



Turtle Mountain Community College

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Special Board of Directors Meeting

June 2, 2009

5:00 p.m.

A g e n d a

1. GENERAL FUNCTIONS

Call to Order

Lance Azure

Roll Call

Lance Azure

Approval of Agenda

Lance Azure

2. ADMINISTRATION/INSTRUCTION/BUSINESS/PERSONNEL

2.0.1 P2P: South Campus

P2P & TMCC

3.0 OTHER BUSINESS

3.2 Adjournment

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**Turtle Mountain Community College
Special Board of Directors Meeting
TMCC and P2P
June 2, 2009
5:00 p.m.**

OFFICIAL MINUTES

Board of Directors Present: Emil LaRocque, Lance Azure.

Board of Directors absent: Ron Peltier, John Trottier, Barbara Poitra

Board of Trustees Present: Resa Rivard, Yvonne St. Claire, Memory Poni-Cappo.

TMCC Employees: Dr. Jim Davis, Jaclyn Stein, Wannetta Bennett, Jesse Chase, Sandi LaRocque, Donna Thomas.

P2P Board Present: Gene Laducer, Phyllis Jollie.

Other Present: Norman McCloud, Anna Sarcia.

Chairman Azure called the meeting to order at 5:26 p.m.

- This is the third meeting between P2P and TMCC, which is hosted by TMCC.
- At the last meeting, TMCC and P2P came up with two different options which are: (1) to build on the north side of the road in partnership with TMCC and to do the best to complete the project on time by adjusting the time line, and (2) build on the south side of the road.
- Anna Sarcia received a list from Leonard stating the amount of offices being used by the college programs.
 - She needs to know whether the use of the buildings will be for permanent or temporary use.
 - TMCC would like to know what the rent amounts would be.
 - P2P's concern is that the three standing college programs which are currently located at the South Campus have sufficient space.
- Jesse Chase received a quote on what it would cost to move the buildings to the South side of the road.
- P2P doesn't know what the exact needs of TMCC are.
 - TMCC informed them that Voc. Rehab needs 7 offices, storage space, and a conference room.
 - Voc. Rehab cannot have any down time.

- 43 ▪ P2P is also concerned that there isn't any down time and will be
44 try to be sure that the move is smooth and possibly done on a
45 weekend and back in order on Monday.
- 46 • The other renters which are located at South Campus would have prior
47 notification, but would need to locate their own office space elsewhere.
- 48 • If TMCC was put up at St. Anne's, who would pay the rent? P2P or TMCC?
- 49 • GED currently serves Rolette County and they currently rent space with no
50 charge. The GED program does not have funding to pay for rent.
- 51 • TMCC needs to know the locations which P2P plans to relocate the programs.
52 ○ P2P would like to offer alternative space for the renters also.
53 ○ P2P would find space for the college programs and they would not have to
54 pay rent.
- 55 • St. Anne's has enough space for TMCC's current renters.
- 56 • P2P has three priorities at this time, which are: Vocational Rehabilitation, GED
57 program, and the Print Shop (Arrowhead Printing).
58 ○ TMCC would not pay any rent to have these three programs housed.
- 59 • The Tribes goal is to house all of the tribal programs.
- 60 • Can the project be somewhere else?
61 ○ It was previously suggested to the Northwest Area Foundation (NWAf)
62 and they stated that if you are moving the revitalization plan, it is changing
63 the focus of the grant.
64 ▪ The money would need to be sent back if this is done.
65 ○ States in the partnership that the current plan can be amended.
66 ▪ This is true, but you cannot change the complete scope and if you
67 are changing the location of "Downtown Belcourt", it is changing
68 the plan.
- 69 • The Tribe, TMCC, and P2P should get with the NWAf and attempt to make some
70 changes.
71 ○ They may possibly allow changes knowing what the circumstances are.
- 72 • The consensus from the last meeting stated to build on the North side of the road.
73 ○ TMCC would then get replacement of the buildings for free.
74 ○ Get buildings for the renters.
75 ○ TMCC needs a building outright for the colleges programs. TMCC would
76 like to own this building rather than having to pay any type of rent.
- 77 • If this gets brought to the NWAf, they may feel that P2P cannot deal with their
78 own people and may find that this is a problem.
79 ○ Something should be decided between TMCC and P2P.
- 80 • If P2P builds on the South side of the road, TMCC is still losing buildings.
81 ○ The Welding department just had \$100,000 put into the building.
82 ○ There is also a newer steel building on that land.
- 83 • TMCC would like a 25+ year lease where ever they are housed. TMCC doesn't
84 want to be out of a building in a couple of years.
- 85 • It also needs to be acknowledged that there is a lack of money.
- 86 • If the project is switched to the south side of the road, the land should be
87 completely swapped out rather than TMCC losing any land.

