

Presidio Trust Board of Directors Meeting
March 16, 2005
Minutes

Attending:

Lydia Beebe
Mary Murphy
Toby Rosenblatt
William Wilson, III
Joseph Yew, Jr.

Michael Boland
Steve Carp
Karen Cook
Jeff Deis
Lori Eason
Adam Engelskirchen
Tia Lombardi
Joanne Marchetta
Mollie Matull
Craig Middleton

Not Attending:

Don Fisher
David Grubb

Meeting called to order by Chairperson Rosenblatt at 6:20 p.m.

Actions taken:

- Approval of Minutes of January 19, 2005 (Resolution 05-5). Motion: Beebe. Second: Wilson. Vote: 5-0.
- Approval of Proposed Debt Collection Regulations (Resolution 05-6). Motion: Yew. Second: Murphy. Vote: 5-0.
- Approval of Allocation of Funds for the Transformation of the Main Parade (Resolution 05-7). Motion: Wilson. Second: Yew. Vote: 4-0 (Murphy not present for vote).

Discussion items:

- The Board reviewed the Outstanding Items from the meeting on January 19, 2005. Mary Murphy suggested that the items include deliverable dates.

- Craig Middleton reported that the Trust received six serious proposals for use of a portion of the anticipated transit center at 215 Lincoln Boulevard.
- Mr. Middleton said that he would e-mail information to Bill Wilson regarding charging for residential utility use.
- Mr. Middleton reported that staff had spoken with Olin Partnership representatives about price and the use of local firms for some of the Main Parade design work.
- Mr. Middleton reported that:
 - The State Historic Preservation Officer met recently with the Disney team and indicated support for a proposed design for the rehabilitation of 104 Montgomery Street.
 - He will meet with agency heads tomorrow in connection with the design of Doyle Drive. Mr. Middleton said that Caltrans appeared to favor freeway design standards and that other stakeholders favor parkway design standards.
 - In the next few months the Lombard entry area of the Presidio will undergo several changes, including the rehabilitation and development of 563 Ruger Street into a restaurant, which is scheduled to begin in May and continue for eight months; the continued construction of the first phase of the Presidio Promenade, including landscaping; the excavation of Fill Site 6A (the area along Lincoln Boulevard across from the YMCA), which is scheduled to begin in late May/early June and take three months, and the subsequent landscaping and trail development, which is scheduled to take two months; the completion of the rehabilitation of 35 Keyes Avenue for the Bay School in late summer; the rehabilitation of 211 Lincoln Boulevard, which should begin soon; the rehabilitation of 86/87 Graham Street into office suites, which recently began and should be completed by year end; and the opening of the Letterman Digital Arts (LDA) site, which is scheduled for June 25, 2005.

Toby Rosenblatt requested that a tour of the LDA site be arranged soon for interested Board members.

- A retrospective of Robert Cameron's aerial photography opens at the Officers' Club on March 19, 2005 and runs through June 26, 2005. A reception is scheduled for March 18, 2005.
- The dedication of the Immigrant Point Overlook is scheduled for May 2, 2005. Additional details will be provided.
- As they did last year, ChevronTexaco donated \$20,000 to the Trust. It will be used to underwrite four intern positions.

- Mr. Middleton reported that the Projects Committee met on March 8, 2005 and discussed the status of the Immigrant Point Overlook, the Main Parade and other key projects. The committee is developing a chart to track the status of projects and budgets.
- Jeff Deis reported that the Real Estate Committee met immediately before this evening's Board meeting. The committee discussed the 25 proposals the Trust received for West Crissy Field reuse. Mr. Deis said that the proposals the committee recommends represent a good mix of uses for the area that are consistent with the Presidio Trust Management Plan and with parking limitations, and represent appropriate revenue overall. Mr. Deis said that an additional proposal was submitted earlier today but that it has not yet been evaluated fully. Mr. Rosenblatt asked whether the proposed uses raise environmental issues. Joanne Marchetta said that compliance staff is reviewing the proposals carefully to assess whether any proposal presents significant environmental issues that have not previously been analyzed.

Mr. Deis reported that the Trust received two proposals for the reuse of the Presidio Theatre at 99 Moraga Avenue. Mr. Deis said that the Real Estate Committee recommends a 45-day period for the two development teams to submit a best and final proposal to the Trust.

The Board approved the Real Estate Committee's recommendations regarding West Crissy Field lease negotiations and a 45-day best and final period for 99 Moraga Avenue proposals.

- Joe Yew reported that the Finance and Audit Committee recommends Board approval of proposed debt collection regulations.
- Mr. Middleton said that Forest City Development recently submitted a revised proposal to the Trust for the development of the Public Health Service Hospital site. The Board discussed a range of alternatives regarding use of the site. The Board directed Trust staff to perform additional analyses of development alternatives and authorized the Trust to enter into a three-month Exclusive Negotiating Agreement with Forest City.
- Mr. Wilson complimented the Trust's strategic plan.
- Executive Session: 8:12 – 8:39.

Outstanding item:

- Staff is to report to Mr. Wilson regarding charging for residential utility use.
- A tour of the LDA site is to be scheduled soon.

Meeting adjourned by Chairperson Rosenblatt at 8:39 p.m.