

Diana Dupuis
Director



STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

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April 16, 2026

**Item E-3: Saint Edward State Park – Third Amendment to Lease-
Requested Action**

EXECUTIVE SUMMARY: This item asks the Washington State Parks and Recreation Commission to delegate to the Director authority to approve an amendment to the lease held by the Lodge at Saint Edward Park, LLC at Saint Edward State Park in King County. This amendment will grant the proponent an option to extend their lease term from sixty-two (62) to eighty (80) years, consistent with 2025's Second Substitute House Bill 1024 (see *Appendix 4: Saint Edward State Park: Final Bill Report 2SHB 1024*), concerning the agency's leasing authority at Saint Edward State Park.

This item supports the Washington State Parks and Recreation Commission's Biennial Priorities for 2025–2027 under External Relations, which focuses on strengthening strategic partnerships to advance the agency's priorities and secure ongoing support. It also aligns with the Commission's Strategic Plan 2021–2031, specifically the Quality-of-Life goal, which promotes the benefits of outdoor recreation and exercise.

SIGNIFICANT BACKGROUND: Saint Edward State Park, located in the City of Kenmore, is 316 acres and includes 3,000 feet of freshwater shoreline on Lake Washington. The property is characterized by second-growth forest, Lake Washington shoreline, wide-open expanses of lawns and sports fields, and a historic seminary building complex.

The building served as a Catholic Seminary for young men from 1931 to 1976. Saint Edward Seminary and its grounds were constructed primarily in the 1930s on land donated by Bishop O'Dea, who hired noted Seattle architect John Graham, Sr. as its designer. The park was acquired by the State of Washington from the Archdiocese of Seattle in 1977 for \$7,000,000. After the property acquisition, the Dining Hall of the Seminary was rented for special events and classes, and the upper floors were used as staff housing.

History Summary: Preservation and Rehabilitation of Saint Edward Seminary

Beginning in 2013, Washington State Parks staff renewed efforts to preserve the historic Saint Edward Seminary by seeking public or private partnerships, acknowledging that the scale of investment required exceeded what could be realistically funded through the state capital budget. Although various ideas for preservation and reuse had been explored since 1977, it became clear that external investment was essential to save the building.

In early 2014, with support from the City of Kenmore, State Parks began discussions with potential partners. Bastyr University expressed interest in adaptively reusing the Seminary for dormitories and classrooms and hired Daniels Real Estate as a consultant. That spring, State Parks launched a public planning process to evaluate management options for the Seminary, ranging from rehabilitation to demolition. By September 2014, the State Parks and Recreation Commission reaffirmed its preference for rehabilitation but also indicated that if no viable proposal emerged within a year, the building would be secured and vacated.

Over the following year, staff worked with Bastyr University to develop a proposal. However, in summer 2015, Bastyr withdrew due to financial constraints. Soon after, Daniels Real Estate submitted an alternative proposal to rehabilitate the Seminary in the style of a grand National Parks lodge. Impressed by Daniels' track record with historic properties, the Commission extended its original deadline to allow further development of this proposal.

Daniels' plans included leasing the Seminary and associated buildings in exchange for the 9.77-acre McDonald property, an undeveloped, forested waterfront parcel adjacent to the park. This land exchange was intended to compensate for potential losses in public access by expanding parkland.

During the 2016 legislative session, State Parks sought extended leasing authority to make such a project viable. New legislation, E2 SHB 2667, was passed, allowing the Commission to lease the Seminary for up to 62 years, contingent upon a feasibility study by the Department of Commerce. In September 2016, the Commission found no viable public or nonprofit reuse options consistent with its mission and concluded that leasing to a private entity was the most feasible path forward.

That same month, the Commission directed staff to proceed with environmental review (EIS) and further negotiations with Daniels Real Estate. The updated proposal included rehabilitating the Seminary into a publicly accessible hotel with spa, fitness center, conference facilities, restaurant, and underground parking, marking the first time in its 90-year history the entire building would be open for public use. The gymnasium and pool buildings were also included in the lease, though no immediate plans existed for their use.

The Lease

The Commission entered into a long-term lease agreement (62 years) with The Lodge at Saint Edward Park, LLC, to support the rehabilitation of the historic Seminary Building. Under the terms of the lease, the lessee committed to investing in the building's restoration.

