

Old Fort Steering Committee Minutes

Nov 7, 2011

Present: Beth LaShell, Chairman; Mike Kelly, ASFLC; Roy Horvath, Staff; Tobin Follenweider, SLB; Kalen Elliott, Community

Absent: Cynthia Dott, Faculty; Heidi Baskfield, FLC Trustees;

Guests: Amy Stengel, AG Counsel; Ken Francis, OCS

Meeting materials distributed: Agenda, October 28 minutes, CSU Equipment lease; CSU Equipment Amendment, Equipment lists, Fred Kuhlweilm's comments on Application for non-academic use

The meeting was convened in the Cascade room at 3:00 pm.

Introductions and Announcements

Approval of October 28 minutes

Old Business

Meeting Date: The November 21st meeting was changed to November 18th because of the Thanksgiving holiday schedule at FLC. After further discussion, we decided to leave the meetings at 4 pm to better accommodate schedules. December meetings will be on the 5th and 19th and we'll set January schedule at the next meeting.

Old Fort Website: www.fortlewis.edu/oldfort Gail from IT is converting the historical pages from the oldfort.fortlewis.edu website.

Application for Non-Academic Use. Beth sent an email to Valerie Borge, Controller, asking about the use of credit cards for securing a deposit. Valerie forwarded her question onto FLC's merchant account holder and has not received an answer back. We received comments from Kuhlweilm, FLC Legal Counsel with the following recommendations and questions:

In addition to the information now requested, the application form should require that any non-FLC organizations identify the type of organization; e.g., corporation, LLC, etc.

The committee should give some consideration to adopting internal guidelines for granting or denying applications.

Will an organization granted permission to hold an event on the property be required to execute a written agreement of some sort setting out their rights and responsibilities with respect to such use? Would that agreement be with FLC or the SLB? If not, then I think the application should include those rights and responsibilities, either set forth on the form or attached to and incorporated by specific reference in the application. The "Guidelines ..." attached to the application form should be expressly referenced in the application.

The committee suggested the following internal guidelines for evaluation:

- Consistency with college mission; uses that support academic mission will be given priority
- Generates revenue
- Sustainable and responsible use of resources

The committee proposed that we change the name to “Proposal” for non-academic use. Once the proposal has been approved, there would be a Written agreement with FLC that would incorporate the items we have included in the Guidelines section of the proposal.

FLC Temporary Access Permit and MOU with SLB

Amy Stengel reported that she has submitted a draft document to Tobin which would combine the proposed access permit with the topics we have talked about including in a MOU. Amy indicated that they are using a lease the SLB has with the State Parks as a model. Tobin said it will also include insurance requirements for non-FLC users. He will get a copy of the draft to the committee before the next meeting.

Addition of Foundation member to task force: Dene Thomas appointed Barbara Harris to represent the Foundation on Nov 7th. Beth will prepare a packet with all information and minutes for her. She is planning on attending the next meeting.

Water and Sewer System

Roy contacted Rege Leach, Division of Water Resources but has not been able to talk to him. There were no other updates.

New Business

Infrastructure

Historical Designation: Ken Francis, Office of Community Service, gave us an overview of the current and potential historical designations. There are 248 acres on the County historical register. This designation made those acres eligible for CO State Historic Fund Grants that provided the funding for a Historic Building Survey (21 Building; done by Architect), Archeological Survey (done by Mona Charles and the Field School; found both prehistoric and historic sites) as well as the Library renovation (now beginning Phase II). Because of these documents, Ken believes we have all of the information needed for putting the property on the National Register. As Ken has told the Board of Trustees, this designation would increase change of getting funds to help preserve historic buildings. However there needs to be a commitment from FLC and SLB to preservation for this to be pursued. If our goal is beneficial use of property and we believe the National Register designation would benefit us, we should do it.

Questions:

Would National designation restrict uses? Ken said that the National Register designation has no rules/regulations associated with it; neither does State register. It is the local county and city governments are the ones that introduce regulations.

Are there other SLB properties on the Historical register? Tobin and Amy said that there are individual State Historic Preservation sites on SLB properties. Amy also commented that the Hesperus Trust is unique because of its historical tradition.

