

1 **Turtle Mountain Community College**
2 **Special Board of Directors Meeting**
3 **May 5, 2009**
4 **5:00 p.m.**

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6 **OFFICIAL MINUTES**
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9 **Board of Directors Present: Emil LaRocque, John Trottier, Lance Azure, Barbara**
10 **Poitra.**

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12 **Board of Directors Absent: Ron Peltier**

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14 **Board of Trustees Present: Resa Rivard, Yvonne St. Claire, Janice Azure, Jim**
15 **Lindgren.**

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17 **TMCC Employees: Dr. Jim Davis, Dr. Leonard Dauphinais, Jaclyn Stein.**

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19 **P2P Board Present: Stephanie Jay, Gene Laducer, Phyllis Jollie, Jeremy Laducer,**
20 **Levi Baker, Phillip Lenoir, Ferrel Gourneau, Jim Baker, Mary Lou Davis, Darrell**
21 **Charette, Marlin Belgarde.**

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23 **Other Present: Lyle Poitra.**

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25 Chairman Azure called the meeting to order at 5:18 p.m.

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- 27 • The reason for this meeting is for the TMCC Board and the P2P Board to meet
28 and become affiliated. Introductions took place.
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 - 30 • P2P wishes to revitalize old Main Street in downtown Belcourt. This is a
31 community plan which was created by local citizens. A majority of these citizens
32 live in poverty or did live in poverty. The Tribe agreed with the plan and the P2P
33 Board is implementing it.
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 - 35 • Barbara Poitra enters the meeting at 5:26 p.m.
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 - 37 • P2P has not been able to move forward with the revitalization portion of the
38 Keystone Project. All other items are on schedule. See attachment with
39 explanations.

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- The land owned on the South side of the street is mostly owned by TMCC. P2P currently intends on proceeding on the North side of the street with rebuilding. TMCC also owns some buildings on the North side of the Road which is Tribal land. They would like to revitalize this side of the road.

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- We need to come to an agreement with the situation. TMCC currently has a lease with the Tribe for a 25+ year contract. The lease has been misplaced but we have someone researching this issue. TMCC was not informed prior to having the agreement set.

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- Marlin Belgarde entered the meeting at 5:35 p.m.

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- TMCC's concerns are:

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- Whose responsibility it is to find something equivalent to the buildings?

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TMCC put money into the buildings.

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- TMCC wouldn't have to pay rent for the first ten years for the housing of their businesses.

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- When originally talking about the keystone project, they were going to revitalize by adding to the area.

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- It was not mentioned that buildings were going to be torn down.

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- Could P2P possibly build on the other side of the road, which is TMCC's land?

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- P2P stated that the plan is very specific about revitalizing old Main Street and it would be very difficult to change anything in the plan.

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- What is the cost and for who?

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- TMCC could relocate the buildings, but the cost would be high to have renovations completed once the buildings are moved.

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- If the buildings are moved to the South side, that takes away from all of the parking.

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- Dynaband and Tribal Scholarship would remain in the same spot.

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- Jeremy Laducer requested to have information provided to him stating what the square footage of the buildings are and what amount of that square footage is being utilized by the college.
- TMCC has an obligation to help the community. If the buildings are vacant, they can be demolished or renovated. We do not want to put any business or program out.
- P2P is currently at a standstill until they can determine where they can rebuild.
 - If buildings are already in place, it will not harm any of the people
 - Possibly start on the South side of the road, re-house the college businesses, and then start building on the North side of the road.
- Who will be the owner or owners of the building and maintain them.
 - P2P and TMCC could possibly work as a partnership and have TMCC own the buildings.
- P2P is unable to secure funds for the project until they have access to the land.
- P2P may have better chances of getting funding if they were to tear down the old housing. Investors may look at the current area that they would be funding.
- We need to come up with a timeline and come up with a MOU between P2P and TMCC. Possibly have a partnership.
- Phillip Lenoir exited the meeting at 6:05 p.m.
- P2P came up with \$145,000 to demolish or move buildings.
 - Once the buildings are moved, they need to work on the infrastructure.