The original agreement was signed in January 2017 and has since been amended twice: in 2018 and 2021. The first amendment terminated the Hummel Gym lease and allowed the State to operate a Park Ranger station in the gymnasium building, with shared costs and a nominal usage fee. The second amendment revised the lease start date, added 68 parking stalls, and established annual parking payments. It also designated a maintenance garage, required construction of a new public restroom, and updated operational plans, including signage, emergency access, and shared facilities.

On July 27, 2025, Second Substitute House Bill 1024 (see *Appendix 4: Saint Edward State Park: Final Bill Report 2SHB 1024*) was enacted, expanding the agency's leasing authority at Saint Edward State Park by increasing the maximum lease term from 62 years to 80 years.

The Nordic Spa:

In August 2025, Kevin Daniels approached the Real Estate Program to discuss the concept of building a Nordic spa on the already-leased premises. The current Lodge includes a spa facility that provides massage, sauna, and skin treatments. The proposed Nordic spa would include a series of indoor and outdoor pools and spaces to provide thermal healing through steam and water. Kevin Daniels believes that providing these amenities will increase the Lodge's revenue and occupancy. On November 21, 2025, the Real Estate Program introduced this item to the Commission at a work session.

At the January 29, 2026, Commission meeting, the Commission approved the requested action to subdivide the currently leased parcel into three (3) separate parcels through a Director-delegated Letter to Subdivide and delegated authority to the Director to approve and execute the associated Letter of Agreement.

New Development(s):

Kevin Daniels has requested an extension to the original lease from 62 years to 80 years. The financing needed for the Nordic Spa project is tied specifically to the fact that project sits on state-owned land under a leasehold structure, rather than being owned in fee simple. With leasehold, lenders place significant weight on how many years remain on the lease when deciding whether to provide financing and terms.

Many lenders do not finance ground leases at all, and those that do often require a remaining lease term of at least 50 to 80 years. In addition, lenders generally require the loan's amortization period to be at least 10 years shorter than the remaining lease term. For example, if a lease has 40 years remaining, it will typically support no more than a 30-year amortization. As the lease term declines, financing options become more limited and more conservative.

In 2016, the Commission was granted authority to enter into a 62-year lease to support the rehabilitation and financing of the seminary buildings at the park. In 2020, the Legislature extended the allowable lease term for other park properties from 50 to 80 years, however, the 62-year limitation for Saint Edward State Park remained in place.

With the passage of Second Substitute House Bill 1024 (see *Appendix 4: Saint Edward State Park: Final Bill Report 2SHB 1024*), the lease cap for St. Edward was increased to 80 years, aligning it with other State Parks properties and eliminating the prior inconsistency.

Section L. of the *Delegations of Authority for Real Estate Transactions and Services* (Commission-adopted revisions dated November 21, 2019), as referenced in *Appendix 5: Saint Edward State Park: Delegations of Authority 25-07-1, Section L*, provides that the Commission may act on any real property decision adopted in open session for up to ten (10) years from the date of the original approval. Since the Lessee is requesting the ability to exercise an option to extend the lease at a future date, it is necessary to authorize that, if approved, the lease extension may be exercised beyond the ten (10)-year limit.

A Third Amendment to the Lease has been prepared that would authorize an option to extend the lease term from 62 years to 80 years at a later date (see Appendix 3, *Saint Edward State Park: Third Amendment to Lease*). The proposed extension is intended to support the Lessee's ability to obtain a leasehold mortgage to finance the Nordic Spa project at Saint Edward State Park.

LEGAL AUTHORITY

RCW 79A.05.025 - Chair – Meetings – Quorum – Lease of parkland or property.

RCW 79A.05.030 – Powers and duties – Mandatory.

STAFF RECOMMENDATION:

Staff recommend that the Commission delegate to the Director or designee the authority to approve a Third Amendment to the Lease, substantially in the form provided in Appendix 3: *Saint Edward State Park: Third Amendment to Lease*. This approval would include an exception to the Delegations of Authority for Real Estate Transactions and Services 25-07-1, Section L, and authorize the exercise of the lease option beyond the initial ten (10)-year period, as outlined in Appendix 5: *Saint Edward State Park: Delegations of Authority 25-07-01, Section L*. RCW 79A.05.025 stipulates that lease terms exceeding 20 years require an affirmative vote of at least five members of the Commission.

