



STATE OF UTAH
Prison Relocation Authority Committee

AGENDA

Prison Relocation Authority Committee Meeting

Friday, June 15, 2012

8:00am to 9:30 a.m.

Capitol Board Room 240

8:00 am – Welcome and Call to Order – Senator Scott Jenkins

8:05 am - Discussion and approval of April 20, 2012 & May, 11, 2012 minutes

8:10 am- Discussion and Feedback from Tour of the Draper Prison and Rush Valley sites

9:00 am- Discussion of Guiding Principles for Possible Prison Relocation

9:25 am - Other Business –schedule next meeting

Prison Relocation Committee – Pending Approval

Committee	Prison Relocation Committee
Date	Friday, April 20, 2012
Time	8:00 a.m. – 9:30 a.m.
Location	State Capitol Building, Capitol Board Room
Members Present	Sen. Dan Thatcher, Larry Ellertson, Mayor Darrell Smith, Tom Patterson, Gregg Buxton, Chairman, Jeff Hartley, John Bennett, GOPB, Spencer Eccles, GOED
Members Excused	Rep. Brad Wilson, Rep. Brad Daw, Sen. Scott Jenkins
Staff	Dave Walsh, Shannon Simonsen
Visitors	Tom Mabey, Sahara, Inc ; Mike Sibbett, Captus Global, Robert Gehrke, SLTrib, Alan Bachman, Attorney, Attorney General's Office, State agency Counsel Division
Agenda Item	Welcome and Approval of Minutes
Notes	<p>Chairman Gregg Buxton called the meeting to order. An attendance roll was passed around to gather updated email and phone numbers.</p> <p>John Bennett made the motion to approve the March 16, 2012 minutes. Tom Patterson seconded the motion which passed unanimously.</p>
Agenda Item	Report from Tom Patterson on prison transports and number of inmates in Draper facilities (see handout)
Notes	<p><u>Volume of Inmate Transportation:</u> The prison transports between 19,000-21,000 inmates per year. This includes both medical and court appearances. Although volume is going down it is consistent. All inmate transports require a minimum of two officers. When an inmate is sentenced they first come to Draper location and then it is decided where they should be remain in Draper or be sent to the Gunnison prison or to a county jail.</p> <p><u>Annual Transportation Miles:</u> The number of transportation staff needed is directly related to the miles traveled and duration of appointment. In 2010 742,187 transportation miles were logged. In 2011 715,203 miles were logged. A large portion of these vehicle miles are the result of moving inmates to county jails such as Garfield, Kane and Daggett.</p> <p><u>Prison Facility Life Cycle:</u> There are 122 buildings on the draper site. Divided into two regions: South Point which includes Wasatch, Uintas, Oquirrhs, and Special Services. North Point which includes Timpanogos (female inmates), Olympus, Promontory, and Lone Peak. Four of the units at Wasatch have are beyond the intended life cycle of 60 years. The average number of years remaining in the housing units in South Point is 22.1 years, North Point is 31.1 years. The average number of years remaining in the life cycle of all housing units at the Draper site is 24.7.</p> <p>Other buildings on the Draper site include storage facilities, warehouse buildings, and a dispatch center. The Division of Natural Resources also has some buildings on the</p>

