

**REPORT ON POTENTIAL OPTIONS FOR  
RE-USE OR REDEVELOPMENT OF THE  
BRUNSWICK CORRECTIONAL FACILITY**

PREPARED BY THE  
VIRGINIA DEPARTMENT OF CORRECTIONS  
AND THE  
VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP

JUNE 1, 2010

## **INTRODUCTION**

The 2010 Session of the Virginia General Assembly, in budget language adopted for the FY2008-2010 Biennium, directed the Department of Corrections and the Virginia Economic Development Partnership to prepare a report examining the potential options for re-use or redevelopment of the Brunswick Correctional Center. The specific language from the budget document is provided below:

“M. The Department of Corrections and the Virginia Economic Development Partnership, in cooperation with local economic development officials in the area, shall jointly prepare a report examining the potential options for re-use or redevelopment of the Brunswick Correctional Center. This report shall take into consideration the unemployment rate in Brunswick County and the surrounding jurisdictions compared to the statewide rate, and the impact of the closure of this facility on the local governments of the region, with particular reference to the impact on water and sewer rates for the Town of Lawrenceville. Copies of this report, including any recommendations as may be appropriate, shall be presented to the Governor, the Secretaries of Public Safety and Commerce and Trade, and the Chairman of the House Appropriations and Senate Finance Committee by June 1, 2010.”

Explanation:

(This amendment directs the Department of Corrections and the Virginia Economic Development Partnership to prepare a report on potential options for reusing or redeveloping the Brunswick Correctional Center.)

## **PROPERTY BACKGROUND**

Brunswick Correctional Center (BCC) was constructed in 1982 to house over 700 inmates. Located in the Town of Lawrenceville, the property totals 760 acres with approximately 240,000 sq. ft. of structures (see aerial image).

The BCC is located on State Route 606, near the intersection of US Route 58 and State Route 46. The property has excellent access to Interstate 85 (Alberta – 8 miles, South Hill – 16 miles) and Interstate 95 (Emporia – 17 miles). The interstates provide excellent access to two large metropolitan areas, Richmond (65 miles) and Raleigh, NC (80 miles). Washington, D.C., and the Port of Virginia are also within a short drive of the property (see transportation maps).

The building structures on site are divided into two functions, operations/administrative and housing/dormitory (cells). The administrative buildings total approximately 135,000 sq. ft. These buildings appear to have reuse ability outside of corrections. The housing structures total approximately 105,000 sq. ft. These buildings are specifically designed for incarceration and have no adaptive reuse.

The property is supported by a strong utility infrastructure:



- Electricity: Dominion Virginia Power provides 34.5 Kv to the site. A 115 Kv transmission line is located within 1 mile.
- Water: Town of Lawrenceville serves the site. The town was providing up to 43 million gallons per year. Current excess capacity is approximately 1.25 mgd. Closing may impact water/sewer rates by 13.6% (final FY 2010 usage incomplete). Current revenue has decreased from \$1,200 per day FY09 to \$252 per day in 2010. See attached water usage spreadsheet.
- Sewer: Town of Lawrenceville. Current excess capacity of 500,000 gpd.
- Natural Gas: Supplied by Columbia Gas of Virginia, located in Right-of-Way of US 58.
- Telecommunications: Property served by Verizon. Mid Atlantic Broadband POP located across US 58 at industrial park.

According to the Department of Environmental Quality (DEQ), the BCC appears to have no major environmental issues. One concern with the property relates to the location of a landfill that was operated on site prior to location of the correctional facility. From 1971 to 1973, a 50 acre site on this property was used as a sanitary landfill by Brunswick County. The exact location of the landfill has yet to be determined. The location of the former landfill should be delineated. According to DEQ, no monitoring of the site is required. The site has a synthetic state operating air permit. This covered several boilers, emergency generators and paint booths. For more information on the environmental status of BCC, see attached DEQ memo in the Appendix.

There is no record of recent environmental or geotechnical assessments of the property.

## **UNEMPLOYMENT**

The closure of the correctional facility in October 2009 was a significant event within a community and region that was already experiencing higher than state average levels of unemployment. At full employment, the Brunswick Correctional Center employed 320 people and housed 767 inmates. In October 2009, the VEC reported a seasonally unadjusted unemployment rate of 11.6% for Brunswick County, almost twice the level of the Virginia statewide unemployment rate of 6.6% at that time. Since that time the unemployment rate in the community has grown worse. In March 2010, the seasonally unadjusted unemployment rate for Brunswick County has increased to 13.0% as Virginia's statewide rate increased to 7.6%. The communities in the Southside Planning District likewise experienced a similar rate of 13.0% for March 2010. While the nation as a whole continued to struggle with the effects of the global recession, the March 2010 United States unemployment rate was 10.2% on a seasonally unadjusted basis. The Southside Planning District and Brunswick County exceeded this rate by almost a full 3 percentage points.