SUPPORTING INFORMATION

Appendix 1: Saint Edward State Park Vicinity Map and Subject Area

Appendix 2: Saint Edward State Park: Legal Authority

Appendix 3: Saint Edward State Park: Third Amendment to Lease

Appendix 4: Saint Edward State Park: Final Bill Report 2SHB 1024

Appendix 5: Saint Edward State Park: Delegations of Authority 25-07-1, Section L.

ACTION REQUESTED OF COMMISSION:

That the Washington State Parks and Recreation Commission

1. Authorize an exception to Section L of 25-07-01, *Delegations of Authority for Real Estate Transactions and Services* (Commission-adopted revisions dated November 21, 2019), as set forth in Appendix 5, which limits action on real property decisions to ten (10) years from the date of original Commission approval, in order to allow the Lessee to exercise an option beyond the initial ten (10)-year period.
2. Delegate to the Director or designee authority to approve and sign the Third Amendment to Lease, substantially in the form presented in Appendix 3.

Author(s): Tammy Ferguson, Property and Acquisition Specialist
Tammy.ferguson@parks.wa.gov (360) 902-8645
Nikki Fields, Planning and Real Estate Program Manager
Nikki.fields@parks.wa.gov (360) 902-8658

Reviewers:

Chris Gourley, SEPA: Following review, staff has determined that the action proposed for the commission by staff is exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800 (6)(d). This action does not commit the agency to proceed with any specific proposal. Any future proposals may require additional SEPA review.

Van Church, Fiscal Impact Statement: No fiscal impacts at this time.

Andy Woo, Assistant Attorney General: Approved 3/25/2026.

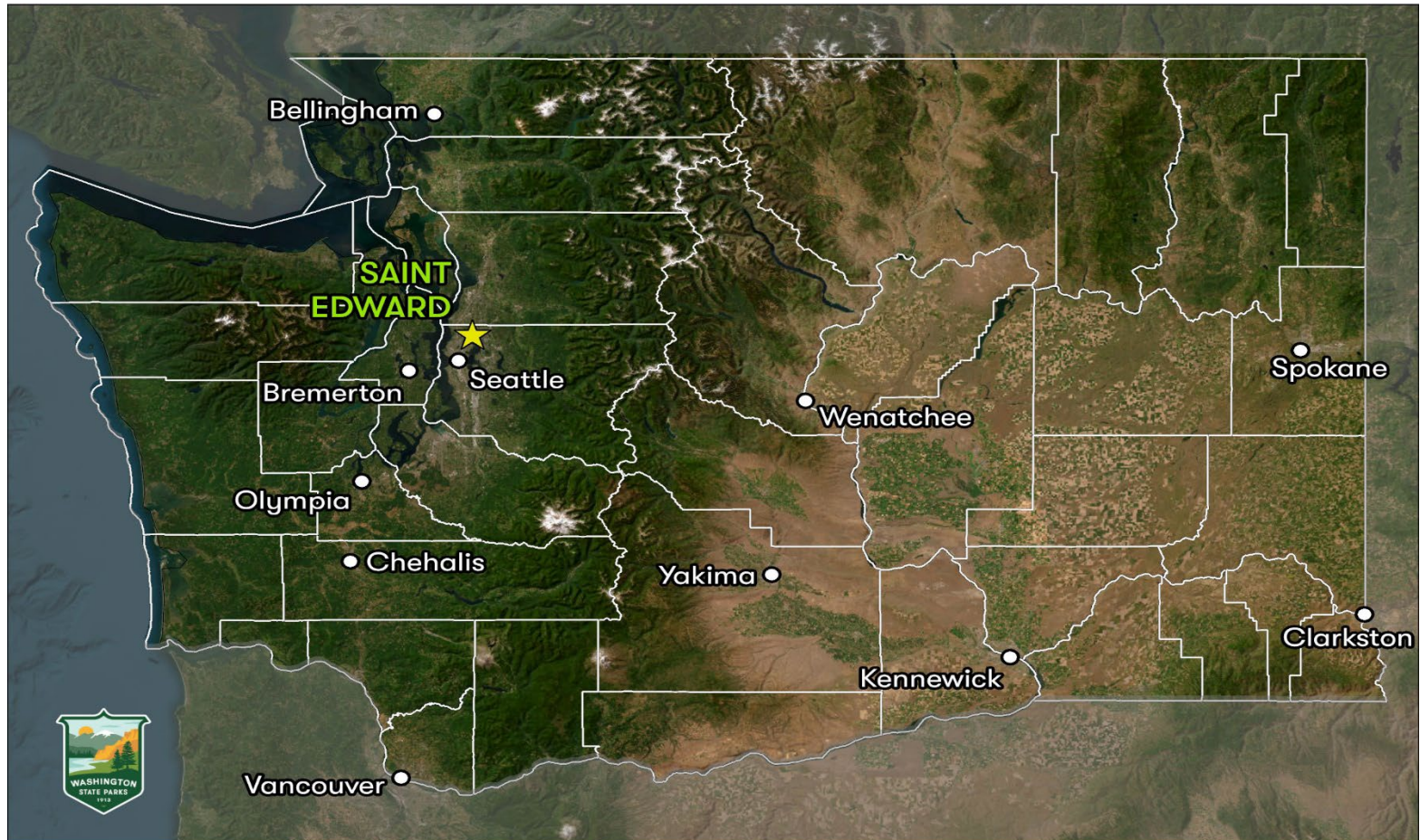
Heather Saunders, Parks Development Director: Approved 3/27/2026.

