



E-1: Fort Worden Historical State Park— Centrum Lease

October 16, 2025

Presented by:
Nikki Fields





Commission Biennial Priority 2025-27

Strengthen strategic relationships to advance the agency's priorities and secure ongoing support through collaboration with sister agencies, stakeholders, and partners



Agenda

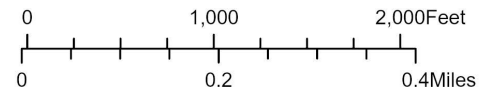
- Fort Worden history
- Centrum background
- Requested lease
- Rent credit
- Requested action





Priority State Parks Acquisitions

 Park Boundaries



Date Exported: 8/27/2025 11:50 PM



Centrum Background



State Parks Management
1970s-2013

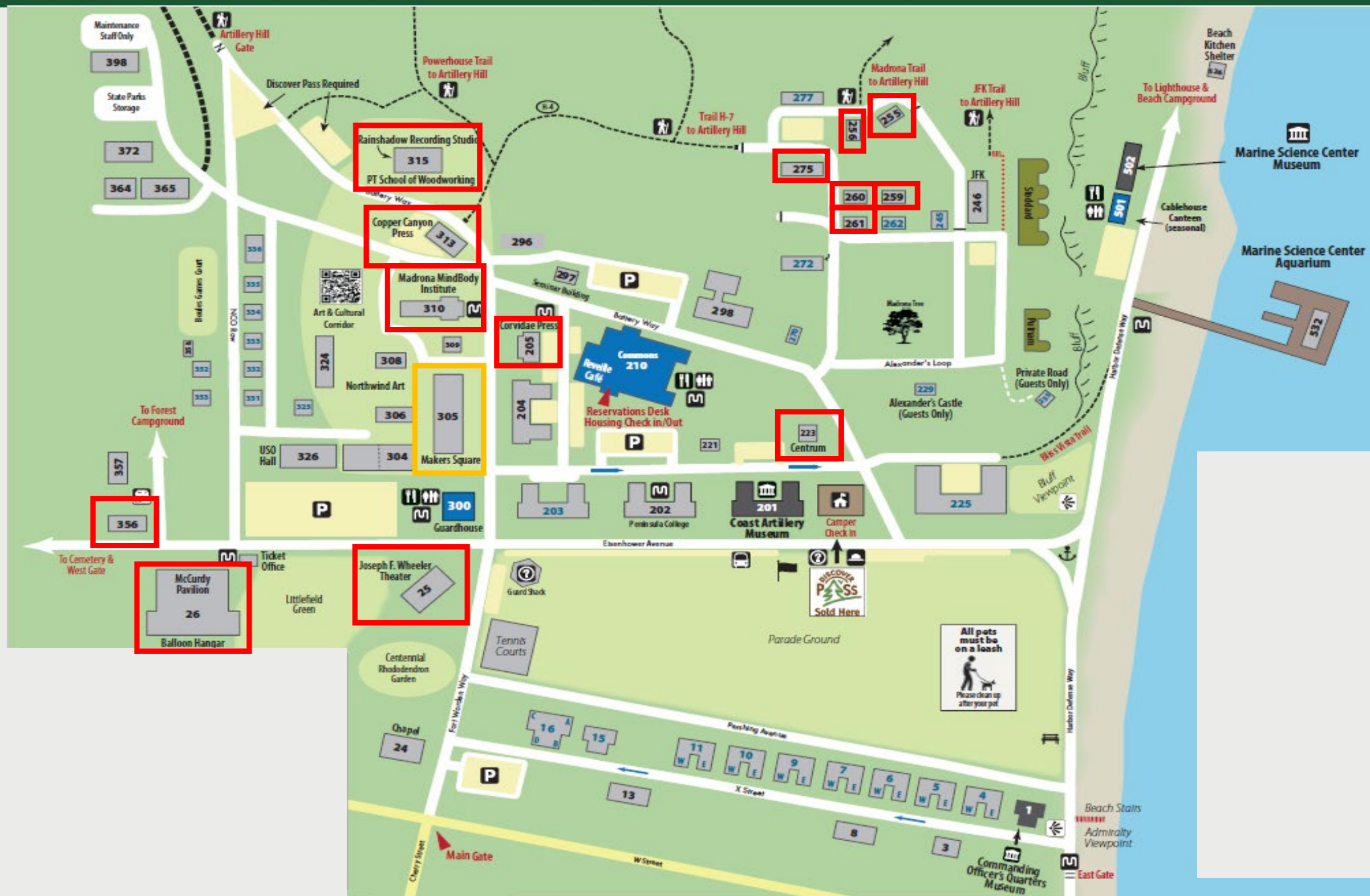


Public Development Authority
2013-2025



State Parks Management
2025-2060







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POLICY

Effective Date: July 1, 2025

Approved By: _____

Cancels/Supersedes: POL. # (dated)
Reference(s):

POL. # Policy for Providing Rent Credit for Tenant-Funded Work on Leased Buildings at Fort Worden Historical State Park

Purpose

This policy outlines the guidelines and procedures for providing rent credit to tenants of Fort Worden Historical State Park (Fort Worden) who undertake approved maintenance, repair, restoration, or improvement work on their leased buildings at their own expense. The purpose of this policy is to:

- Encourage tenant investment in the preservation and enhancement of Fort Worden's historic buildings.
- Support the long-term sustainability and aesthetic integrity of the park.
- Provide a clear and transparent framework for evaluating and approving tenant-funded work for rent credit.
- Ensure that all work aligns with the historical preservation mission of Fort Worden and Washington State Parks and Recreation Commission (WSPRC) guidelines.

Scope

This policy applies to all tenants holding valid leases for buildings within Fort Worden who wish to perform work on their leased premises and seek rent credit for such work. This policy does not apply to routine maintenance or repairs that are explicitly the tenant's responsibility under their lease agreement.

Next review date is the year of _____ unless legislation or a rule change needs to occur.



