreen Hughes (9:58 – 11:04)
Tia Lombardi
Mollie Matull
Craig Middleton
Mike Rothman

Meeting called to order by Chairperson Bechtle at 9:37 a.m.

Actions taken:

- Approval of Minutes of July 20, 2011 (Resolution 11-21). By motion duly made and seconded. Vote: 6-0.
- Approval of Adoption of Revised Fiscal Year 2011 Budget Forecast and Revised Five-Year Construction Plan (Resolution 11-22). By motion duly made and seconded. Vote: 6-0.
- Approval of Construction Project – Taylor Street Parking Lot (Resolution 11-23). By motion duly made and seconded. Vote: 6-0.

Discussion items:

- Mr. Rothman presented the Finance and Audit Committee report. The Board discussed the revised budget forecast and the proposed revisions to the five-year construction plan. In

response to a question from Ms. Bechtle, Mr. Boland said that an overall parking strategy continues to be discussed and refined.

- Ms. Bechtle reported that the previous evening's tour of projects in the Main Post area for the Trust Board, Trustees of the Golden Gate National Parks Conservancy (Conservancy), National Park Service (NPS) leadership, and board and staff of Futures Without Violence, was a great success – and that the progress on the Main Post is impressive. She also relayed compliments about the Presidio from Secretary of State Hillary Clinton and Secretary of Defense Leon Panetta made during their recent visit to the park.
- Mr. Middleton reported that:
 - He will be leaving today for Washington, D.C. for several meetings, including with Senator Reed and Congressman Dicks of the appropriations committees, the leadership of the Corporation for National and Community Service, the White House Office of Social Innovation, and others. Appropriations for the Trust for the fiscal year that begins October 1 remain in question.
 - Preparations for the upgrades to the Baker Beach neighborhood are proceeding as expected and final design documents and bids from subcontractors will be in hand within the next couple of months.
 - Significant progress is being made in the rehabilitation of the Main Post area, and the Trust is fortunate to be accomplishing significant levels of historic rehabilitation in an economic environment in which construction pricing is favorable.
 - The Inn at the Presidio, at Pershing Hall, is scheduled to open in April 2012.
 - Core and shell work on 101 Montgomery Street and 103 Montgomery Street has been completed.
 - The Officers' Club rehabilitation is well underway.
 - The Main Parade lawn will open in mid-November.
 - Mr. Middleton went on to say that the challenge before the Trust is to establish the public character of the Main Post by infusing it with uses that allow people to experience the Main Post in meaningful ways. He mentioned the opportunity that will soon exist when the Doyle Drive project creates ten acres of new park land on top of tunnels at the north end of the Main Parade.
 - Mr. Middleton indicated that the majority of the Board meeting would be devoted to a discussion of uses that build experience, with particular focus on food service and the Visitor Center project.
- Mr. Middleton introduced Jeff Dodd of the MixRetail Group, a consultant retained by the Trust to explore the potential for bringing food service to the Main Post district. Mr. Dodd discussed a potential vision and approach for establishing food as a key visitor-serving feature in the Main Post. The Board discussed Mr. Dodd's concepts, and reiterated its interest in ensuring a range of price points, welcoming a diverse audience, embracing Presidio values, elevating history and creating a strong identity for the Main Post in the public mind.

Mr. Reynolds asked whether the Board was certain that food service is aligned with public desires for the Main Post district. Ms. Bechtle responded that providing such amenities is a

way to activate the area and to serve the community. Mr. Hambrecht spoke to the challenge of attracting food operators in advance of having the kind of foot traffic that they would view as essential to their business success. Mr. Wilson said that funding might be challenging for a restaurant. The Board discussed the idea of a contemporary “mess hall” on the ground level of one of the Montgomery Street barracks. Ms. Harvey suggested that the mess hall concept be tried first because of the number of families visiting Crissy Field and the surrounding area. Mr. Hambrecht said that the mess hall idea resonates with the Presidio, and that it should be kept modest in fare and price. The Board directed staff and Mr. Dodd to talk to prospects to get a feel for the level of opportunity. Ms. Bechtle suggested that the Trust also explore including a cooking school or demonstration kitchen in the Main Post.

- Ms. Hughes updated the Board on the Visitor Center. She reported that she has been working closely with the Conservancy and with the NPS, and that several public workshops have been conducted in connection with accomplishing the longstanding goal of establishing a visitor center in the Presidio. Among the goals identified for the Visitor Center are: to introduce the Presidio to visitors and to inspire them to explore, to elevate the Presidio to a truly visitor-serving destination, to appeal to and engage a broad and diverse audience, to serve tenants and residents of the Presidio, and to encourage personal connections that lead to Presidio stewardship. Ms. Hughes and the Board discussed possible locations for the Visitor Center, including a recommendation to locate it in a historic building at the north end of the Main Parade. The Board agreed that it is important to move forward with the Visitor Center. The Board directed Mr. Middleton to continue to work with the Conservancy and the NPS to refine a concept, site, and joint governance and funding strategy for the Visitor Center.
- The Board directed Mr. Middleton to relocate the Trust’s offices from 34 Graham Street.
- Mr. Middleton provided an update on the status of the design guidelines for mid-Crissy Field, and discussed how to approach the long-term reuse of the Commissary as a cultural institution as envisioned in the Presidio Trust Management Plan. The Board reaffirmed the importance of the site to the park and the public, and discussed it in the context of the new connection between the Main Post and Crissy Field that will occur as a result of the Doyle Drive project. The Board directed Mr. Middleton to finalize the design guidelines taking into consideration comments from consulting parties, and to incorporate them into a draft request for proposals that could be issued later in the year.
- Ms. Harvey emphasized the importance of identifying and prioritizing needs and opportunities in the Main Post for philanthropic giving.
- Executive Session: 11:28 – 11:40.

The meeting was adjourned by Chairperson Bechtle at 11:40 a.m.