Approved for transmittal to Commission by:



Diana Dupuis, Director

**APPENDIX 1
SAINT EDWARD STATE PARK
VICINITY MAP AND SUBJECT AREA**



APPENDIX 2
SAINT EDWARD STATE PARK
LEGAL AUTHORITY

RCW 79A.05.025

Chair—Meetings—Quorum—Lease of parkland or property.

- (1) The commission shall elect one of its members as chair. The commission may be convened at such times as the chair deems necessary, and a majority shall constitute a quorum for the transaction of business.
- (2) The lease of parkland or property for a period exceeding 20 years requires the affirmative vote of at least five members of the commission.
- (3) The lease at Saint Edward state park may only include the following:
 - (a) The main seminary building;
 - (b) The pool building;
 - (c) The gymnasium;
 - (d) The parking lot located in between locations identified in (a), (b), and (c) of this subsection;
 - (e) The parking lot immediately north of the gymnasium; and
 - (f) Associated property immediately adjacent to the areas listed in (a) through (e) of this subsection.

RCW 79A.05.030

Powers and duties—Mandatory.

The commission shall:

- (1) Have the care, charge, control, and supervision of all parks and parkways acquired or set aside by the state for park or parkway purposes.
- (2) Adopt policies, and adopt, issue, and enforce rules pertaining to the use, care, and administration of state parks and parkways. The commission shall cause a copy of the rules to be kept posted in a conspicuous place in every state park to which they are applicable, but failure to post or keep any rule posted shall be no defense to any prosecution for the violation thereof.
- (3) Permit the use of state parks and parkways by the public under such rules as shall be adopted.
- (4) Clear, drain, grade, seed, and otherwise improve or beautify parks and parkways, and erect structures, buildings, fireplaces, and comfort stations and build and maintain paths, trails, and roadways through or on parks and parkways.
- (5) Grant concessions or leases in state parks and parkways upon such rentals, fees, or percentage of income or profits and for such terms, in no event longer than 80 years and upon such conditions as shall be approved by the commission.
 - (a) Leases exceeding a 20-year term, or the amendment or modification of these leases, shall require a vote consistent with RCW [79A.05.025](#)(2).
 - (b) If, during the term of any concession or lease, it is the opinion of the commission that it would be in the best interest of the state, the commission may, with the consent of the concessionaire or lessee, alter and amend the terms and conditions of such concession or lease.
 - (c) Television station leases shall be subject to the provisions of RCW [79A.05.085](#).

