**MDC REPURPOSING COMMITTEE**

**MAY 31, 2016**

**JEFFERSON COUNTY CLERK AND RECORDER CONFERENCE ROOM**

ATTENDANCE

Drew Dawson, Chair

Christina Binkowski

Leonard Wortman

Jim Heikes

Dee Anna

Gary Craft

Dan Villa (by phone)

Tom Harrington

Dick Norden

Janie Lewis

Senator Jim Keane

Lynn Price

Rhandi Rachlis

Tony Zufelt

Debbie Gabse

Robert Rule

Mike Garcia (Veteran’s Administration)

Sabrina Steketee

Sally Buckles

Representative Ryan Lynch

Jan Anderson

Lisa Vossler (by phone)

NOTE: The conference call was recorded and may be accessed at: <https://fccdl.in/hxwE275tz>

Following self-introductions, the minutes of the May 10, 2016, meeting were approved.

PURPOSES OF THE COMMITTEE

The purposes of the committee was opened for the committee and public discussion. Drew indicated that, following agreement of this committee, they would be presented to the BTAC for review and possibly for additional public review. Drew emphasized the ground rules: the committee is not for political discourse, but rather an opportunity to bring the community together.

Dan Villa agreed that the Governor’s office would use this committee, and BTAC, to the extent practical as an opportunity to share information with the Boulder community and to seek input on potential uses of the MDC facility. The committee agreed on the following Purposes of the Committee

1. Understand the facts and legal issues about repurposing MDC
2. Propose the community’s criterion for a Repurposed MDC campus-whether a state or private use
3. Keep abreast of the State activities about repurposing the MDC campus
4. Serve as a conduit of information between State government and Boulder community for the exchange of information about repurposing – such as regular conduct of public meetings, newspaper articles, etc.
5. Provide recommendations to State about proposed state use of MDC campus
6. Provide recommendations to State about proposed private or local use of MDC campus if no State use is defined
7. If a state use of MDC is selected, work with the State agency to facilitate the location of their personnel to Boulder including enticing them to live in the Boulder area
8. Other

COMMUNITY CRITERION FOR REPURPOSED CAMPUS – SECOND DRAFT

Drew stressed that the “Community Criterion” are intended to convey to the Administration or other individuals/organizations a sense of the community about potential uses of the MDC campus that are consistent with the values and wishes of the Boulder community.

There was considerable discussion about the community criterion that mostly focused on item (a) which currently states: *A repurposed MDC facility should not house violent offenders who could potentially harm the community in some way and should be a low safety risk;*

Mr. Villa mentioned that legislation will be required to keep the ASU (soon to be called Secure Transition Facility) open beyond June, 2017, but that it is not logical to build another $12M facility elsewhere. Current plans include placing a fence around the Building 104 as well to expand the area currently available to the Secure Transition Facility.

After considerable discussion, the committee recommended revising revised wording as reflected below:

COMMUNITY CRITERION FOR REPURPOSED CAMPUS – SECOND DRAFT

1. ~~A repurposed MDC facility should not house violent offenders who could potentially harm the community in some way and should be a low safety risk;~~ A repurposed MDC campus should not exceed the level of security appropriate to the population housed in the Secure Transition Facility which should remain open;
2. A repurposed MDC facility should be consistent with the VISION STATEMENT adopted through the *Making Boulder’s Future Bright* Project
3. A repurposed MDC facility should not be a “huge” facility, but a small facility similar in size and scope to the existing MDC campus.
4. Ideally, the functions of a repurposed MDC facilities would complement and utilize the skill sets of existing MDC employees, would utilize the skills and capabilities of Boulder residents and provide a solid foundation of jobs for future Boulder generations
5. Ideally, a repurposed MDC would provide employment for existing MDC employees including opportunities for re-training, as needed.
6. A repurposed MDC might build upon the long-term experience and capabilities of the Boulder community with the developmentally disabled and provide employment opportunities for them.
7. The salaries and payroll of the repurposed facility should be comparable to or greater than those of the current MDC

Sabrina requested an update on the status of the deed restrictions: Mr. Villa met with DNRC today about land swap. They will start looking at bankable property elsewhere in the state. As it exists today, there are deed restrictions about serving developmentally disabled on the campus.

State Actions to Date

Mr. Villa reports…

1. They are trying to get a good understanding of the overhead costs of MDC…e.g. the meal costs so the costs can be scaled appropriately based on various potential utilization of the campus.
2. They are getting staffing patterns worked out for Secure Transition Facility, group homes, maintenance, etc.
3. They are looking at houses for group homes in Boulder and have been talking with the state fire marshal and reviewing sanitarian checklists. There are three (3) good prospects.
4. The budget office is getting more data on overhead costs, deed restrictions, etc. before making decisions on potential state agency utilization. They will then balance various agency’s needs with MDC campus resources to determine which is the best “fit” and which should be included in the Governor’s biennial budget.
5. Drew: what is the time frame for engaging the community in the dialogue? We understand this will be submitted as part of the Executive Planning Process (EPP) budget on November 15. Dan: this will happen before proposing anything to the legislature, but no specific timetable right now. Still working on the logistics, overhead costs, etc. However, you have my commitment and the Governor’s commitment that we will not propose anything before running it by this committee and the community generally.
6. Tom Harrington: is November 15 is the drop dead deadline for the community to pursue private options for the MDC campus if the state doesn’t have a use. Dan: “I don’t see a scenario where we don’t have a state purpose for that facility”.
7. Lynn Price: What about potential community college? Dan: I don’t want to over promise and under-deliver. Are too many broken promises in Boulder right now. Follow where state government is in the news. Existing community colleges are having trouble getting the FTEs they need to staff their existing facilities. It is unlikely they would want to add a competing new facility.
8. Dan – there will be no layoffs prior to September 1. Employees are doing a great job under amazing circumstances.

