

Prison Relocation and Development Committee – DRAFT

Committee	Prison Relocation and Development Committee
Date	Friday, January 24, 2014
Time	9:30 a.m. – 12:00 p.m.
Location	Senate Room 210, State Capitol
Members Present	Lane Summerhays – Chairman, Camille Anthony – Citizen, David Luna – Citizen, Troy Walker– Mayor of Draper City, Leland Pollock - Garfield County Commissioner, Judith Atherton – Judge, Sen. Jerry Stevenson, Rep. Eric Hutchings, Rep. Brad Wilson, Sen. Steve Urquhart
Staff	Ron Gordon – Executive Director of CCJJ, Alan Bachman - Assistant Attorney General, Dave Walsh - Budget and Policy Analyst, Chiarina Bautista – Executive Secretary
Agenda Item	Welcome and Call to Order – Lane Summerhays, PRADA Chair
Notes	Lane Summerhays called the meeting to order. An attendance roll was passed around.
Agenda Item	Discussion and approval of minutes for December 11, 2013
Notes	Chairman Lane Summerhays asked for approval of the December 11, 2013 minutes. Lane Summerhayes makes motion to approve. Camille Anthony seconded the motion. Motion passed unanimously.
Agenda Item	Presentation regarding appraisal of the Draper Prison Property – Information and Action – Gary Free, President and Senior Managing Director, Free & Associates, Inc. d/b/a Valbridge Property Advisors
Notes	<p>Gary Free, the President and Senior Managing Director was hired to prepare an appraisal report for the Prison Property. Gary Free presented the following three appraisal reports:</p> <ol style="list-style-type: none"> 1. A Complete Self-Contained Appraisal Report on an Existing Training Building; 2. A Complete Self-Contained Appraisal Report on an Existing Department of Corrections Building; 3. Self-Contained Appraisal Report of the Utah State Prison Site. <p>Gary Free was tasked to determine the market value of the prison property if sold under the current recognized definition of market value, which is defined as property being sold to one buyer and what would that price be. With all conditions being equal in the market, they have conducted a comprehensive appraisal report. They needed to determine the highest, best use of the current Draper Prison property.</p> <p>There are two scenarios presented in their appraisal: 1 – Market Value is \$51,300,000 for the 680 acre piece of property. 2 – The State could work on the infrastructure and sell off pods either in mixed use area with a variety of commercial uses and selling off pods to developers for residential development, as that process takes a long time and would not be considered market value. The total value under this scenario is \$130,000,000 with a 5 year absorption value.</p> <p><i>(See reports for more additional information)</i></p> <p>NO ACTION TAKEN.</p>

Agenda Item	Presentation on county jail contracting beds – Glenn Ercanbrack, Director of Inmate Placement Program, Department of Corrections
Notes	<p>Glenn Ercanbrack, Director of Inmate Placement Program, with Department of Corrections presented the following two reports:</p> <ol style="list-style-type: none"> 1. County Jails – Current Beds and Projected Growth (final 1/17/14); and 2. County Jails and PRADA (final 1/17/14) <p>Glenn Ercanbrack was tasked to go to the County Jails and find out how many beds that are currently available for the County and how many beds the State could utilize in the future.</p> <p>UDC/IPP was tasked to gather the following information regarding Contract County Facilities:</p> <p>County Inmate Population Growth, Programming, Medical, Security Levels (Facility and Bed), Staffing, Community Resources and Inmate Referrals.</p> <p>For Current County Facilities UDC/IPP was tasked to review:</p> <p>Which jails offer Programming, Which jails are ready for inmates with increased medical issues; Which jails have additional available beds, currently constructed, meeting the bed needs of UDC, beyond their current contract. The total number of county beds available today for housing state inmates is 527.</p> <p>UDC/IPP was tasked to gather information regarding Contract County Facilities and their interest in future builds for the housing of state inmates if the prison relocation occurred. If counties build additional space they reported they would need approximately 1,000 beds at a construction cost of \$131,000 per bed.</p> <p><i>(See reports for additional information)</i></p> <p>NO ACTION TAKEN.</p>
Agenda Item	<p>Preliminary Master Plan Findings - Information and Action – Brad Sassatelli, Partner, MGT of America Bob Nardi, Senior Vice President, Lewis Berger Group George Camp, President, Criminal Justice Institute</p>
Notes	<p>Brad Sassatelli, Partner at MGT of America, Bob Nardi, Senior Vice President, Lewis Berger Group, and George Camp, President for Criminal Justice Institute presented a PowerPoint presentation that discussed the Preliminary Master Plan Findings.</p> <p>In order to produce the Preliminary Master Plan Findings, MGT had to address the following:</p> <ol style="list-style-type: none"> 1. The Utah Department of Corrections inmate population projections and validate whether they were accurate, 2. MGT had to create their own inmate population projections for the next 20 years, 3. MGT had to look at the capacity of the system and identify both their immediate and long term capacity needs; and 4. MGT needed to address the costs associated if the Draper Prison were to be relocated and provide a cost benefit analysis. <p>MGT estimated that if the prison property were to be redeveloped, it would bring in an estimated \$1.8 billion of economic growth annually.</p>

	<p>At the end of their presentation they provided four different options for the Draper Prison Relocation. The four options are:</p> <ol style="list-style-type: none"> 1. Replace the Draper prison by 2018, at an estimated cost of \$942 million. 2. Replace the Draper prison by 2018, while housing 23 percent of the prisoners in various county jails, at an estimated cost of \$856.7 million. 3. Phase out the Draper prison by 2024, at an estimated cost of \$908.1 million. 4. Phase out the Draper prison by 2020, at an estimated cost of \$851.6 million.
	<p>Rep. Eric Hutchins told the consultants that he would like to see a fifth option added: Keeping the prison where it is.</p>
	<p><i>(See PowerPoint for additional information)</i></p> <p>NO ACTION TAKEN.</p> <p>Next PRADA Meetings will take place on: Wednesday, February 5th, 2014, 4:00 p.m. in the State Office Building Auditorium on Capitol Hill.</p>
Agenda Item	Adjourn
Notes	<p>Lane Summerhays calls for a motion to adjourn. Camille Anthony seconded the motion. Motion passed unanimously.</p>

Minutes prepared by Chiarina Bautista, Executive Secretary, PRADA Board