

Presidio Trust Board of Directors Meeting
November 9, 2012
Minutes

Attending:

Nancy Bechtle
Paula Collins
David Grubb
Bill Hambrecht
Charlene Harvey
Alex Mehran

Not Attending:

John Reynolds

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

Meeting called to order by Chairperson Bechtle at 10:09 a.m.

Actions taken:

- Approval of Minutes of [October 10, 2012 \(Resolution 13-2\)](#). By motion duly made and seconded. Vote: 6-0.
- Approval of Determination Regarding Public Use Limit on Commercial Dog Walking ([Resolution 13-3](#)). By motion duly made and seconded. Vote: 6-0.

Discussion items:

- Ms. Bechtle said that the focus of the day's Board meeting would be the Trust's strategic plan and that the discussion would continue into next year. She noted that many exciting things were happening in the Presidio. Ms. Bechtle expressed her desire to increase the number of Board meetings and suggested that each meeting feature an extended conversation of a particular topic, such as parking.
- Mr. Middleton reported that:
 - He was appreciative of the Board's input in the crafting of the Request for Concept Proposals (RFCP) for the former commissary site at 610 Mason Street.

- Rents are increasing in the Presidio, particularly residential rents.
 - Remediation of Mt. Lake is scheduled to begin in the winter; it is one of the final remediation projects.
 - A Veterans' Day celebration will be held in the Presidio this Sunday and that Nancy Pelosi will attend.
 - The Trust's year-end results were good and that the Trust received a clean audit report. Mr. Hambrecht said that he was pleased with the financial results and that the Trust operated well within its budget. The Trust received an unqualified audit opinion for the first time; past audit opinions included a footnote in connection with the valuation of assets. This is typical of former Army bases because of the incomplete records maintained by the Army about the value of their improvements. The valuation issues have now been resolved, so the opinion is unqualified.
 - Greg Werkheiser has been hired as the Director of National Center for Service & Innovative Leadership.
 - The Inn at The Presidio has been named as one of Fodor's 2012 top 100 "must see" small inns in the world.
- Ms. Cook updated the Board on the status of the City of San Francisco's implementation of its recently-adopted commercial dog walking ordinance as well as the Trust's proposed use limits on commercial dog walkers.
 - Mr. Middleton thanked the Board and Trust staff for their time and effort devoted to developing and refining strategic thinking about the Trust's future objectives. He identified two goals for the day's meeting – laying out a framework for a vision for moving forward and articulating key organizational values. The Board discussed its vision for the Presidio and key values at length. Based upon this conversation, Mr. Middleton said that he intended to return to the Board with a refined strategic approach in January.
 - Karen Maggio joined the meeting (12:06 – 12:21) to discuss a possible restaurant/mess hall all in one-half of the ground floor of a Montgomery Street Barrack. The Board discussed the structure of a contract with the user and directed staff to proceed with procuring a management contract for the space.
 - Mr. Boland said that two works of public art to be donated to the Trust have been reviewed as potential acquisitions consistent with the Trust's Art Collections Manual. An Art Review Panel was convened to evaluate the acquisitions, concluding that one work met the criteria for acquisition and that the other should be re-imagined. Mr. Boland will continue to shepherd the possible acquisitions through the Trust's acquisition process, including opportunities for public comment.
 - Mr. Boland reported that, with the assistance of Ms. Harvey, a review of youth programming was underway in collaboration with the Bridgespan Group, the Golden Gate National Parks Conservancy, and the National Park Service. The review has involved assessments of quality standards, methods of measuring participation, and consistency in evaluating programming among the groups. Mr. Boland said that key objectives in youth programming are to expand the reach of the programs and to increase the number of children served.

- Mr. Middleton said that the process for soliciting concepts for the Commissary site was on track; the Request for Concept Proposals is slated for release on November 15 and public open houses will be conducted prior to its release. The relocation of Sports Basement, the current occupant of the site, also was discussed. Mr. Middleton indicated that he was taking action to secure its presence at another site on Crissy Field, while ensuring that the availability of the Commissary site remains flexible for accomplishing the long standing goal of bringing a cultural institution there. The Board directed staff to continue to work with Sports Basement, the current tenant at the site, to negotiate for alternative space in the Presidio.
- Executive Session: 12:42 – 1:00.

Meeting adjourned by Chairperson Bechtle at 1:00 p.m.