

Prison Relocation Committee – DRAFT

Committee	Prison Relocation Committee
Date	Wednesday, July 31, 2012
Time	9:00 a.m. – 12:00 p.m.
Location	Senate Room 210, State Capitol
Members Present	Lane Summerhays – Chairman, Camille Anthony – Citizen, Darrell Smith – Mayor of Draper City, Judy Atherton – Judge, Ben McAdams – Salt Lake County Mayor, Leland Pollock - Garfield County Commissioner, David Luna- Citizen, Sen. Jerry Stevenson, Sen. Stephen Urquhart, Rep. Eric Hutchings, Rep. Brad Wilson
Members Excused	
Staff	Mike Mower, Deputy Chief of Staff, Dave Walsh, Budget and Policy Analyst, Shannon Simonsen, Administrative Assistant, Alan Bachman, Assistant Attorney General
Visitors	
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 June 12, 2013 and June 26, 2013 minutes
Notes	Chairman Lane Summerhays asks for approval of June 12, 2013 minutes. David Luna makes first motion. Mayor Darrell Smith seconds it. All approve. Chairman Lane Summerhays asks for approval of June 26, 2013 minutes. Mayor Darrell Smith makes first motion. David Luna seconds it. All approve.
Agenda Item	Report of questions raised during June 26, 2013 meeting- Dave Walsh -Plans for State Surplus Property, including fleet -Clarification on facility condition analysis of Draper Prison buildings (See Attachment B)
Notes	<p><u>Dave Walsh:</u> The state is in the process of privatizing surplus property and there is a \$560,000 lease revenue bond that needs to be paid off by October 2019. They are deciding what to do with fleet. If you privatize fleet then you would have to sell the cars off at another location. They would also need to decide where agency cars will be housed.</p> <p>Attachment B: Corrections Facility Condition Analysis 2 or 4 priorities of different needs 2008- 51 Million dollars at the Draper site of additional work that needs to be done. Categorized as Deferred Maintenance and Capitol Renewal In 2008 they determined it would cost \$423 million to replace the Draper Facility. It would cost approximately \$444.00 per square foot to replace the Draper prison in 2008. In 2009 it would cost \$53.87 per square foot to bring the maintenance costs up to standard. Lane Summerhays asked what it would cost to update the 2008 study with current and updated numbers. Jeff Reddoor from DFCM stated that the numbers are representative for 2008 but doesn't included inflation index after 2009. They do have the numbers from 2009- present it's about 2%. Replacement value is roughly \$511 million. Infrastructure study done at the site that identified \$3 million dollars of work so it would bring the total cost of work needing to be completed at the prison to \$54 million. The numbers have been updated up to 2012. A state of the art prison today could cost more could cost less. Depends on the current economic climate.</p>

Next Meeting	<p>Update on hiring of administrative assistant and retention of consultants- Dave Walsh, GOMB, Budget and Policy Analyst, and Alan Bachman, Assistant Attorney General</p> <p>-Selection of Real Estate Appraiser-discussion of action Item</p>
Notes:	<p><u>Dave Walsh:</u> DHRM has approved the hiring of an administrative assistant. Part-time, no benefits. We think we may have a few candidates and are prepared to hire an administrative assistant in the near future. We have also secured an office space at the Capitol in the State Auditor's Office. They are ready to be used as soon as we hire any staff.</p> <p><u>Alan Bachman:</u> Selection of an appraiser Contract would be under small purchase procedures up to \$100,000, if approved by the committee to release a solicitation for real-estate firms. Designed to look at several different scenarios how the current prison property might be sold or developed. Defined process. Suggested decline is 5 pm August 15th to submit a proposal. Anything the firms submit would be public.</p> <p><u>Rep. Wilson:</u> What would appraisal entail? Should the appraisal look at the value of the land whether it was entitled vs. raw? We may need to use the same process to send out a phase 1 and phase 2 Environmental studies because it will have an impact on the value of the land and it may need to be done in the end anyways.</p> <p>Appraisal Committee: Rep. Wilson David Luna Mayor Darrell Smith</p> <p>Discussion on Phase 1 Environmental study and follow with phase 2 if needed. Alan Bachman will look into the procedure for doing so. Rep. Wilson moves to adopt proposal for RPF appraisal and three sub-committee members. David Luna seconds it. All approve.</p>
Agenda Item	<p>Presentation by Department of Corrections-Rollin Cook, Executive Director and Mike Haddon, Deputy Director</p>
Notes	<p><u>Overview</u></p> <ul style="list-style-type: none"> • Brief History of Corrections in Utah • Opportunity: Complete Evaluation of Utah's Adult Justice System • Meeting Future Needs Today: Unmet Needs Today and Needs Across the Horizon • Utah's Prison System Today: Overview and Unmet Need • What Can Be Accomplished: With an Updated Facility • Challenges Requiring Attention: But Can Be Addressed <p>Please see Corrections Power point for full presentation. PRADA Meeting 07.31.2013</p>
Agenda Item	<p>Review and discussion of key items to be considered by committee regarding prison relocation-Lane Summerhays, PRADA Chair (See Attachment A)</p>
Notes	<p>Rep. Brad Wilson makes motion that we move to authorize the chair to form a working group to draft an RFP to present to this group no later than Sept 15th. Rep. Wilson withdraws motion for 10 minute break.</p> <p><u>Sen. Urquhart:</u> We need to move on dual tracks and collect data so we can make a wise decision.</p> <p><u>Mayor Ben McAdams:</u> RFP process could bring additional information and help answer the questions we have for ourselves.</p> <p><u>Mayor Darrell Smith:</u> In the RFP will help the process and other experts can bring information to us.</p>

	<p><u>Rep. Hutchings:</u> When the RFP goes out is that final? Do we have the ability to come back and add things?</p> <p><u>Alan Bachman:</u> If we issue an RFP and you have additional standards and requirements you want added to an RFP you can issue an addendum to make the RFP and evolving document.</p> <p><u>Rep. Wilson:</u> There are 4 things we could be working on simultaneous:</p> <ol style="list-style-type: none"> 1. Powering through the learning curve, site visits, presentations, reviewing what PRADA 1.0 did. 2. programing and what does the future look like for Department for Corrections 3. Appraisals, Environmental Studies (Due Diligence) 4. Getting RFP draft process started. <p>Rep. Brad Wilson moves that we authorize the chair to appoint a subcommittee to draft an RFP Seconded by Mayor Darrell Smith. Motion amended by Mayor Ben McAdams to include the possibly of multiple RFP's for programing and relocation and the development of the prison site. All in favor. Unanimously passes.</p> <p><u>Sub-Committee:</u> Lane Summerhays Rep. Eric Hutchins S. Camille Anthony Mayor Darrell Smith Mayor Ben McAdams</p>
Agenda Item	Possible agenda Items for future meetings, set future meeting dates and tours of Gunnison Prison and county jails
Notes	<p>Next PRADA Meeting will take place on Thursday, August 8th 9 am - 12 pm (noon) Senate Building 210 Future Meeting Dates: Wednesday, August 29th Monday, September 16th</p> <p>Site Visits: August 21st visit Gunnison and August 23rd for SLC County August 26th Las Vegas, NV</p>
Agenda Item	Adjourn
Notes	<p>Lane requests motion to adjourn meeting. First motion is made by David Luna, Seconded by Rep. Brad Wilson. All approve.</p>

Minutes prepared by Shannon Simonsen – Administrative Assistant, Governor’s Office