

Substitute Proposed Requested Action for Item E-5 – Possible Transfer of Fort Worden State Park

That the Washington State Parks and Recreation Commission:

1. Expresses its strong commitment and reaffirms its September 25, 2008 approval of the Fort Worden Long-range Plan and related planning documents to transform Fort Worden State Park into a Lifelong Learning Center (Agenda E-7). The Commission also reaffirms its previous resolution (March 2011) supporting the Fort Worden Lifelong Learning Center Public Development Authority (FWPDA) to serve as the managing entity for the Lifelong Learning Center.
2. Intends, prior to taking any final action on the best governance model to achieve the goal of Fort Worden State Park becoming a Life Long Learning Center, to provide ample opportunity for the public, stakeholders and the legislature to learn about and express their views to the Commission.
3. Recognizes that the FWPDA does not seek a transfer of the park. The Commission affirms its intention to maintain ownership of Fort Worden State Park and to ensure that Fort Worden will remain a State Park.
4. Directs the Director to designate a lead staff person to work collaboratively with the FWPDA in the development of a business plan and governance model (Plan) for the long-term management of the Lifelong Learning Center at Fort Worden State Park.
5. Agrees that State Parks will support the development of a Plan with staff support and other resources as may be mutually agreed upon.
6. Directs that the Plan and supporting materials provide information, options, and recommendations on matters related to the long-term governance of Fort Worden State Park including, but not limited to: terms regarding the scope and holdings of real and personal property; time frames; the long term sustainability of park operations, including sources of revenue, estimated revenue, as well as estimated annual operating and capital

maintenance costs; potential risks and liabilities for the state, as well as potential mitigation measures; potential impacts on and transition plans for any affected state employees; ensuring the sustainability of the park in perpetuity; and contingency plans to address significant funding or other park challenges that may arise.

7. Urges the FWPDA to complete the Plan meeting the above requirements and submit it for third-party review by a mutually-agreed upon business plan consultant and OFM no later than September 1, 2012.
8. Urges the FWPDA to submit the Plan with findings and/or recommendations from the consultant and OFM, to the Commission no later than October 1, 2012. If the Plan is found to meet the above requirements and can stabilize the Park's operations and achieve sustainability the Commission shall review the report and Plan for consistency with the adopted 2008 Fort Worden Long-range Plan.
9. Subject to findings of consistency with the Fort Worden Long-range Plan, feasibility of sustainable operations and consistency with the interests of the public and State Parks system, the Commission agrees to vote no later than December 31, 2012 on its acceptance of the Plan and, if appropriate, enter into a management agreement with the FWPDA.
10. Acknowledges that it will not seek another management entity on or before December 31, 2012, unless the FWPDA abandons its efforts.