

Presidio Trust Board of Directors Meeting
December 6, 2011
Minutes

Attending:

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

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

Meeting called to order by Chairperson Bechtle at 9:41 a.m.

Action taken:

- Approval of Minutes of October 19, 2011 (Resolution 12-3). By motion duly made and seconded. Vote: 7-0.
- Approval of Adoption of Revised Fiscal Year 2012 Budget Forecast and Revised Five-Year Construction Plan (Resolution 12-4). By motion duly made and seconded. Vote: 7-0.
- Approval of Construction Project—Montgomery Street Barracks – 103 Montgomery Street (Resolution 12-5). By motion duly made and seconded. Vote 7-0.

Discussion items:

- Ms. Bechtle opened the meeting by commenting that so many good things are happening in the Presidio, including the completion of the rehabilitation of two Montgomery Street Barracks, Buildings 101 and 103, and that Craig Middleton would provide an update regarding the prospects for locating food service providers on the ground floor of each of those buildings.

- Mr. Middleton reported that:
 - The Mid-Crissy Design Guidelines are complete and ready for issuance.
 - Brent Glass, the former Director of the Smithsonian’s National Museum of American History, will work with the Trust on exploring programming for the Commissary and history programming in the Presidio.
 - The Board voiced unanimous support to release the Mid-Crissy Design Guidelines as drafted and concurred with the staff recommendation that a Commissary Request for Proposals be put on hold to allow Trust consultants to undertake work exploring programming for the building.
 - The Trust and the National Park Service (NPS) have been in discussions about consolidating the NPS footprint in the Presidio and the Trust has developed a plan to accommodate some NPS functions long-term in certain buildings in Area B. Under the proposed arrangement, the Trust would transfer Buildings 643 (Crissy Field) and 662 (Cavalry Stable) to the NPS for use as a maintenance facility and Presidio Archives, Records and Collection Center, respectively. The archive would be jointly managed by the Trust and the NPS. The NPS would transfer Building 102 to the Trust. The Trust and the NPS, along with the Golden Gate National Parks Conservancy, would jointly operate a Visitors Center in Building 210 and would jointly occupy Building 36 as staff support space for the Visitor Center. The NPS would vacate all other buildings in Area B.
 - Mr. Shepherd expressed concern as to whether the NPS could change its stated use of Building 643. Mr. Middleton replied that his concern could be addressed in the agreement.
 - Mr. Grubb suggested that the Trust and the NPS try to find another location for a maintenance facility that isn’t as visible. Mr. Middleton explained that the NPS interest in Building 643 in large part has to do with its proximity to Crissy Field Area A.
 - The Board expressed consensus that staff should move ahead with the agreement with the NPS regarding their occupancy of buildings in the Presidio.
 - Staff is continuing to meet with restaurateurs interested in the possibility of establishing a presence in the Presidio.
 - Ms. Harvey mentioned the “Healthy Food, Healthy Parks” initiative and reaffirmed the goal of bringing nourishing food to the park. Mr. Reynolds stated that the NPS also is making this initiative a consideration in evaluating new concessionaires.
 - An existing Presidio tenant is interested in leasing the top two floors of 101 Montgomery Street as office space on a short term basis.
 - Mr. Wilson and Mr. Grubb expressed reservations about a short-term lease for Building 101. Mr. Wilson recommended that the matter be referred to the Real Estate Committee before taking it up again with the full Board. Mr. Middleton agreed that staff would work with the Real Estate Committee to set up a meeting.
 - The Trust is seeking to establish a Fort Scott Federal Advisory Committee to advise on topics such as program, business and fundraising regarding Fort Scott as a center for

service learning. The committee would be in existence for two years and would be comprised of 15 people. Mr. Middleton will provide the Board with a copy of the Committee Charter and Membership Balance Plan.

- The report from Washington regarding the prospect of a federal budget is that a Continuing Resolution is possible.
- Mr. Middleton will send the Board his goals and agreed with the Board that the retreat would be a good time to discuss them. Mr. Reynolds urged Mr. Middleton to consider two-year goals.
 - Ms. Bechtle recommended that Board and staff work to schedule a retreat in early spring.
- Mr. Shepherd gave the Finance and Audit Committee report:
 - The minutes from the September meeting were approved.
 - The committee met with the Trust auditors in closed session; the auditors stated that there were no deficiencies or material issues and that they had received strong cooperation from Trust staff in conducting the audit.
 - The committee recommended to the Board the adoption of the resolution for the revised FY 2012 Budget Forecast and Construction Plan and the resolution for the Montgomery Street Building 103 Construction Project. The Board adopted the resolution.
- Ms. Cook presented the annual review of the Supplemental Standards of Conduct applicable to the Board members with a focus on the standards regarding the acceptance of gifts.
- Executive Session: 10:54-11:28

The meeting was adjourned by Chairperson Bechtle at 11:28 a.m.