## **STUDY TEAM ACTIVITIES**

### **ORGANIZATIONAL KICK-OFF MEETING**

Given the rather short time for producing the report, the various stakeholders associated with the facility and impacted by its closure, met on March 31, 2010 for an informational meeting on the facility, its history and operations and physical characteristics. The group toured the facility to better understand its layout, construction, and unique opportunities and challenges.

The group determined that Charlette T. Woolridge, Brunswick County Administrator, would coordinate subsequent meetings amongst the stakeholders and study participants.

There was broad preliminary discussion about potential uses for which the facility may possibly be suited. These uses included potentially:

- Other types of confinement usage (boot camp, juvenile detention, or other adult offenders, in particular those from other states or federal government)
- Sports camps or other outdoor recreational opportunities
- Back office data centers, subject to confirmation of electrical and other infrastructure
- Criminal Justice Training Programs for university or community college
- Other private sector business uses, depending on site and facility characterization

The group agreed that additional information on the site's characteristics was required to better understand possible uses. For example, it was commonly known that a former solid waste disposal site was located on the property, but no one could specifically identify the location of that landfill. This would be a key consideration for any future owner of the property.

Further, there was general acknowledgement that the structural condition of the dormitory buildings, with heavy, thick load bearing walls, effectively prohibits any "gutting" of internal walls to make larger spaces. The facility was designed to confine persons to rather small individual spaces, and that is what this portion of the real property improvements is best suited for. Other parts of the facility, such as common areas, libraries, food service, and administrative office spaces in separate buildings make them much more flexible and potentially re-usable for other commercial or institutional uses like back office functions, customer service, training and educational campus uses and the like.

Even in the "shut down" mode of current operation, the facility incurs approximately \$200,000 to \$250,000 in ongoing maintenance costs to the Department of Corrections.

The group discussed the need to seek out professional technical expertise in the form of consulting firms which may have had experience with the re-use and redevelopment of unique properties similar to this. It was felt that a consulting firm could provide the best guidance to the Commonwealth of Virginia and Brunswick County as decisions regarding disposition of the property and assessment of highest and best use of the property are contemplated. However, at

the time of the meeting, there were no sources of funds available that could be used to engage professional assistance. Discussion ensued on the merits of seeking funding from the Virginia Tobacco Commission for this purpose and Brunswick County agreed to pursue that route.

Given the timing cycle for securing grants from the Virginia Tobacco Commission, the lead time for engaging professional consulting assistance, and additional site investigations, the group was of the opinion that the June 1, 2010 deadline for submitting a final report detailing the re-use of the facility was unrealistic. Thus, the determination was made that while the study group would submit a report in accordance with the June 1, 2010 deadline, the nature of the report would be to update progress made on investigating potential uses and outlining subsequent steps the team sees as needing to take place to arrive at the optimal disposition of the property. This would likely include seeking out a consulting firm for guidance on how best to approach the market to receive re-use proposals.

Two sub-groups were formed to look into 1) possible means to engage other confinement uses, including federal detainees, and 2) to explore how best to seek out private sector users through professional consulting expertise. Minutes of the initial kick-off meeting and the sub-group meetings are found in the Appendix.

## **CONFINEMENT USES SUB-GROUP**

### ***Inefficient Design***

Team members learned from Department of Corrections (DOC) personnel, that the Brunswick Correctional Center had been a very costly facility for the state to operate. At the time it was built in the early 1980's, it was based on a design provided by the Federal Government which was viewed as modern and represented best practice. The housing blocks were built at no cost to the state. However, over the years as technology and new designs for modern prisons were adopted, the Brunswick facility became more outdated and was very manpower inefficient when compared against other facilities in the state. The facility tour reinforced the inefficient nature of the design. A further impediment to re-use is the lack of air conditioning in the housing blocks.

### ***Pursuit of ICE***

DOC officials indicated they had pursued whether the facility could be used by the Federal Immigration and Customs Enforcement (ICE) Agency for any of their needs with undocumented aliens. The basic finding was that ICE was unpredictable in terms of providing any guaranteed number of detainees for a defined period of time. Additionally, there were concerns expressed regarding the precise nature of facility requirements and that the design of the Brunswick facility may not meet the physical standards that ICE currently requires. While it does not appear very promising to continue to pursue this option, the team believes that this should be fully explored at the highest levels of ICE before it is definitively dropped as a re-use alternative.

### ***Pursuit of Other States' Inmates***

The potential for using Brunswick to house other states' prisoners was explored. The input from DOC was that in the current environment, most other states are not in a fiscal position to pay other states enough to justify the incarceration costs. Even if good candidate states were found, the same reasons that led Virginia to close Brunswick (high operating costs and inefficiencies)

would impede Virginia from profitably running the facility for other states' inmates. Other Virginia facilities would present better options for this use.