- (d) The rates of concessions or leases shall be renegotiated at five-year intervals. No concession shall be granted which will prevent the public from having free access to the scenic attractions of any park or parkway.
- (6) Employ such assistance as it deems necessary. Commission expenses relating to its use of volunteer assistance shall be limited to premiums or assessments for the insurance of volunteers by the department of labor and industries, compensation of staff who assist volunteers, materials and equipment used in authorized volunteer projects, training, reimbursement of volunteer travel as provided in RCW [43.03.050](#) and [43.03.060](#), and other reasonable expenses relating to volunteer recognition. The commission, at its discretion, may waive commission fees otherwise applicable to volunteers. The commission shall not use volunteers to replace or supplant classified positions. The use of volunteers may not lead to the elimination of any employees or permanent positions in the bargaining unit.
- (7) By majority vote of its authorized membership, select and purchase or obtain options upon, lease, or otherwise acquire for and in the name of the state such tracts of land, including shore and tide lands [shorelands and tidelands], for park and parkway purposes as it deems proper. If the commission cannot acquire any tract at a price it deems reasonable, it may, by majority vote of its authorized membership, obtain title thereto, or any part thereof, by condemnation proceedings conducted by the attorney general as provided for the condemnation of rights-of-way for state highways. Option agreements executed under authority of this subsection shall be valid only if:
- (a) The cost of the option agreement does not exceed one dollar; and
 - (b) Moneys used for the purchase of the option agreement are from (i) funds appropriated therefor, or (ii) funds appropriated for undesignated land acquisitions, or (iii) funds deemed by the commission to be in excess of the amount necessary for the purposes for which they were appropriated; and
 - (c) The maximum amount payable for the property upon exercise of the option does not exceed the appraised value of the property.
- (8) Cooperate with the United States, or any county or city of this state, in any matter pertaining to the acquisition, development, redevelopment, renovation, care, control, or supervision of any park or parkway, and enter into contracts in writing to that end. All parks or parkways, to which the state contributed or in whose care, control, or supervision the state participated pursuant to the provisions of this section, shall be governed by the provisions hereof.
- (9) Within allowable resources, maintain policies that increase the number of people who have access to free or low-cost recreational opportunities for physical activity, including noncompetitive physical activity.
- (10) Adopt rules establishing the requirements for a criminal history record information search for the following: Job applicants, volunteers, and independent contractors who have unsupervised access to children or vulnerable adults, or who will be responsible for collecting or disbursing cash or processing credit/debit card transactions. These background checks will be done through the Washington state patrol criminal identification section and may include a national check from the federal bureau of investigation, which shall be through the submission of fingerprints. A permanent employee of the commission, employed as of July 24, 2005, is exempt from the provisions of this subsection.

**APPENDIX 3
DRAFT THIRD AMENDMENT TO LEASE**

THIRD AMENDMENT TO LEASE

THIS THIRD AMENDMENT TO LEASE #L387000LOD1 (this “*Amendment*”) dated _____, 2026 (the “*Effective Date*”), amends that certain Lease dated January 9, 2017, as amended by the First Amendment to Lease dated June 19, 2018, and the Second Amendment to Lease dated December 17, 2021 (collectively, the “*Lease*”), by and among the STATE OF WASHINGTON (“*State*”), acting by and through the WASHINGTON STATE PARKS AND RECREATION COMMISSION (“*Commission*”), and THE LODGE AT SAINT EDWARD PARK, LLC, a Washington limited liability company (“*Lessee*”), for certain real property, and the improvements located thereon, situated in Saint Edward State Park, King County, Washington. Unless otherwise defined herein, capitalized terms used in this Amendment have the meanings given to them in the Lease.

RECITALS

A. State and Lessee are parties to the Lease described herein. Pursuant to RCW 79A.05.025(2)(b), State and Lessee entered into the Lease for a sixty-two (62)-year term with approval of the Commission. 2SHB 1024, effective July 27, 2025, concerning the leasing authority of the State Parks and Recreation Commission at Saint Edward State Park, increased the maximum lease term from sixty-two (62) years to eighty (80) years. Lessee and State have agreed to extend the term of the Lease for up to eighty (80) years.

B. State, acting through the Commission, and Lessee have agreed to amend the Lease for the purposes set forth herein.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, State and Lessee agree as follows:

AMENDMENT

1. Lessee’s Option to Extend. The following new Section 1.6.1 is hereby added to the Lease:

“1.6.1 Lessee’s Option to Extend. State hereby grants Lessee one (1) option to extend the Term of this Lease (the “*Extension Option*”) for a period not to exceed eighteen (18) years (the “*Extension Term*”). Lessee may exercise the Extension Option by delivering written notice thereof to State no later than five (5) years prior to the expiration of the initial Term. Upon exercise of the Extension Option, this Lease shall be deemed extended for the Extension Term without the execution of any lease amendment or other instrument, subject to the foregoing revocation right. The Extension Term shall be upon the same terms and conditions contained in this

Lease (as amended from time to time), except that Lessee's rent obligation for the Extension Term shall be determined in accordance with Section 1.6.2 below."

