

Old Fort Steering Committee Minutes

October 10, 2011

Present: Beth LaShell, Chairman; Mike Kelly, ASFLC; Roy Horvath, Staff; Cynthia Dott, Faculty; Tobin Follenweider, SLB; Heidi Baskfield, FLC Trustees; Kalen Elliott, Community;

Guest: Steve Schwartz, VP for Finance

Meeting materials distributed: Agenda, Draft Temporary Access permit, September 28 minutes

The meeting was convened in the Cascade room at 4:30 pm.

Introductions and Announcements

Tobin met with Jason Johnson, CSU's attorney on the 29th to talk about their 2004 lease with Mesa Verde Helitac in which they contributed money towards upgrading the domestic water system. SLB has requested information on how the \$30,000 designated for the water system was spent.

Beth met with Bruce Whitehead, Executive director of Southwest Water Conservation District on Friday, the 30th to discuss the impacts of potential water projects at the Old Fort including upgrading the domestic water system and leasing water to the County. He recommended we attend the upcoming Southwest Water Board meeting on October 6th. The board offers a grant program that could potentially supply funds to help with upgrading the water system. Beth and Ken Francis attended the meeting to ask the Board to consider accepting an application at their December meeting. The board agreed to review a potential application.

Approval of September 28 minutes

Kalen moved to approve the minutes. Heidi 2nd the motion. Motion carried.

Old Business

Meeting Dates were set for October 24, November 7, November 21, December 5 and December 19th. Beth will send a meeting request via Outlook for these dates. Meeting will be held in Cascade Room with both video and conference call capabilities.

Update on Hesperus Trust Legislation. Steve reported that the Board of Trustees decided not to pursue the legislation due to current economic and political climate. Lease payments that have been collected by the SLB (ERI and Grazing) will not be available for use on the property.

Increasing transparency through website. Roy contacted James Bodine with IT who suggested we utilize the existing Old Fort website (oldfort.fortlewis.edu). After discussion, it was decided that we'll request an Old Fort page off of the main Fort Lewis page to give it a more modern look. We'll link the historical Old Fort site and create a page for the Steering Committee. Information that should be uploaded first includes leases, minutes and the finalized Application for Non-Academic Use.

Application for Non-Academic Use. The application is currently under legal review by Fred Kuhlwilm, FLC Legal Counsel. Committee recommendations are that short-term, low impact uses would only require the approval of the Coordinator while longer term (> 48 hours) or high impact uses will require the approval of the Steering Committee. Members believe that non-academic users should be required to submit a damage deposit or bond to take care of potential damage or cleanup. While registered RSOs will be required to list an account number on the application, there is no guarantee that they would have available funds to cover damages. Steve Schwartz will look into FLC models. Beth will contact Jill Wiegert who may have a usable model since she rents union space to non-FLC entities. We'll continue discussion at next meeting.

New Business

FLC Temporary Access Lease. Draft copies of the proposed Temporary Access Permit were distributed to members. The committee suggested removing the district manager approval for community activities since we are developing an Application for non-Academic use, removing the sentence in Section V related to "preventing and repairing any water damage to the buildings and erosion damage to irrigation structures" and update the secondary contact person to our new provost, Barbara Morris. The lease will be forwarded to Fred Kuhlwilm for comments. A working copy of the updated lease will be circulated to committee members for additional suggestions and comments. Discussion will continue at the next meeting.

Beth will distribute a copy of the report submitted to Kit Page last spring summarizing property uses for FY 2010. Tobin commented that it would be very useful for FLC to generate a 1-2 page Annual Report that he could distribute to his board.

MOU with SLB. It was agreed that crafting an MOU that would be used in addition to the legal-based lease document would ensure continuity of the relationship between FLC and the SLB. Two areas that need to be addressed are FLC input on potential leases, infrastructure ownership and capital improvements. The group will submit additional topical areas that should be included for the next meeting.

Alternatives to Hesperus Trust Legislation. As discussed at the first meeting, we need to pursue ways that monies currently being generated by SLB leases would be available for infrastructure improvements to the property and potentially operations. The SLB has generated leases totaling \$20,133 since July 1 with additional revenue from Fall Grazing (up to \$7200) and Mesa Verde Helitac (\$20,000) lease probable before June 30, 2012. Under the current system, these monies would be deposited (minus 12% administration fee) into the Hesperus Trust.

- **Board could assign lease monies to third party-** Suggestions have included Foundation and San Juan RC&D. Several committee members thought it was important that management be kept local
- **Attach addendums to leases for redirect of money –** An active management plan like FLC is suggesting will require more capitol projects. These monies could be used on capital improvement projects on the property in lieu of rent. Lessees have traditionally contributed to project that they directly benefit from. It would be more difficult to redirect money toward mainstream projects (like water system). SLB usually oversees project and approves work. Traditional examples might include the SCC or MVHT doing improvements to property they rent.

- **Academic programming and private partnerships** – This type of relationship would allow private parties to do infrastructure upgrades
- **Designating the property as a National Park** – This could be done with an agreement to support FLC academic programs.
- **We'll continue discussion at next meeting**

Next Meeting topics. We'll continue discussion of the SLB lease, MOU and alternatives to Hesperus Trust Legislation

Adjourn 6:00 pm

Updates:

Jill Wiegert, FLC facilities indicated that they do not collect damage deposits when an off-campus group rents rooms on campus. They do sign a contract indicated that damage/cleaning charges may be added to their final invoice.

Tobin- Additional comments on Application for non-academic use:

In addition to a security deposit, I would suggest that we consider collecting an application and/or event fee for non-academic use of the property. Perhaps the fee would be collected by Ft Lewis under the access agreement/lease and could vary depending on length of use.

Is the 72 or 48 hour use of the property the only requirement that separates Beth's approval from the Committee's? Should we consider the size of the area impacted or whether a structure was going to erected on site?

At what point do we seek FLC trustee and State Land Board approval for activities?

Water System update: Tobin indicated that the State Land Board will contribute \$30,000 to the Hesperus water and sewer project. SLB is still hoping that CSU will contribute as well. Beth will schedule a meeting with Wayne Kjonaas to begin the process of selecting an engineer to design the necessary upgrades. Once designed, it can be put out to bid so we can determine project costs.