

JUSTICE CENTER DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
April 25, 2019, Room 903, Civic Center

JCDC Board members in attendance: Mary Ann Borgeson, Ben Gray, John Christensen and David Levy. P.J. Morgan absent.

JCDC Board Administration in attendance: Joe Lorenz (Treasurer), Diane Carlson (Secretary), Joel Pedersen (Counsel for the JCDC).

I. APPROVAL OF THE MINUTES 12/10/18

Motion by Gray to approve the 03/21/19 Meeting Minutes, second by Levy. Motion carried 4-0.

II. BOARD COMMENTS

Commissioner Borgeson announced there will be three public forums on the Justice Center Project: Monday, May 6th at the Salvation Army Croc Center, 6-7:30 p.m., Tuesday, May 7th at St. Robert Bellarmine, 6-7:30 p.m., and Thursday, May 9th at Metropolitan Community College, Fort Omaha Campus, 6-7:30 p.m.

III. PROJECT UPDATE

Design: Bruce Carpenter, HDR, began by stating that one of the guiding principles in the design of the project is to aid in transforming the juvenile justice system to a more trauma informed system. He reiterated that the County and private organizations have been working on several programs as alternatives to detention. The programs inform the design. The co-location of the courts, attorneys, probation, community services and the Youth Center will create opportunities for more efficiencies and assist in reducing the length of stay for juveniles at the Youth Center.

Mr. Carpenter presented the design images of the Justice Center Project, (See attached). The Judicial Tower is 140,000 square feet. The Tower will be a secure facility like the current Hall of Justice Building. It will house the county attorneys, public defenders, six courtrooms with room for two more, court offices and some community services. Mr. Carpenter stated the team is nearing the end of the schematic design stage but there are some tweaks that they are still working through as they meet with the departments and offices that will be housed in the buildings.

The existing MUD building is a 4-story building that will house Juvenile Probation, and some community programs. This building will be more accessible to the public because it will have less secured access than the Judicial Tower where the courtrooms and attorneys are housed. There is a walkway connector between the MUD building and the Tower.

The Skywalk connects the Tower to the Hall of Justice Building so that the attorneys can move efficiently from the Tower offices to the Hall of Justice. There is a public courtyard between the MUD building and the Judicial Tower.

The 60,000 square foot Youth Center is currently designed for 64 beds. There are four levels. The street level is office space and common area. There are two levels of housing. On the top level there is an outdoor courtyard and gymnasium. There is an internal connector from the Youth Center to the courts.

The schematic of the Youth Center shows 8-room modules with common space centered between each module. There are multi-purpose spaces, computer labs and classrooms. It is a trauma informed design with use of daylight in the rooms and common areas. The quality of lighting and acoustics make a big difference not just for the kids but also for the staff that work there. The individual rooms are approximately 80 square feet. The outside space on the top level is approximately 5000 square feet. The outdoor space will have a grass area. At the current Youth Center there is no green space that is accessible to the youth. The outdoor area the youth are currently allowed to access is a concrete area.

The location of additional parking for the public is still being discussed. A public parking garage project would be handled by the Public Building Commission as a separate project. There are discussions about the parking lot being located on 18th Street but this has not been decided yet. Parking for the Juvenile Court judges will be located below the Judicial Tower.

HDR representatives and others visited juvenile justice facilities located in urban sites in several other cities such as the District of Columbia, Baltimore, Kansas City (Johnson County), Minneapolis (Hennepin County) and St. Paul (Ramsey County). They also met with representatives from King County. All of these sites, with the exception of Johnson County, have co-located the courts and court services on the same site as the secured detention center. Ramsey County, for example, has a population of 538,000, and the average population in their secured facility is 24. Hennepin County's average daily population is 45.

Control Budget: Don Mohlman, Burlington Capital, reviewed the \$114 Million budget. The budget for the Youth Center is approximately \$27 Million but with the \$5 Million private donation from the Sherwood Foundation, the amount is reduced to \$22 Million. Approximately \$91 Million covers the total cost of all construction. Non-construction costs of approximately \$23 Million covers all other project related costs comprising a total of \$114 million.

As stated previously, this is a “design to budget” project. The team will manage the \$114 Million budget and make every effort to ensure that the project stays within that budget. An independent cost consultant will be hired as well. Kiewit will publically bid subcontractor work.

Board Comments: Councilman Gray asked if there is a projected timeline for the start of construction. Mr. Mohlman stated the purchase agreement with MUD states that MUD will vacate entirely from the premises on April 15, 2020. There has recently been some indication from MUD that they may vacate sooner. That would be helpful because it would allow for the start of the Tower, the Youth Center and the MUD building around the same time. This would mean a start date of about November of 2019, otherwise it would be about February of 2020. The target for completion of the entire project is the third or fourth quarter of 2022. It would be helpful if we can start the Tower, the Youth Center and the MUD building all at once because there would be some economies of scale and site control

Commissioner Borgeson clarified that the public forums announced earlier in the meeting are being held by the County Board and that the format would be similar to today's presentation of the project design and budget, with the opportunity for the public to ask questions.

Commissioner Duda asked if the Tower could be designed in such a way that would allow for future growth (additional stories). Mr. Carpenter responded that the structural engineers are looking at this and will do an analysis of what it will require to have the ability to add future levels. HDR will evaluate this and identify the cost.

Councilman Gray asked if any of the other jurisdictions such as Ramsey and Hennepin Counties have had to expand their facilities or have had a need for additional judges since the opening of said facilities. Mr. Achola said he would research this historical information with respect to the Ramsey County facility since it has existed for over twenty years.

Mr. Carpenter stated HDR, in conjunction with Burlington and the County, has engaged Dr. Ernie Goss, Creighton University, to study the economic impact to the community of having a reduced number of youth in detention. Preliminary results of his study concluded there is a \$4 return for every \$1 invested in the Juvenile Justice Center Project. Dr. Goss' report will be presented to the County Board at a future meeting and will be a public document.

IV. PUBLIC COMMENTS

None.

V. ADJOURN

Motion to adjourn by Gray, second by Levy. Motion carried 4-0.