	site.
Agenda Item	Report from Jeff Hartley regarding Wikstrom Study findings
Notes	Jeff Hartley reported he had visited with Neil Ashdown, former Chief of Staff to Governor Huntsman regarding any perceived problems with the way the Wikstrom study had been conducted. According to Neil Ashdown he was not aware of any such issue.
Agenda Item	Committee Begins draft of RFP
Notes	<p>Alan Bachman with the Utah Attorney General's Office stated that we need to be careful that all consultants that submit a proposal are on an equal playing field. To ensure that this happens you will want to make sure that all public handouts are placed on a website along with audio recordings of the Prison Relocation Committee meetings. Mr. Bachman also stated you need to be aware of any risk management issues. You may want to hire a consultant to assist you in this process or find out if there is another state or county that has built a new prison and were there consultants involved in finding the best option for relocating a prison. You may want the consultant involved in the RFP process.</p> <p>Chairman Buxton remarked that we need to figure out what we should be looking for and in relocating the prison and what would have the least impact? What does a "win" look like for the state of Utah? What is the impact on the state tax payers of Utah? Is it worth 900 million dollars? We need to establish a weight to apply to all the items that should be considered in relocating the prison and then prioritize each item.</p> <p>Sen. Jenkins mentioned that the decision to relocate the prison comes down to where you would relocate the prison and what is the value of the current Draper prison property. The state could sell the land and let cities develop and zone the property as appropriate.</p> <p>Spencer Eccles described what is currently being developed around the prison site. (i.e., eBay and Adobe. If we move the prison it's going to affect the property around it. To make this decision we need to weigh the values of what's needed or intended with the prison relocation. The big issues to consider are : (1) how much is it going to cost the state; (2) how long will it take to regain the cost; and (3) is this the right time to do this</p> <p>Chairman Buxton said we should evaluate the value of the geo thermal well at the Draper prison site and see how it could be used in future developments on the site. We should also take into account the growth that is happening to Utah and also consider if the proposed site in Rush Valley is going to be surrounded by urban development in 20-30 years.</p>
Next Meeting	The next meeting is scheduled for Friday, May 11, 2012, 7:00 a.m. We will be touring the current prison site as well as traveling to Rush Valley. Members please meet at the east stairs to carpool to the sites.

Minutes prepared by Shannon Simonsen – Administrative Assistant, GOPB

Prison Relocation Committee – Pending Approval

Committee	Prison Relocation Committee
Date	Friday, May 11, 2012
Time	7:00 a.m. – 1:00 p.m.
Location	Meet at State Capitol, Carpool to current prison site and Rush Valley
Members Present	Sen. Dan Thatcher, Larry Ellertson, Mayor Darrell Smith, Tom Patterson, Gregg Buxton, Chairman, Jeff Hartley, John Bennett, GOPB, Spencer Eccles, GOED, Rep. Brad Daw, Sen. Scott Jenkins
Members Excused	Rep. Brad Wilson
Staff	Dave Walsh, Shannon Simonsen
Visitors	
Agenda Item	Welcome
Notes	Chairman Gregg Buxton called the meeting to order. Members split into 3 cars and drove to current prison location site in Draper, Utah.
Agenda Item	Current Prison Site- Draper, Utah
Notes	Met Tom Patterson and toured the perimeter of prison site.
Agenda Item	Rush Valley, Tooele County
Notes	Met and discussed the pros and cons of relocating the Draper prison to Rush Valley.
Next Meeting	The next meeting is scheduled for Friday, June 15, 2012, 8.00 a.m. in the State Capitol Building, Capitol Board Room, Room 240.

Minutes prepared by Shannon Simonsen – Administrative Assistant, GOPB

Possible Guiding Principles for the Solicitation for Prison Relocation

1. Build a prison that utilizes the finest designs and uses technology to its best advantage to minimize operational costs and ensure a safe environment for both inmates and staff.
2. Optimize economic development opportunities for this and future generations while maintaining Utah's high quality of life.
3. Maximize the use of resources and people to safeguard the public trust and the public purse.

Factors

- Effect on existing workforce
- Find a site
- Infrastructure needs (power, water, sewer, etc.)
- Medical
- Access to ancillary services
- Transportation of inmates
- Use of technology
- Future planning issues like use of jail contracting, federal inmates, private prisons
- Staging timetable of moving the prison
- Proposals of the executive branch
- Issues surrounding private development of current prison site
- Impact on taxpayer
- Sources of funding-leasing, GO bond, divert monies fro existing prison operations
- Ownership of new prison
- Other issues
 - Economic development
 - Availability of natural resources
 - Support network for inmates
 - Volunteers
 - Environment Impacts (air quality, water quality etc.)
 - Staff issues
 - Wages
 - Experience
 - Education

Note Pad Notes from Prison Relocation Meeting:

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Small Economy

Perception

Safety

Local

Travel- 45 minutes

New Tax

Access to Courts (Technology)

Access to medical

Education

Transition (Move)

Time period 20 years or "x"