2. Fair Market Rent During Extension Term. The following new Section 1.6.2 is hereby added to the Lease:

"1.6.2 Rent During Extension Term.

- a. If Lessee elects to exercise the Extension Option, Lessee's initial rent obligation upon commencement of the Extension Term shall be equal to the fair market rental rate for comparable ground leased premises in the vicinity of the Leased Premises, taking into account all relevant factors, including, without limitation, the location and use of the Leased Premises, rental term, market concessions, and allowances (the "***Fair Market Rent***"). Within six (6) months after Lessee provides written notice to State of Lessee's election to exercise the Extension Option, Lessee shall, at its sole cost, by a Member of the Appraisal Institute-qualified (MAI) appraiser, reasonably determine and notify State of Lessee's determination of the Fair Market Rent for the Extension Term. If State disputes Lessee's determination of the Fair Market Rent, State shall provide notice of such dispute within six (6) months after receiving Lessee's determination and, if State and Lessee cannot agree on the Fair Market Rent within ninety (90) days after State notifies Lessee of such dispute, the Fair Market Rent shall be determined by a mutually agreed third-party MAI-qualified appraiser with at least ten (10) years' experience in commercial/hospitality real estate valuations in the Seattle Metropolitan area, whose fees shall be paid equally by the parties. The appraiser shall convene a one-day hearing no later than ninety (90) days prior to the commencement of the Extension Term, at which the parties may freely present such documentary and testimonial evidence as, in appraiser's discretion, may be reasonably appropriate and relevant to the issue of determining Fair Market Rent. At least ten (10) days prior to the hearing, both Lessee and State shall submit to the appraiser their respective proposals of the initial Fair Market Rent for the Extension Term. At the conclusion of the hearing, the appraiser may choose between Lessee's proposal and State's proposal, or may compromise and choose an amount between the two (2) proposals. The appraiser's determination shall be binding on the parties without right of appeal.

The Fair Market Rent will be reassessed every five (5) years during the Extension Term in accordance with RCW 79A.05.030(5)(d), with the first required reassessment being effective five (5) years after commencement of the Extension Term. Each such reassessment shall be subject to the procedures for determining Fair Market Rent set forth in this Section 1.6.2.a.

- b. Commencing on January 1, and on the first day of each subsequent month of each calendar year during the Term, Lessee will remit to State monthly rent payments equal to one-twelfth (1/12) of the Fair Market Rent for the applicable calendar year.
3. Gymnasium Building and Pool Building. Section 4.2 is hereby amended to read as follows:

Lessee may modify and rebuild the Pool Building in connection with the Permitted Use and, in connection therewith, will consult with Commission to obtain approval for demolition, construction, and public access related to any modified, rebuilt or replacement structure.

The Gymnasium Building includes all spaces within the primary gymnasium structure. However, it does not include the State Space, the Ranger Station, or the bathroom area attached to the gymnasium structure. Although the restroom area is physically connected to the gymnasium building, it is not considered part of the Gymnasium Building for the purposes of this designation

- a. Maintenance Garage: State shall retain the right to maintain a maintenance garage within the Gymnasium Building consisting of approximately 2,000 sq. ft. The parties agree that State shall be permitted to continue occupancy and use of the maintenance garage space until a replacement maintenance garage location has been identified, constructed (if applicable), is ready for occupancy, and State has commenced occupancy thereof.
 - b. Park Ranger Station: State shall retain the right to maintain a Park Ranger station within the Gymnasium building consisting of 500 sq. ft.
 - c. Office and Conference Space (State Space): State shall have exclusive use of the State Space wherein now occupied by UW Bothell for the Environmental Education and Research Center, consisting of more or less 2000 sq. ft.
4. Leasehold Excise Tax. The parties agree that the provisions of Section 3.2 of the Lease for Leasehold Excise Tax based on prepaid rent via purchase and transfer of the McDonald Property do not apply to the Extension Term.

Pursuant to WAC 458-29A-400(29), the Lease is currently exempt from leasehold excise tax as set forth in RCW 82.29A.130, Exemptions – Certain property (Effective until January 1, 2034), certain leasehold interests in property that is listed on any federal or state register of historical sites or wholly contained within a designated national historical reserve under 16 U.S.C. Sec. 461, shall be exempt from leasehold tax.