- 102 ○ The working committee has not completed their jobs to present the
103 information to their own Boards. They agreed to each come up with a
104 conclusion then bring it forward to their Board.
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- 106 • P2P knows that they need to have a partnership with TMCC.
107 ○ They should work together as Boards rather than working committees.
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- 109 • Darrell Charette exits at 6:09 p.m.
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- 111 • Continuation from Jeremy Laducer's request. TMCC has 23,000 square feet on
112 the South Campus. Of that amount, TMCC is using 9,600 sq. ft directly and
113 14,600 sq. ft. indirectly. The college has an income generated from the amount of
114 square feet being used indirectly.
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- 116 • The P2P Board would like for the TMCC Board to get together and be informed.
117 ○ The P2P Board should have at least 2 representatives from TMCC on their
118 board.
119 ○ Possibly have an open door policy for P2P Board Meetings and have
120 TMCC staff attend meetings.
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- 122 • The cost of demolition and rebuilding is more costly than building in another area.
123 ○ The construction should be somewhere that there is a possibility of
124 growth.
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- 126 • The Northwest Area Foundation has \$3 million to work on the project.
127 ○ If TMCC could get involved, it would be helpful.
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- 129 • There are currently 2 building of TMCC's that need constant renovations.
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- 131 • Dr. Davis would like the project to be put off for an additional 2-4 years, which
132 would give TMCC time to get involved and attempt to get funding.

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- Jeremy Laducer stated that we need two things. 1. We need a transition plan in place; 2. The Board meetings should have a 3 plan phase in place which covers the (1) demolition, (2) construction, and (3) Road Construction.
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- P2P would do the demolition of the buildings.
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- Dr. Davis stated that we have 3 options, which include: 1. Scrap the Keystone Project, 2. Adjust the timeline to a later time or 3. Stay with current timeline and do best we can to complete the project on time.
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- Dr. Dauphinais stated that he created a transition plan and provided it to Phyllis Jollie at one time. Jeremy Laducer would like Dr. Dauphinais to email this plan to him at jeremy@tribalresources.com.
 - Phyllis Jollie also listed 3 options, which include: 1. Keep with current plan and follow it through, 2. Build on the South side of the road, rather than the North or 3. Adjust the timeline and still determine which side to build on and create a partnership with TMCC.
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- Marlin Belgarde recommended relocating downtown to another area in Belcourt.
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- Could have more space and more parking.
 - We need to determine what is best for the people.
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- Emil LaRocque recommended placing the renovation on hold and return back to creating jobs for the community.
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- Gene Laducer stated that the problem with moving the renovation area is that we are trying to keep everything centralized.
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- If you move the downtown, it isn't going to keep everything centralized.
 - We can possibly work with the Tribe to get rid of the old housing.
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- Jim Baker and Levi Baker exit the meeting at 6:50 p.m.
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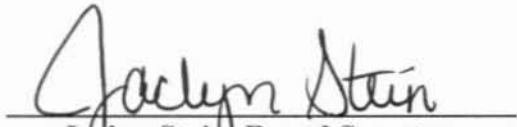
- 163 • TMCC and P2P need to come up with a number of options, and then begin
164 agreeing on one option.
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- 166 • Due to the timeline, we need to come to a decision. Remember that P2P is behind
167 on the Keystone Project and cannot move any further.
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- 169 • Possibly have the Tribe and TMCC have an even trade with the land.
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- 171 • Possibly have TMCC move to an alternate site.
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- 173 • Need to have a three way partnership, which would include TMCC, P2P, and the
174 Tribe.
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- 176 • The Tribal Council already approved the current Keystone Project plan. This
177 would be a setback to have to change the current plan.
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- 179 • We need to get everything timed out properly.
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- 181 • Possibly find temporary housing for some of the college programs.
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- 183 • Want to determine who will own the building for rent purposes.
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- 185 • We need to have a plan in place which would be without a large amount of
186 interruption in services for the businesses.
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- 188 • We need to determine who will own the building.
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- 190 • The goal is to bring the businesses closer to the poverty stricken area for the
191 people that are unable to drive placed to get what they need.
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- The Next meeting is scheduled for May 19th at 5:00 p.m. This meeting will be held at TMCC in the Board Room, but chaired by the P2P Board (Phyllis Jollie).
- Meeting adjourned at 7:17 p.m.



Lancelot Azure, Chairman



Jacyln Stein, Board Secretary