

**Presidio Trust Board of Directors Meeting**  
**November 14, 2016**  
**Minutes**

**Attending:**

Lynne Benioff  
Paula Collins  
Janet Reilly  
John Reynolds

Andrea Andersen  
Carla Armstrong  
Michael Boland  
Steve Carp  
Jean Fraser  
Fran Gonek  
Mollie Matull  
Sherri Schilling  
Joshua Steinberger

**Not Attending:**

John Keker  
Alex Mehran  
Nicola Miner

Meeting called to order by Chairperson Collins at 10:00 a.m.

**Actions taken:**

- Approval of Minutes of [October 6, 2016](#), [October 6, 2016 – public meeting](#) and [October 20, 2016 \(Resolution 17-4\)](#). By motion duly made and seconded. Vote: 4-0.
- Approval of Construction Project – Building 105 Lodge Rehabilitation ([Resolution 17-5](#)). By motion duly made and seconded. Vote: 4-0.
- Approval of Construction Project – Tunnel Tops ([Resolution 17-6](#)). By motion duly made and seconded. Vote: 4-0.
- Approval of [Revised Presidio Tunnel Tops Campaign Donor Recognition Policy \(Resolution 17-7\)](#). By motion duly made and seconded. Vote: 4-0.

**Discussion items:**

- Ms. Collins said that the focus of the day's meeting would be land use issues.

- In presenting the Audit Committee report, Mr. Reynolds said that he met with the Trust’s external auditors, KPMG, and that they found no significant or material weaknesses in the Trust’s financial statements. He also said that the auditors complimented the Trust staff’s preparation for and assistance with the audit.
- Ann Ostrander, Jerry Healy, John Sweeney, Kevin Lorne, Eric Stewart and Greta Duchmann joined the meeting (10:06 – 10:43) to address residential issues. Ms. Gonek presented the results of the recent residential tenant satisfaction survey. She explained that the survey is conducted every few years. Ms. Gonek compared the 2016 results to those of 2011 and 2007. Safety, the forests, peace and quiet, the hiking trails, the PresidiGo shuttle, Baker Beach, the views, and Crissy Field were among the principal amenities residents identified as factoring into their decision to live in the Presidio. Ms. Fraser said that the scores were characterized as extraordinarily high by Kingsley Associates, the consulting firm the Trust retained to perform the survey. Ms. Gonek also noted that residents generally were very satisfied with the Trust’s maintenance operation, citing courtesy, responsiveness and the quality of the work.

Mr. Reynolds asked why deferred maintenance costs appeared to be increasing. Ms. Armstrong responded that the costs actually were not increasing, but that the Trust’s new accounting system, Yardi, was providing better analytics to track and identify the costs.

Mr. Healy explained the structure of the Trust’s maintenance department. Mr. Stewart reviewed the Trust’s many sustainable practices, including salvaging and reusing building components, using LEED gold certified products, using zero VOC (volatile organic compounds) paint, and salvaging usable hardwood.

- Ms. Fraser provided a CEO report, saying that:
  - The Trust had served over 40,000 Bay Area youth at the Rob Hill Campground in the last ten years; for many children, this was the only time they had been camping.
  - Thousands of visitors had participated in the “Off the Grid” Presidio Picnic and Twilight programs.
  - Negotiations with the Laborers’ International Union of North America were progressing and that only a few issues remain open.
- Ms. Fraser outlined the proposed revision to the Presidio Tunnel Tops Campaign Donor Recognition Policy.
- Ms. Andersen conducted the annual ethics training for the Board. She also briefed the Board on Freedom of Information Act issues.
- Joshua Bagley and Genny Bantle joined the meeting (11:32 – 12:30) to discuss land use issues and alternatives for the Thornburgh and West Letterman sites. Mr. Boland reviewed

the parameters of the Presidio Trust Management Plan (PTMP) and the Trust's progress in implementing the PTMP since its adoption. Ms. Gonek discussed the Trust's current capital plan, reviewing the major projects anticipated over the next five years and identifying potential projects after 2021. Mr. Bagley presented options for the rehabilitation and development of the Thornburgh and the Commissary areas. The Board discussed various alternatives and considerations associated with the alternatives, including parking. Ms. Collins said that Thornburgh was the Presidio's front door and that the district had to be beautiful. Mr. Boland said that staff would return to the Board in January with refined planning concepts.

- Executive Session: 12:30 p.m. – 12:54 p.m.

Meeting adjourned by Chairperson Collins at 12:54 p.m.