What options are there for buildings that are in very poor condition? Ken suggested that certain buildings (like granary) could be stabilized but never used. The abandoned house is in very poor condition and could be gutted and kept to show architecture and campus layout. It would be better to find an economic/adaptive re-use for buildings. Including that re-use would be an important part of grant applications to State or National Historical funds. Beth announced that the Southwest Conservation Corp has been working on fixing up the North Shop for their use. They are replacing windows, fixing the garage door and moving items from the Main shop. This will give them a more private space for their crew de-rigging and gear storage in addition to the Presidents house.

Can you tell us more about library restoration? The Office of Community Service prepared the restoration grant submitted to the Colorado Historical Fund. The SLB signed off on the grant application and an MOU was prepared between SLB and FLC stating that FLC was an agent for SLB. Phase I: \$145,000 included roof repair, boiler replacement and water upgrades. FLC provided the 25% match and work was completed in 2009. Phase II: \$203,000 will begin in Winter 2012 and include bathroom and kitchen replacement; FLC will provide the \$68,000 match.

How much money is available in Historical Funding? Ken believes that we could get \$200,000 every two years for buildings at the Old Fort.

Can you prioritize projects at Old Fort? 1)Library; 2) Carriage houses; 3) Houses; 4) Presidents House; 5) Storehouse and Dairy Barn.

Are there other sources of funding? Gates Family Foundation (Denver): interested in historic preservation and has provided emergency monies for preservation projects in the Southwest. National Trust for Historic Preservation: President visited property a couple of years ago and found it to be a very compelling property. Colorado Preservation Inc.: Statewide association of historical societies and preservation groups. They are an advocate for historical preservation and take nominations for endangered properties in the state. This designation would help with general publicity and fundraising. Heidi was approached by the group this Fall and two staffers toured the property. It could be nominated an "endangered" in August, 2012 but there would need to be a commitment to preservation by SLB and FLC.

Final comments: Amy noted that historical preservation will need to be a topic in the MOU with SLB. Committee members agreed that the historical component of the property is compelling and an easy story to tell.

Infrastructure: Electrical System

Background information on the electrical system at the Old Fort was presented. The electrical system south of the storehouse/dairy barn was replaced in the 70s and a meter was placed on each building in the Southern part of headquarters. The system North of the storehouse/dairybarn is still original and has one meter at the old transformer station. This system serves modern needs such as domestic water system, physics telescope, pivot irrigation, horse barn, north shop and livestock scale buildings. The committee believes we need actual costs for upgrading this system. Once we have a number to work with, we can develop a plan for upgrading

this system. Beth will contact LPEA (Mark Schwantes) and Rural Development (Jim Isgar) to inquire about help with determining these costs. She will also talk to Wayne Kjonaas about having an assessment done (similar to the one completed on the water/sewer system).

Overall, the committee believes that upgrading the utilities (water, sewer, electricity and gas) should be our first priority followed by the buildings. The committee would also like to clarify who makes the decision at FLC to spend money on these upgrades. Tobin indicated that the SLB could fund future upgrades from their base budget (\$10,000-\$30,000 per year).

Equipment Lease with CSU

The committee reviews the equipment lease and amendment FLC has with CSU. The lease is a lease (10%/year) with option to buy equipment. Exhibit A contains purchased equipment while Exhibit C includes equipment and supplies that will be given to FLC if they purchase Exhibit A. FLC made a lease payment of \$9900 in 2010 and will make a payment of \$10,200 in 2011 toward the purchase price of \$102,000 of equipment in Exhibit A. Kalen offered to work on values for these lists. His initial comments were that the equipment is vital to operations and it would take considerable time and effort to amass the items on these lists. He also noted that many of the items were valued well under their worth (ie: the pesticide storage shed could be worth \$40,000-\$50,000 and is on the "free" list. It may be possible to sell some of the items to help with financing the purchase. Beth reported that Dr. Frank Johnson, Asst Director of CSU Experiment Station, has indicated that the equipment could be paid for over a two year period (2012 and 2013).

Next Meeting topics. Continue discussion of topics

Adjourn 4:45 pm

Updates:

Wayne Kjonaas: An electrical assessment could be done and would cost \$5-8,000.

Email sent to Mark Schwantes and Nancy Andrews at LPEA and Jim Isgar, CO Rural Development asking for input on electrical system.