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PROCEDURE

Effective Date: July 1, 2025

Approved By: _____

Cancels/Supersedes: POL. # (dated)
Reference(s):

POL. # Procedure for Providing Rent Credit for Tenant-Funded Work at Fort Worden Historical State Park

Purpose

This procedure outlines the process by which tenants at Fort Worden Historical State Park (Fort Worden) may receive rent credit for pre-approved and documented improvements to leased buildings, contributing to the preservation and enhancement of park facilities in alignment with Washington State Parks' mission and long-term planning for Fort Worden.

Guiding Principles

- Transparency and Fairness: All requests and decisions will be documented and communicated clearly.
- Compliance with State Law: All actions will adhere to Washington State laws and regulations regarding public lands, leases, and financial management.
- Park Benefit: Approved tenant-funded work must provide a clear benefit to Fort Worden, aligning with its historical preservation, recreational, and educational goals.
- Fiscal Responsibility: Rent credits will be granted responsibly, considering the park's financial health and market rate assessments.
- Historic Preservation: All improvements must comply with historic preservation guidelines for Fort Worden, as a Historical State Park.

Next review date is the year of _____ unless legislation or a rule change needs to occur.

Upon Approval of Requested Action

- Finalize rent credit policy and procedure; Director approval
- Work internally and with Centrum to finalize lease





Requested Action

That the Washington State Parks and Recreation Commission

1. Delegate to the Director or designee authority to negotiate and finalize a lease agreement with Centrum that is substantially in the form of that in Appendix 3, for a term of 35 years, with the option of amending for an additional 35 years.
2. Delegate to the Director or designee authority to amend the Centrum lease for the purpose of allowing rent credit for building improvements, consistent with a Director-approved rent credit policy.
3. Delegate to the Director or designee authority to amend the Centrum lease to add or remove buildings



Questions?