**ACTION ITEM:** Tony Zufelt will arrange a tour of the MDC campus prior to the next MDC Repurposing Committee meeting.

Robert Rule – Status report: *Manufacturing at The Boulder River Valley and possible use of MDC campus for Veteran’s Administration needs*

Robert Rule provided the following report:

1. They (Diamond Hills Project, LLC; [www.diamondcityresort.com](http://www.diamondcityresort.com) ) have agreements in place and are raising capital right now through an EB5 Program. Under an EB5 Program (Citizenship and Immigration Services), persons are granted expedited processing for US citizenship if they create jobs for US citizen. (<https://www.uscis.gov/eb-5)>
2. This means 3% interest to us. DHP is in contract for two different parts of land along Hwy 69. Four (4) manufacturers will create good paying, hi-tech jobs and we will training the people. First, we want to keep people in Boulder. 40% are first rights to jobs will be given to Veterans. 10% are re-tooled for disabled…for instance, those without limbs or other disabilities. We will work with a lot of wounded veterans. Want to consider repurposing the MDC campus to contract with the VA to provide medical services to these veterans.
3. We have signed a contract with a lady in DC who has considerable experience in foundation direction including Veterans Foundations. We would like to set up other Foundations here in Boulder. Would this make something that folks in Boulder as a niche market for Veteran’s services? We don’t want to compete for services we Anaconda or Bozeman
4. Mike Garcia, Public Affairs Officer for VA Montana
   1. Difficult to enter into new infrastructure. Leasing or building new infrastructure would be very difficult.
   2. Only 40 miles from the VA at Fort Harrison – makes it difficult
   3. 90 away from clinics in Bozeman and in Anaconda
   4. VA does purchase care in the community: PT, behavioral health, long-term care
   5. Volume in Boulder wouldn’t support VA staff here. A panel of VA medical professionals requires 1200 veterans
   6. Could Promote medical services to everyone in the community and contract some services to the VA.
   7. VA is territorial when it comes to PTSD and substance abuse problems
   8. One of the biggest gaps is acute behavioral health care – most go to Sheridan, Wyoming
   9. Lynn Price: what about Alzheimers? Mike – would likely fall in nursing home care
   10. Tom: TBI Fort Harrison facility was never stood up. Would this be a possibility. Mike: TBI is not seen as requiring a special facility. VA takes a separate approach to this.
5. Drew asks Rob Rule for specificity on what is happening – what is happening, and when will it happen:
   1. The four (4) initial manufacturing plants are:
      1. Diamond City Millworks – manufactures cabinets, trim, wood doors (interior and exterior). All LEEDS certification.
      2. Eco LifeStyle Homes – most greenest modular lifestyle homes in the world. (<http://ecolifestyledevelopment.com/Home.html> )
      3. Luma Resources – solar shingles (<http://www.lumaresources.com> )
      4. Montana Timber Frame (Missoula). High Tech Manufacturing plan. Qualify for LEED certification. Will be able to ship to multiple big cities from Boulder.
   2. Currently working with each manufacturer to get energy load, but need one additional mile of 3 phase
   3. Money being raised to build it
   4. 1st set of money should be available in 2 weeks
   5. Looking at October – November for horizontal building. Foundations before the frost sets in.
   6. Bullock and Guilio doing excavation. Try to use local services whenever possible.
   7. Impact statements – 5-6 months
   8. Air quality permits – negative carbon footprints
   9. Where: 6 miles south of the Hot Springs. Jack Mountain subdivision
   10. Drew: will all of the permitting be done in time. Not doing anything outside of the norm. All will meet or exceed codes
   11. Solar shingles will be created from here. Question about water waste: No idea, but will meet standards.
   12. Traffic: 800 employees on HWY 69. Originally planned for the Helena area. $17M in budget. Planning to create a truck route by pass so semis don’t come through the main street of Boulder. Where would the bypass go? Line up with the upper valley road. Need to talk with the ranchers down there. That will come in with Phase 1(b)…the next phase.
   13. As far as VA – the facilities are perfect – swimming pool, medical facility, housing, long-term care, etc.
6. Other potential uses for the MDC campus
   1. Veterans services – potential contracted services such as behavioral health – chemical dependency.
   2. Individuals with developmental disabilities
   3. [Include list from study circles]

COMMUNITY ENGAGEMENT – HOW AND WHEN

As a follow-up to the last meeting, Lynn Price suggested that Mary Rochelle (a FoodCorp service member/Vista Volunteer) may be able to assist us with strategies and tools to enable our committees to communicate better among ourselves and to engage the community better in our deliberations. Mary has agreed to work with the BTAC over the next several months until she leaves for Columbia Falls.

When asked by Drew what a single goal might be, he told her that it would be for Boulder to be sufficiently engaged in the community development activities that we go before the legislature, speak with one voice…and mean it.

PARKING LOT OF POTENTIAL PRIVATE/LOCAL USES FOR THE MDC CAMPUS

Additions to the “parking lot” are underlined:

* Health Care for people who are aging.
* [Look at the information in the Boulder Study Circles]
* Occupational Therapy/Physical Therapy Training – need skills behavioral management also
* Education, especially vo-tech, that may also take advantage of the high-speed internet capability that is expanding in Boulder area.
* Business that hires developmentally disabled as employees (still comply with deed restrictions)
* Department of Corrections – Day work facilities – low risk
* Veterans services – potential contracted services such as behavioral health – chemical dependency.
* Training facility for those working with persons with developmental disabilities
* Veterinary technician programs
* Training facilities

NEXT MEETING

June 28, 3:30 pm. Jefferson County Clerk and Recorder’s Commissioners room.

A conference line will be provided for out-of-town guests.