Maybe- Downsize

Gunnison- Pressure relief

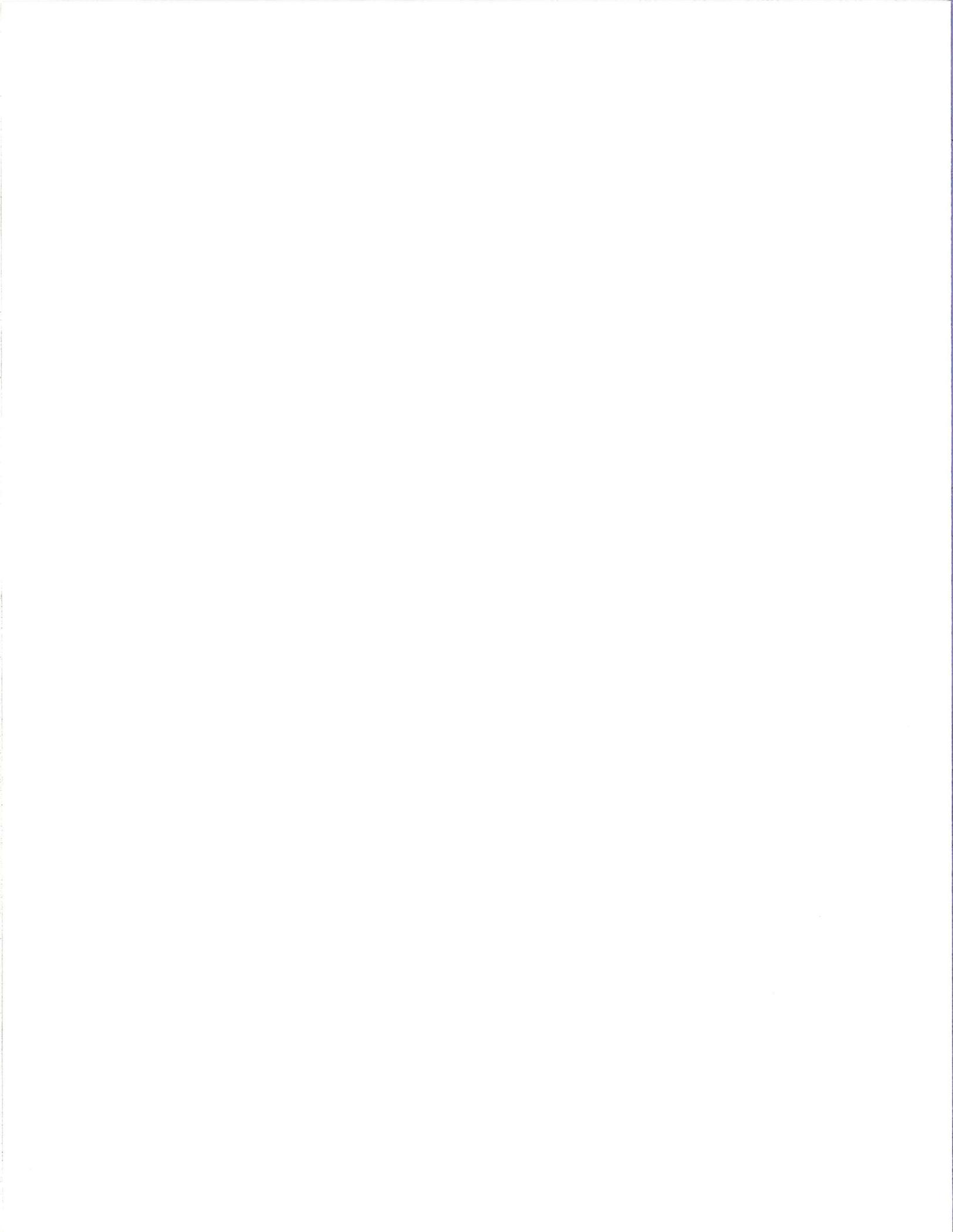
Another site besides Rush Valley?

NBD – Work force

NBD – Visitation

NBD – Volunteers (1,600 at current prison site)

Develop a GOOD PLAN!!!



Questions:

Public Safety {
Do we maintain the site in Draper?
What would new world or site look like?

Size of RFP?

X- what would it look like?

Do we break up RFP?

Sell on timeline for earlier development?

