

MDC REPURPOSING COMMITTEE
August 30, 2016
JEFFERSON COUNTY CLERK AND RECORDER CONFERENCE ROOM

ATTENDANCE

Drew Dawson, Chair
County Commissioner Leonard Wortman
Jan Anderson
Dee Anna
Doug Scott
Tom Harrington
Robert W. Benzie, Jr.
John Driscoll

Following self-introductions, the minutes of the June 28th, meeting were approved as corrected.

Governor's Office Report – Dan Villa

Through a technical glitch in the conference line by the Chairman, Mr. Villa was not able to participate in the meeting.

Non-State Uses of the MDC Campus

The previous discussions about review a developer's packet were briefly reviewed. The committee reviewed the "MDC Building Marketing" sheet (attached to meeting materials) prepared by Tom Harrington – an initial set of questions to submit to Mr. Villa for information about the MDC campus to include in a potential developer's packet. There were several suggested additions/modifications:

- A. Under item number 10, we should add a statement that we recognize that the purchase of the building might be dictated by whether or not the ASU remains in operation....i.e. it is unlikely the campus will be sold if the ASU remains.
- B. There should be question about the description and utilization of the exterior space of the campus. Would any of this be available for lease/purchase – with or without the purchasing/leasing the rest of the campus?
- C. "Do the buildings have uninterruptible power supplies" should be added as a question.
- D. As would be typical with a lease from the private sector, would there be any incentive for remodeling or other improvements to the property?

The requested list of information will be amended accordingly and submitted to Mr. Villa. When the information is received, the Repurposing Committee and Marketing Committees will begin drafting a “Developers Package”.

There was brief discussion on the timing of the release of the “Developer’s Package”. While we should begin the package now, and coordinate it with the marketing committee, it was generally thought nothing would be able to be done by the end of the legislative session.

ACTION ITEMS: Jan Anderson suggested that we take pictures of each of the MDC building, and the campus, prior to snowfall so they can be incorporated in the package. Dawn Smartnick and Dr. John Smith were suggested as possible photographers.

Representative Ryan Lynch had previously suggested that we begin documenting as much information as possible about each building to preserve the institution memory.

ACTION ITEMS: Tom Harrington suggested that we might want to consider taking steps to position commercial businesses coming to Boulder. If we could consider the demographics of Boulder, rather than Jefferson County, it may be possible have Boulder considered as a priority. We should visit with John Rogers, via Dan Villa, about the possibility.

“Parking Lot” of potential private and local uses of the MDC campus – review & update

The committee reviewed the *Boulder Monitor* survey results which we included with the meeting agenda. Although the number of respondents was low, the committee was persuaded that the general “tone” of the survey was that Boulder did not want to get into the development disability business at the MDC campus again. The committee suggested revising Community Criteria # 6 to be a bit more generic. Their suggestions follow:

Current wording:

A repurposed MDC might build upon the long-term experience and capabilities of the Boulder community with persons with development disabilities and provide employment opportunities for them.

Proposed wording:

A repurposed MDC might build upon the long-term experience and capabilities of the Boulder community in caring for people with special challenges and providing assistance with their re-entry into the community.

Process for reviewing proposed State use of the MDC campus

Consistently, the Governor’s office has indicated they will not propose a use of the MDC campus that is not consistent with the wishes of the Boulder community. At the recent community meeting, Mr. Villa indicated that he is using the BTAC community criteria to help

with their decision-making process and that they will use BTAC to help with the review once a proposal for use of the facility is made – around October.

Commissioner Wortman suggested that we develop a review process now that can be quickly instituted when we have a proposal from the Governor's office. That process should include considerable community involvement. The Repurposing Committee outlined the following **DRAFT** process which will be tweaked at the September 20th meeting and presented to BTAC in October.

- A. Repurposing proposal is received from the Governor's office for review
- B. BTAC plans at least two public meetings (perhaps day and evening) for information about the proposal and receipt of public comment
 - a. Direct mail to Boulder area residents – by City and/or county. Or combination of City, County, BTAC and Chamber.
 - b. Newspaper
 - c. Social Media
 - d. Posters
 - e. Other – on-line web data collection
- C. MDC Repurposing Committee Analyzes the proposal (in between notification and public hearing)
 - a. Compares against the established community criteria (which includes vision statement)
 - b. Reviews the potential impact of the proposal
 - c. Presents a summary at the public meetings?
- D. MDC Repurposing Committee reviews comments from public meetings, the committee and provides recommendations for BTAC consideration
- E. BTAC makes recommendation to the City of Boulder and Jefferson County Commissioners.

NOTE: The time frame may be very short necessitating a shortening of the process.

OTHER DISCUSSIONS

1. Prior to the legislative session, we should try to get a handle on the cost of providing care at MDC vs. the cost of providing care in community-based facilities.
2. We should work with the Governor's office to encourage all of the State-operated facilities in Boulder to be transparent in sharing information with the community. The BTAC has set the stage for an open, collaborative relationship...we need to continue it with all of the "players".