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- It is possible that P2P and TMCC will need the Tribe to step in and help make the decision.
 - P2P and TMCC are in a tough situation.
 - TMCC doesn't want to give anything up, without getting something in return.
 - Nothing was previously stated about tearing down buildings. Originally it was stated that this will be a revitalization project.
 - This was the focus of the Keystone Project.
 - Anna Sarcia is concerned about the project moving forward and does not want to be responsible for having to send back the \$1.2 million.
 - Downtown is a service area and it seems that P2P is trying to change it into a commercial area.
 - Possibly build on the West end of Downtown, rather than on the East side.
 - Does TMCC have a perpetual lease with the Tribe?
 - Yes, it is a 25+ year lease.
 - TMCC only wants to be set up in an adequate setting.
 - TMCC had no intentions on moving from South Campus.
 - Has TMCC had an appraisal on the buildings?
 - No, they have not been appraised.
 - But, it is still housing businesses and programs and makes a profit for the college.
 - TMCC is only requesting to be re-housed rather than being left with nothing.
 - P2P cannot compensate TMCC for the college buildings; they don't have the money for this.
 - The Tribe may be helpful, because they can go look for money.
 - TMCC can possibly move the two garages and the welding building which are on the South side of the road.
 - They cannot be moved out by the college, because they don't have the space for them because of the current buildings that are here, plus what is being constructed.
 - The P2P building can also be moved.
 - There was a large amount of money just put into this building.
 - The old Bowling Alley/Nutty's is currently vacant and could possibly temporarily house some of the programs.
 - Marlin Belgarde previously mentions possibly using the Tribal Day Care building, since it may be shutting down.
 - If TMCC gets this building, they would like to have this as a permanent location and for TMCC to own the building.
 - Does TMCC want to look at using the South side of the road?
 - The Tribe and P2P need to meet to determine how TMCC could be compensated.
 - TMCC already decided that they want a building for a building and land for land.
 - TMCC wants ownership, rather than leasing.
 - TMCC isn't opposed to moving if they have a fair ownership trade.

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- Need something that states that it is TMCC's.
- TMCC needs to be cautious, because when the Tribal Council changes, it is possible that the renting/leasing may change also.
- Lance suggested that P2P determine something with the Tribe and try to come to some type of agreement that is fair.
- TMCC needs to determine how much space they need.
 - Leonard previously stated that TMCC is only using 9,000 sq. feet for the TMCC programs.
 - P2P would like to know how much sq. feet they need to go look for, for TMCC.
 - They would like to do a temporary move for the time being.
- P2P can ask the Tribe about getting the Tribal Day Care Center.
- The print shop would fit well in the old bowling alley, which would be a temporary location, until they have the Keystone Building.
- The building should be determined by the Tribe and P2P prior to discussing the issue.
- P2P would like to decide between TMCC and P2P, prior to going to the Tribe for decisions.
 - P2P should meeting with the Tribe and identify the buildings that may be used.
 - Possibly have Tribe swap land with TMCC.
 - The Tribe may have other options available.
- Chairman Azure asked for the motion to adjourn. Emil LaRocque made this motion, seconded by Resa Rivard. All were in favor.
- Meeting adjourned at 6:20 p.m.



Lancelot Azure, Chairman



Jaclyn Stein, Board Secretary