

# 2010-2012 Annual Report for Old Fort Steering Committee

Prepared by Beth LaShell, Chairman  
September 10, 2012

## Original Charge:

Dr. Dene Thomas appointed the Old Fort Steering Committee in September, 2011 from a recommendation of the 2010-2011 Old Fort Financial Feasibility Committee. The charge to this new committee is as follows:

1. Establish priorities for the types of uses and activities that can take place on the Old Fort property.
2. Develop processes to announce, accept, and review applications for revenue-generating activities, academic uses, or community activities that comply with the established priorities.
  - a. The applications MUST include a complete financial analysis of the start-up costs, regular operations, and predicted revenue streams, and indicate how the financial responsibilities will be assumed.
  - b. The Steering Committee has the authority to require that the applicant post a bond prior to recommending approval of an activity.
3. Develop policies and procedures for the start-up, regular operations, and shut-down of activities on the property, including seasonal activities that are currently operating on the property.

The Old Fort Steering Committee will provide written reports of their activities on a monthly basis to the Old Fort Financial Advisory Committee and to the State Land Board. The report will include recommended approvals for any new revenue-generating activities or academic or community uses.

## Members:

Old Fort Coordinator/Chairman: Beth LaShell  
Faculty Representative: Dr. Cynthia Dott, Biology  
Student Representative (appointed by ASFLC): Mike Kelly  
Staff Representatives: Roy Horvath and Richard Miller  
State Land Board Representative: Tobin Follenweider  
FLC Board of Trustees Representative: Heidi Baskfield  
Community Representative: Kalen Elliott  
FLC Foundation Representative: Barbara Harris

## Meetings

The committee created a list of discussion priorities at its first meeting and met bi-weekly from September, 2011 until July, 2012 for one to two hours in the Cascade Room (SUB) utilizing conference call capabilities. Appropriate guest speakers were invited to meetings throughout the year.

Invited Guests: Amy Stengel (SLB Legal Counsel), Fred Kuhlwilm (FLC Legal Counsel), Steve Schwartz (FLC VP for Finance), Dr. Barbara Morris (FLC Provost), Dr. Maureen Brandon (FLC Dean, NBS), Dr. Dene Thomas (FLC President), Ken Francis (FLC Office of Community Service), Mitch Davis (FLC) Mark Gutt and Wayne Kjoonas (FLC Physical Plant), Michele Merz-Hutchinson (FLC Legal Counsel), Ed Hamrick (SLB Legal Counsel), Loretta Lee Paulek (Community member), Heidi Dineen (AG Office)

## Accomplishments

Increased transparency by creating an Old Fort Steering Committee page on the Old Fort website ([www.fortlewis.edu/oldfort](http://www.fortlewis.edu/oldfort)).

- Posted all agendas and approved minutes
- Posted previous task force reports (2010 and 2011), state historic fund reports, and current State Land Board leases
- Posted new documents created by committee

Received updates on completed (Cugnini grazing, Southwest Conservation Corp and ERI) and potential leases (Mesa Verde Helitac and Fort Lewis Mesa Fire Dept)

Created Proposal for Non-Academic Use

- RSOs and approved academic programs are provided with insurance coverage, including property damage insurance by Fort Lewis College
- COI will be required for non-FLC users listing both FLC and SLB as additional insured
- Created appropriate Guidelines for Usage by all entities
- Determined process for approval of both short and long term uses
- Approved uses beginning in April, 2011

Clarified relationship with State Land Board

- Secured extension of FLC's temporary access permit
- Drafted a Memorandum of Agreement between SLB and FLC that has been referred to legal counsel for completion

Reviewed irrigation water rights and investigated options related to municipal uses

- 13.625 cfs of decreed water rights from LaPlata River transferred from CSU to FLC
- Met with Bruce Whitehead and Southwest Water Board to discuss municipal use

Reviewed equipment lease with CSU and placed current values on all equipment

- Stressed importance of equipment to site operations

Discussed Academic Uses at Old Fort

- Identified academic programs that could immediately benefit from access to the property
- Encouraged Old Fort Coordinator to meet with all FLC departments to discuss potential programs
- Identified obstacles related to increasing academic use
- Invited Dr. Barbara Morris to discuss solutions to these issues
- Interested in pursuing academic partnerships with other institutions of higher education in region

Created Frequently Asked Question document

- In response to reoccurring questions on 1911 legislation language, land ownership, mineral ownership and historical leases, building and infrastructure ownership, relationship to tuition waiver

Determined property should be called Old Fort at Hesperus

Reviewed current and potential historic designations on property

- Agreed that the historical component of the property is compelling and an easy story to tell but requires a commitment to preservation from both FLC and SLB

Drafted and emailed an update to community members who attended the February, 2011 public meeting in Breen

Discussed revenue generating activities

- Investigated appropriate use of lease-generated funds
- Reviewed draft financial report for 2011-12

Evaluated infrastructure concerns

- Used health-life-safety concerns to prioritize discussion
- Received financial commitment from SLB to assist with upgrades
- Initiated additional engineering report and cost estimates for Water and Sewer system
- Suggested an assessment of electrical system be completed
- Ownership of buildings and infrastructure is still unresolved