

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, May 20, 2013, 6:30 PM

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:41 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Carman, Garrett, Gilbert (6:42), Hite, Kortz (6:57),
Martinez(6:47), Puleo, Smith, C., Stello (6:51), Sundance, Whitty.

Absent: N.Smith

Staff Present: Gayle McLaughlin, Mayor; Craig K. Murray, Staff Liaison, Development Project Manager II

3. WELCOME AND MEETING PROCEDURES

Garrett welcomed audience and explained that this is the end of the first two year terms for Committee Members. Garrett then explained meeting procedures, and discussed the Speaker Card process.

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Garrett read a statement about adding an Emergency Item on the Agenda. Garrett noted that the item was a proposed contract renewal with Nichols Consulting Engineers on the City Council Agenda for May 21, 2013 in their role as remediation and financial oversight. Garrett made motion to adopt the Agenda with this Emergency Item, Beyaert seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Chair reviewed Cal Trans Notice and lane closures that will affect traffic. Garrett noted that East bound exit will be closed sometime in middle of June. Whitty made announcement from the Design Review Board of the approval of the HALO Gun Club remodel along Western Drive. This will also include a Fire Training Center that will be built. Whitty indicated that she invited Chevron representative to speak to the PMCAC.

6. OPEN FORUM

Cordell Hindler spoke regarding an Art Show for Pt. Molate and to re-enact war movie scenes at Pt Molate. Garrett mentioned that due in part to Mr. Hindler's comments, the PMCAC is hosting an Art of Pt. Molate event on June 20 at the Bridge Art Center.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- a. Overview of Presidio Trust and application of trust concepts to public/private development and park management

Garrett introduced Craig Middleton of the Presidio Trust. Middleton thanked PMCAC members for their service and noted that these redevelopment opportunities are exciting and challenging. Middleton referenced other similar projects such as New York's Governor Island in New York Harbor with military history and challenges. It has a 350,000 square foot building and he believed to be almost the size of the Winehaven (Building 1) Building. Middleton referenced representatives from Governors Island and Sydney Australia contacted Presidio on how to develop a Trust.

Middleton noted that he is Executive Director of a Federal Agency called the Presidio Trust. It was created in 1996 on what to do with the 1776 Military established Presidio. Trust is a Federal Agency that has to be financially self-sufficient, structured like a non-profit corporation with all proceeds earned by Presidio going back into the Presidio. This allows for reinvestment without having to go back to the Federal tax payer.

Middleton explained history of Presidio conversion and in 1972 it was destined to be part of the National Park System. United States Army was spending \$70M a year to maintain the Presidio. Presidio is a National Historic Landmark with 400 properties and is similar to Pt. Molate with believed to be 35 historic properties. Presidio has impressive natural resources with beautiful beaches, remnants of endangered species, part of the National Biosphere Reserve but had horrible infrastructure left by the Army, had no money, pretty much everything was degraded not only the buildings but Presidio has a 300 acre National Historic Forest planted in the 1890's that was degraded. Forest was degraded because everything was planted at the same time with about 7,000 trees dying at the same time.

A structure of the Trust was looked at first by looking at about 25-30 different structures including Non-Profits, government agencies, and hybrids of both. Settled on a Federal Corporation and got it passed by Congress. First priority was to stop the infrastructure from getting worse. It was expensive to fix up infrastructure and more expensive to let it go. Second was housing on base. This was quickest way to make money by fixing up some housing and gradually rent it out. Third thing was a significant environmental remediation and Army really just wanted to put use restrictions, fence on it. Army wanted to spend about \$6M over 20-30 years and Trust knew it would cost at least \$100M. Presidio Trust took over clean-up with a \$100M settlement and obtained an Insurance policy for another \$100M. 14-15 years later it is almost done and Presidio will be done next year.

Presidio Trust also thought it should do some planning and also include the public. Two years were spent doing planning and came up with various plans such as land use plan, vegetation management plan, bike and trail plan. Flexibility was key to all the plans because of uncertain elements to get into. Trust stabilized the assets, earned some money, completed the remediation challenge and did a lot of planning. Trust told United States Congress that it needed Seed Money and offered to make Presidio self-sufficient and if Presidio Trust did not then Congress can sell the property. Now, 15 years later, Presidio is self-sufficient. Guarantee was important to get seed money to fix up housing and other things Trust did.

Middleton shared conversation with Leslie Koch of Governors Island and they started with Qualitative Items first such as Art Shows to visit place. Presidio did opposite with financials and infrastructure. Qualitative items such as trails and raising money for Crissy Field, open spaces for public like Main Parade just recently, new buildings such as the Heritage Center at the Officers Club and things like this that don't generate revenue came later at Presidio. Middleton noted that there is a lot of money out there and Presidio Trust decided to be very aggressive to get and provided example of San Francisco Airport and runway problem with underground tanks excavated left there and became seasonal wetlands. Airport needed to re-do runways and fill the seasonal wetlands, and therefore was able to get money for Crissy Field and watershed from the SF Airport and without that money would not been able to do it. With this comes educational opportunities for kids to learn about a watershed and more bird species. Middleton stated an incredible amount of leverage from volunteers. Conundrum was how to get private investment without sacrificing the public nature of the place. A variety of assets such as housing was determined to be leased short-term but bigger buildings such as Hospital can be leased for longer term. Presidio has three hospitals. Leveraging was 4 private dollars for every public dollar and get rent. Investment in lease usually wears off in 20 years then rents jump to market and have more money to improvements such as trails.