Lessee will be responsible for payment of leasehold excise tax, except to the extent that the exemption described in WAC 458-29A-400(29) (or a successor statute or regulation) applies. Lessee is solely responsible for completion and submittal of any and all waivers or forms in relation to leasehold tax and/or leasehold tax exemption(s).

5. Notices and Submittals. Section 14.1 is hereby amended to provide that copies of all notices sent to Lessee shall be addressed to:

Ryan, Swanson & Cleveland, PLLC
401 Union Street, Suite 1500
Seattle, WA 98101-2668
Attn: Brian L. Lewis
Telephone: 206.654.2206
Email: Lewis@ryanlaw.com

6. Counterparts. This Amendment may be executed in any number of counterparts and such counterparts, when assembled together, shall constitute one and the same instrument.

[signatures on following page]

IN WITNESS WHEREOF, State, by and through Commission, and Lessee have executed this Amendment as of the Effective Date.

THE LODGE AT SAINT EDWARD PARK, LLC

WASHINGTON STATE PARKS AND RECREATION COMMISSION

By: TLSE Investors, LLC, its Managing Member

By: _____
Name: Kevin D. Daniels
Title: Manager

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

_____,
Assistant Attorney General

Name: _____

APPENDIX 4
FINAL BILL REPORT - 2DHB 1024

FINAL BILL REPORT
2SHB 1024

C 14 L 25
Synopsis as Enacted

Brief Description: Concerning the leasing authority of the state parks and recreation commission at St. Edward State Park.

Sponsors: House Committee on Capital Budget (originally sponsored by Representatives Kloba, Duerr, Ryu, Berry, Pollet and Davis; by request of Parks and Recreation Commission).

House Committee on Environment & Energy
House Committee on Capital Budget
Senate Committee on Local Government

Background:

The Washington State Parks and Recreation Commission (Commission), which consists of seven Governor-appointed citizen members, helps guide the policies that steer the Washington State Parks agency. The Commission oversees state park management, enforces usage rules, ensures public access, develops facilities and trails, and may grant leases and concessions. Under the leadership of a director appointed by the Commission, the Washington State Parks agency handles the practical implementation of these policies as well as managing daily park operations. Washington State Parks leases and concessions must be renegotiated at five-year intervals and the Commission may sell or exchange land that it determines cannot be advantageously used for park purposes.

In 1977 Washington acquired Saint Edward State Park from the Seattle Catholic Archdiocese, which had sited a school and seminary on the property. Today, Saint Edward State Park—situated between Kenmore and Kirkland—encompasses 326 acres of buildings, recreational facilities, and outdoor spaces, including several buildings listed on the National Register of Historic Places.

In 2016 the Department of Commerce (Commerce), in consultation with the Commission, was directed to conduct a study on the economic feasibility of potential public or nonprofit

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

uses of the seminary building at Saint Edward State Park. Leases at Saint Edward State Park are limited to the main seminary building, pool building, the gymnasium, adjacent parking lots, and associated nearby property.

In 2016 the Commission was authorized to enter into a lease for property at Saint Edward State Park for up to 62 years provided that: (1) there was approval from at least five Commission members; and (2) the Commission found that the Commerce study failed to identify an economically viable public or nonprofit use for the property that was consistent with the Commission's mission and could proceed on a reasonable timeline. All other parkland concessions or leases exceeding 50 years were prohibited and all leases exceeding 20 years required the unanimous consent of the Commission.

In 2020 the maximum lease term for all other state properties was extended from 50 years to 80 years. Property leases exceeding 20 years were made subject to approval from five Commission members instead of a unanimous vote.

Summary:

The maximum lease length for Saint Edward State Park is increased from 62 years to 80 years.

Votes on Final Passage:

House	97	0
Senate	49	0

Effective: July 27, 2025

APPENDIX 5
DELEGATIONS OF AUTHORITY 25-07-1, SECTION L.

25-07-1 Delegations of Authority for Real Estate Transactions & Service
(Commission adopted revisions November 21, 2019)

- L. Act on any Commission decision relating to real property and adopted in open session, for a period of 10 years from the date of the adopted item, in accordance with the action and in an effort to complete the property transaction; provided, the action is essentially the same as and materially consistent with the original Commission decision. For transactions completed beyond 24 months from the date of the original decision, staff will provide a written report to the Commission on the property transaction.