

Presidio Trust Board of Directors Meeting
September 5, 2012
Minutes

Attending:

Nancy Bechtle
Paula Collins
David Grubb (8:47 – 10:40)
Charlene Harvey
Bill Hambrecht (8:35 – 12:17)
Alex Mehran
John Reynolds

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

Meeting called to order by Chairperson Bechtle at 8:35 a.m.

Actions taken:

- Approval of Minutes of [May 23, 2012 \(Resolution 12-16\)](#). By motion duly made and seconded. Vote: 5-0 (Mr. Grubb not present for vote; Ms. Collins not yet sworn in).
- Approval of Election of Chairperson and Vice Chairperson [\(Resolution 12-17\)](#). By motion duly made and seconded. Vote: 5-0 (Mr. Grubb not present for vote; Ms. Collins not yet sworn in).
- Approval of Adoption of Revised Fiscal Year 2012 Budget Forecast and Revised Five-Year Construction Plan [\(Resolution 12-18\)](#). By motion duly made and seconded. Vote: 7-0.
- Approval of Adoption of Revised 2013 Operating Budget Forecast for Fiscal Year 2013 and Revised Five –Year Construction Plan [\(Resolution 12-19\)](#). By motion duly made and seconded. Vote: 7-0.

- Approval of Construction Project – 51 Funston Avenue ([Resolution 12-20](#)). By motion duly made and seconded. Vote: 7-0.

Discussion items:

- Ms. Bechtle welcomed Ms. Collins to the Board.
- Ms. Collins was sworn in as a new Board member.
- Mr. Rothman reported that total revenue for fiscal year 2012 is on track to outperform the budget by 2.1%, with positive variances in most areas, and that total expenses for the year are approximately 1.8% below budget. Mr. Rothman also said that the outlook for fiscal year 2013 has improved in a number of respects since the Board meeting in May. Mr. Rothman outlined the following proposed changes to the five-year construction plan requiring Board approval: the addition of \$325K to the current budget for 50 Moraga Avenue (the Officers' Club and Heritage Center) to support the design and construction of a "warm shell" for a full service kitchen; the addition of \$636K to the current budget for 51 Funston Avenue to rehabilitate, equip and landscape the building to provide overflow accommodations for the Inn at the Presidio; and the addition of \$550K to the current budget for 34 Graham Street (the Trust's former headquarters) to abate and demolish the building, to relocate utility lines, to provide infill of the site, and to provide basic landscaping.

Mr. Rothman explained that the fiscal year 2012 and 2013 budgets included one-time charges in connection with vacation payouts and severance payments associated with staff layoffs. Mr. Mehran asked that the cost of police, fire and other common services be broken out separately in future budgets and forecasts.

The Board directed staff to reappoint Burr Pilger Mayer to perform internal audit services for fiscal year 2013.

- Mr. Middleton thanked the Board for its participation in the strategic planning retreat in April. He said that the Trust necessarily concentrated on revenue to achieve its mandate of financial self-sufficiency in its first 15 years, and that it was now time to chart the Trust's trajectory for the next 15 years with a focus on other aspects of public benefit. Bob Tobin and Mary Command of the Williams Group joined the meeting (9:02 – 10:30) to help facilitate a conversation about Trust priorities for the future. The Board discussed shaping a vision that broadens public benefit by serving the community and the country, welcoming diverse audiences to engage in the Presidio, leveraging the Presidio's unique attributes, and focusing on service while also providing visitors with rich experiences. Mr. Middleton said that the next steps were to identify and refine goals based upon the Board's discussion and to develop an approach for public engagement.
- Mr. Middleton reported that:

- The Fort Scott Advisory Committee has been constituted and that its first meeting will be in early October. Toby Rosenblatt is the Chair and Karen Baker is the Vice Chair. Mr. Middleton said that the Trust was in the process of recruiting a director for the project. Ms. Bechtle commented that the Trust has made a large investment in the project and suggested that the Trust's strategy of developing a center for service and leadership be revisited if progress is not made. The Board directed staff to allocate \$1M for an operating budget for the next two years and to identify milestone goals for measuring progress during that period. Mr. Mehran asked that the site's entryway be cleaned up as soon as possible.
 - The Heritage Center in the Officers' Club is developing quickly. Mr. Boland said that the Trust is working on a study with the National Park Service and the Golden Gate National Parks Conservancy to identify ways to engage communities in the Presidio's key heritage sites through education and outreach with an emphasis on the Presidio's rich cultural and natural heritage.
 - Additional input from the Board in connection with the reuse of 610 Mason Street, the former Commissary, was helpful. Mr. Middleton reminded the Board that the Presidio Trust Management Plan (PTMP) designates the site for a museum/cultural center and that the Trust had retained a consultant to evaluate the potential of the site for such a facility. Ms. Collins said that creating a museum de novo was a huge undertaking and a potential distraction from the Trust's other important work. Ms. Cook said that the PTMP sets out certain parameters for the size, height and amount of new construction that can be located at the site without further environmental review and analysis. The Board directed staff to complete a draft of a Request for Proposals for the cultural use of the site, clearly outlining the PTMP-identified limits and expressing the desirability of a strong public programming component. The draft will be distributed to the Board prior to its next meeting.
 - The Trust has received two proposals for the placement of public art. The Board directed staff to review the proposals consistent with the Trust's Art Policy and Art Collections Manual.
 - The Trust has been approached for the placement of a Korean War Memorial. Mr. Middleton said that discussions were in the initial stages.
- Executive Session: 12:22 – 12:51.

Meeting adjourned by Chairperson Bechtle at 12:51 p.m.