

Presidio Trust Board of Directors Meeting
July 17, 2013
Minutes

Attending:

Nancy Bechtle
Paula Collins (8:06 – 11:33)
David Grubb
Charlene Harvey (8:06 – 9:59)
Bill Hambrecht
Alex Mehran
John Reynolds (8:06 – 11:02)

Michael Boland
Steve Carp
Karen Cook
Jeff Deis
Mollie Matull
Craig Middleton
Mike Rothman
Greg Werkheiser

Meeting called to order by Chairperson Bechtle at 8:06 a.m.

Actions taken:

- Approval of Minutes of [May 22, 2013 \(Resolution 13-12\)](#). By motion duly made and seconded. Vote: 7-0.
- Approval of Adoption of Revised Operating Budget Forecast for Fiscal Year 2013 and Revised Five-Year Construction Plan ([Resolution 13-13](#)). By motion duly made and seconded. Vote: 7-0.
- Approval of Adoption of Operating Budget for Fiscal Year 2014 and Five-Year Construction Plan ([Resolution 13-14](#)). By motion duly made and seconded. Vote: 7-0.
- Approval of Korean War Memorial ([Resolution 13-15](#)). By motion duly made and seconded. Vote: 7-0.
- Approval of [Museum Collections Policy \(Resolution 13-16\)](#). By motion duly made and seconded. Vote: 7-0.

- Approval of Construction Project – YMCA Reach – Tennessee Hollow ([Resolution 13-17](#)). By motion duly made and seconded. Vote: 6-0 (Ms. Harvey not present for vote).
- Approval of Construction Project – East Arm of Mountain Lake ([Resolution 13-18](#)). By motion duly made and seconded. Vote: 6-0 (Ms. Harvey not present for vote).
- Approval of Construction Project – Montgomery Street Barracks – 101 Montgomery Street Restaurant ([Resolution 13-19](#)). By motion duly made and seconded. Vote: 6-0 (Ms. Harvey not present for vote).

Discussion items:

- Ms. Bechtle said that the Presidio looked remarkable, especially with Caltrans' progress on the Doyle Drive rebuild and with the new landscaping. She said that the Board needed to make a number of important decisions over the next few years involving the allocation of funds, the rehabilitation of the Thornburgh area, and the development of lodging in the Presidio. Ms. Bechtle also said that Mr. Middleton and Trust staff have done an outstanding job.
- Ms. Cook updated the Board on the status of the Trust's proposed commercial dog walking regulation. She reported that the National Park Service (NPS) intends to adopt an interim rule regarding commercial dog walking by amending its compendium. The NPS contemplates that its rule will go into effect by the November 1, 2013 anticipated implementation of the City of San Francisco's commercial dog walking legislation. Ms. Cook said that Trust intends for its regulation to become effective simultaneously with the NPS' and that enforcement will be performed by the United States Park Police.
- Mr. Middleton reported that:
 - The Trust is moving forward with some transformational projects, including the use of the Fort Scott district into the home for the Presidio Institute and the preliminary planning for the new bluff that will be created by the Doyle Drive rebuild.
 - The state of the park is very good; the Presidio is positioned well both locally and nationally.
 - The Trust has received an award from the National Trust/Advisory Council on Historic Preservation for Federal Partnership in Historic Preservation for the Public Health Service Hospital rehabilitation. In addition, the Presidio Main Post Cultural Landscape Report has been selected for a Preservation Design Award by the California Preservation Foundation.
 - The White House will hold its first ever leadership conference outside of Washington, D.C. at Fort Scott in the fall in partnership with the Presidio Institute.
 - The Trust soon will be engaging the public in connection with concepts for the bluff at the foot of the Main Post.
 - The Officers' Club, the Heritage Center, and two restaurants are schedule to open on the Main Post in the coming year; the Trust is rolling out the welcome mat to a broad cross section of the public.

- A new entrance to the Presidio along Girard Street from Doyle Drive will be beautiful.
- Mr. Middleton presented the proposed fiscal year 2014 budget. He said that the budget and the five-year construction plan stem from the three imperatives of the Trust's strategic plan – welcoming the public, stewarding the Presidio, and creating an impact beyond the Presidio's walls. The construction plan supports ongoing improvements and capital renovations of buildings and infrastructure, including the completion of the Officers' Club and the Heritage Center, planning for the new bluff, lodging at Fort Scott, various visitor-serving amenities, work at the mid-Crissy site, and renovation of the two remaining Montgomery Street Barracks.

Mr. Hambrecht said that it was wonderful to see the strategic plan translated into action items. Mr. Rothman explained that the format for Table 1 of the budget had been refined to increase focus on the major components of Trust operations. Mr. Reynolds suggested that the plan reflect that some projects require Trust funding to secure additional funds from outside sources such as philanthropy. Ms. Collins asked that revenue be shown by neighborhood to inform the advisability of additional spending on infrastructure in those neighborhoods. She also asked that a list of grant-sponsored projects be shown. The Board discussed staffing levels, which functions are being performed in-house, and cost recovery. Mr. Middleton said that an organizational chart and job responsibilities would be made available to the Board. Mr. Mehran said that the Trust should perform an analysis of its operations versus the operations of organizations of a similar size to determine whether the Trust's margins are in line. In approving the update to the budget, the Board asked staff to develop construction plans for 1203 Ralston Avenue at Fort Scott, as a hotel, at a cost not to exceed \$2M. The Board also indicated that providing additional funds for lodging at 1203 would be contingent upon the successful leasing of 1202 Ralston Avenue.

- The Board discussed a potential Korean War Memorial, expressing its approval for the concept. Ms. Collins suggested that Fort Scott might be an appropriate location for future commemoration of military service.
- Following the Board's discussion of the receipt of wetland mitigation funds from the San Francisco International Airport, Ms. Bechtle and Mr. Mehran directed staff to explore the availability of similar funds from other sources.
- Mr. Middleton reviewed the next steps in the selection process for the re-use of the Mid-Crissy site at 610 Mason Street, and the Board discussed scheduling issues. Mr. Mehran said that the Trust should check in with all three of the development teams in early August to ensure that they are on track. Mr. Middleton said that Trust staff will prepare a term sheet for the Board to discuss at its September meeting.
- Mr. Boland presented general design concepts for the future bluff at the foot of the Main Parade Ground, noting that they represented very early thinking on the matter. He identified the location of the Caltrans tunnels, the anticipated view shed, and the placement of existing buildings. Mr. Boland outlined various possibilities, including overlooks, a recreational center, a learning landscape for youth, and uses for the steep slope. He said that the Trust

was in preliminary conversations with foundations for financial support. The Board discussed the need for adequate parking.

- Executive Session: 11:35 – 11:51.
 - The Board changed the name of the Fort Scott development from the “National Center for Service & Innovative Leadership” to the “Presidio Institute.”

Meeting adjourned by Chairperson Bechtle at 11:51 a.m.