Middleton noted that he was first employee of trust and been there for 17 years. A lot of the strategy was trial and error. Currently it is self-sufficient without taking any tax payer dollars with 350 historic buildings redone and about 80% of the Presidio, about 35 acres of native plant, animal habitat brought online and 24 miles of trail. Looking now at doing things it couldn't five years ago such as bringing in a National Center for Leadership Service as inspired by the Military history of the Presidio. Middleton closed the presentation with an advisory to PMCAC to not undersell the value of Pt. Molate to think "big", and realize that the property is a treasure to all of the Bay Area and warrants careful planning. While the easy path to redevelopment would be to select a single developer to build housing or other singular revenue generating projects, care should be taken to consider multi-participation development under an organized master plan.

PMCAC asked questions regarding structure and operation of the Presidio Trust.

- b. Costing Estimates for cleanup of all of former NFD Pt. Molate to unrestricted use standards, including expenditures to date

Item held over since Bill Carson would not able to make meeting.

- c. Review of proposed PMCAC first term summary report

Beyaert suggested that PMCAC take it home, review and comment. Garrett suggested to comment now. Carman suggested spending fifteen minutes to speak and then PMCAC can come back with comments. Garrett presented structure of report and highlights:

- d. Review of Nichols Consulting Engineer Contract

Garrett presented this emergency item in the amended Agenda Packet. Contract amount is \$200,000. for two years and summarized items for Service Scope in the contract. Garrett noted that contract be reduced to \$100,000. and that Nichols Consulting Engineers is held to attend PMCAC meetings. Mayor spoke about a conversation with Carlos Privat in City Attorney Office and Mayor will be coordinating a meeting for the Thermal Desorption. Mayor further noted that Privat is not seen as the Project Manager and believes there is a current vacuum on that position. Beyaert noted that current contract is \$60,000. per year and concerned about new contract. Murray provided response to PMCAC questions relating to this contract. Public Speaker Don Gosney spoke regarding oversight of Terraphase. Garrett motioned to provide a recommendation to City Council to holdover this item until some questions be answered, C.Smith seconded, passed unanimously.

Beyaert motioned that NCE contract be limited to IR Site 3 FS RAP review, seconded by C.Smith. General discussion regarding role of Upstream and uncertainty. C.Smith inquired about procedure. Garrett noted difference between agenda item and a motion. Garrett called for vote. Item passed with Carman as no and inquired about substitute motion. Mayor commented that she wants oversight but not sure about what this Committee wants. Mayor noted to Committee that she will definitely be holding this item over. Garrett noted that Committee may make in future additional recommendations. Martinez motioned to rescind vote, seconded Garrett. Garrett called for a voice call vote. Vote as follows: Yea: Hite, Kortz, Gilbert, Carman, Martinez; Nay: Puleo, Rosing, Stello, Whitty, Beyaert, C.Smith; Abstain: Garrett, Sundance. Motion fails.

Beyaert motioned to extend Meeting to 9:20pm, seconded by C.Smith. No: Whitty. Yeah: Beyaert, Garrett, Carman, Gilbert, Hite, Kortz, Martinez, Puleo, C.Smith, Stello and Sundance. Motion passes.

8. STAFF REPORTS

- a. Review of fund balances for Pt. Molate General Fund budget and Navy Escrow Account.

Item carried over to next meeting.

- b. Committee Log for PMCAC inquiries to staff, contractors.

Item carried over to next meeting.

- c. Review of proposed parking plan for Pt. Molate.

Item carried over to next meeting.

9. CONSENT CALENDAR

Garrett noted changes to page 3 in minutes to be changed regarding Shellum statement. Sundance moved to approve, Beyaert seconded that the Consent Calendar is approved. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett noted that Officers will vote next time, HALO range use will be discussed next time.

Rosing inquired how SWAT and others use Pt Molate.

Whitty noted that Terraphase costing to unrestricted use should be placed on next agenda and second reading of first term report.

11. CITY COUNCIL LIAISON REPORTS

- a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee
- b. PMCAC appointment status

Item moved to next meeting.

12. CHAIR AND SUB-COMMITTEE REPORT

- a. Clean-Up and Restoration: Synopsis of Terraphase Monthly Status report of March 2013; Synopsis of Q12013 PGWTP QMR; Notice of Water Board meeting e: FS/RAP for IR Site 3 – June 11, 2013

Item moved to next meeting. Garrett commented on Notice of Water Board Meeting and PMCAC can read in informational packet.

- b. Community Outreach: Arts Night Status, General Outreach Activities

Garrett commented on Arts Night with seven entries so far and other items to hold over to next meeting.

- c. Grant Development: Grant App.Status

Item held over to next meeting.

- d. Beach: Proposed beach park signage; Baykeeper marine debris cleanup progress

Item held over to next meeting.

- e. Chair: Appreciation of Service to first term committee members; Identification of pending schedule conflicts

Garrett provided appreciation to members with their two year terms expiring and provided a letter of appreciation. Garrett noted that there will be new Chair, Vice Chair and bid good bye to Beyaert and N.Smith and special thanks to Vice Chair Beyaert for assistance and support. Beyaert noted that he has worked on Pt Molate Committee since 1995 and this is a break but he is willing to come back in the future. C.Smith noted loss of Beyaert but not for Committee would not have done great things such as reopening of Pt Molate Beach Park. Rosing expressed great appreciation to Chair Garrett for amount of work performed in behalf of PMCAC.

13. ADJOURNMENT

Whitty moved to adjourn the meeting at 9:25 pm, seconded by Garrett. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

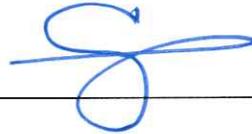
Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting –

Monday, June 17, 2013, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