### ***Inmate Re-Entry Facility***

The DOC and the McDonnell Administration is reviewing the feasibility of Virginia taking additional steps to improve inmates' ability to re-enter society after serving their period of confinement. One thought is to provide certain basic job training and skills development in areas such as food service and preparation, greenhouse and nursery occupations, equine industry, animal husbandry, etc. The thinking is that this could help lower the current rate of recidivism which is quite high. DOC suggests that even if one building in the Brunswick facility were used for this type use that it might require 50-60 jobs. Of course, funding for personnel would be required if this were pursued. Indications were that the task force currently discussing the merits of a re-entry approach in Virginia would likely be making its recommendations in the late summer 2010.

### ***Other State Agency Interest***

Based upon earlier discussion with the DOC, it was understood that once the property was declared surplus, other Virginia agencies could review the facility for uses. At the time of the first meeting, it was perceived that the property would receive no interest from other agencies and that the property would be listed with CBRE. In recent discussions, it is understood that the Department of Rehabilitative Services may have an interest in the facility for mental health purposes.

## **PRIVATE SECTOR USE SUB-GROUP**

### ***DGS Disposition Process***

The Department of General Services participated with the stakeholders to help all understand the process by which the state would seek to dispose of the property. The process is first initiated by the agency, in this case DOC, which would declare the property to be surplus. DGS has an existing marketing arrangement with CBRE which would list the property on the market and entertain offers for consideration.

There was discussion about whether there had been similar uses in which a successful re-use had been accomplished with a community involved. The best example cited was the Western State Hospital in Staunton. The city engaged a legal firm to help guide the city through the development process in which the city entertained an RFP for development proposals for the property. This has ultimately led to a new mixed use private development getting underway on the property. The team has reached out to the City of Staunton for their thoughts and advice on the process they went through.

If a community wishes to get involved in entertaining development proposals, current procedures are that DGS can convey property to localities at Fair Market Value, but that the payment can be deferred over time. This is an issue the team feels will require further discussion. It remains to be seen if the County of Brunswick has an interest in obtaining title to the property and under what circumstances, if any. The county also may have an interest in learning more about potential

uses and development scenarios that may be realistic for the property, so it can appropriately gauge to what degree it wishes to be a catalyst in that process.

### ***Tobacco Commission Funding***

The team has learned in May 2010 that Brunswick County was successfully granted funds from the Tobacco Commission, subject to formal documentation being submitted to Commission staff. The appropriate agreements between Brunswick County and the Commission have been executed. These funds can be used to secure appropriate professional consulting and related assistance to guide the community and its team as it seeks to receive development proposals for the prison property. VEDP provided a listing of some consultants with re-use and redevelopment of unique properties as a starting point.

### ***Virginia Tourism Corporation Proposal***

The team requested input from the Virginia Tourism Corporation (VTC) on ideas for potential use for the property and also additional consulting firms with expertise in the tourism arena. VTC responded with a specific proposal for the property serving as a tourism gateway to Route 58 and points west in Southern Virginia for outdoor recreation. Specifically, the proposal envisions the property as “Southern Virginia’s Outdoor Recreation Business Incubator” which provides a business location for a variety of outdoor businesses and use of the almost 800 acres as a place where consumers could try out the gear sold at the business complex. The site is seen as a place with archery ranges, firing ranges, fly fishing ponds, golf driving ranges, mountain bike and ATV trails, all which could connect to other trails being developed in Southern Virginia. The proposal from VTC is found in the Appendix.

## **RECOMMENDATIONS**

The study team has identified several areas that still require either more complete information or simply implementation of various items previously discussed:

1. Determination of precise location of landfill on the site
2. Finalize basic site assessment (Phase I ESA), characteristics, infrastructure capabilities and identify any issues that still remain outstanding
3. Determine definitively from ICE whether there is any feasible opportunity for their use of this facility
4. Prepare RFP to secure professional services firm to guide the process for seeking development proposals
5. Determine Brunswick County’s willingness to be conveyed property from DGS and under what terms, if any
6. Determine desire or ability of DGS to act as agent for the property and seek development proposals in lieu of the county doing so
7. Host an open house and community forum at the facility as part of the development solicitation process for prospective consultants, developers and other interested parties.

8. Investigate in more depth the feasibility of the outdoor recreation business proposal; what would that require to implement and what would be the economic benefit?
9. Consider offering the site to the State Police for its current firing range project.

The full group and the sub-groups are continuing their work. Any additional information received from the Department of Corrections, or other parties, will be shared with the full working group.

### **APPENDICES (TO FOLLOW)**

1. Overall fact sheet on the site and infrastructure availability
2. Memorandum from DEQ regarding environmental considerations at the property
3. List of potential consultants identified
4. Virginia Tourism Corporation memorandum proposing Southern Virginia Outdoor Recreation Center with potential consultants
5. Correspondence from Virginia Tobacco Commission regarding availability of grant funding
6. Minutes of full group and sub-group meetings

## BRUNSWICK CORRECTIONAL FACILITY

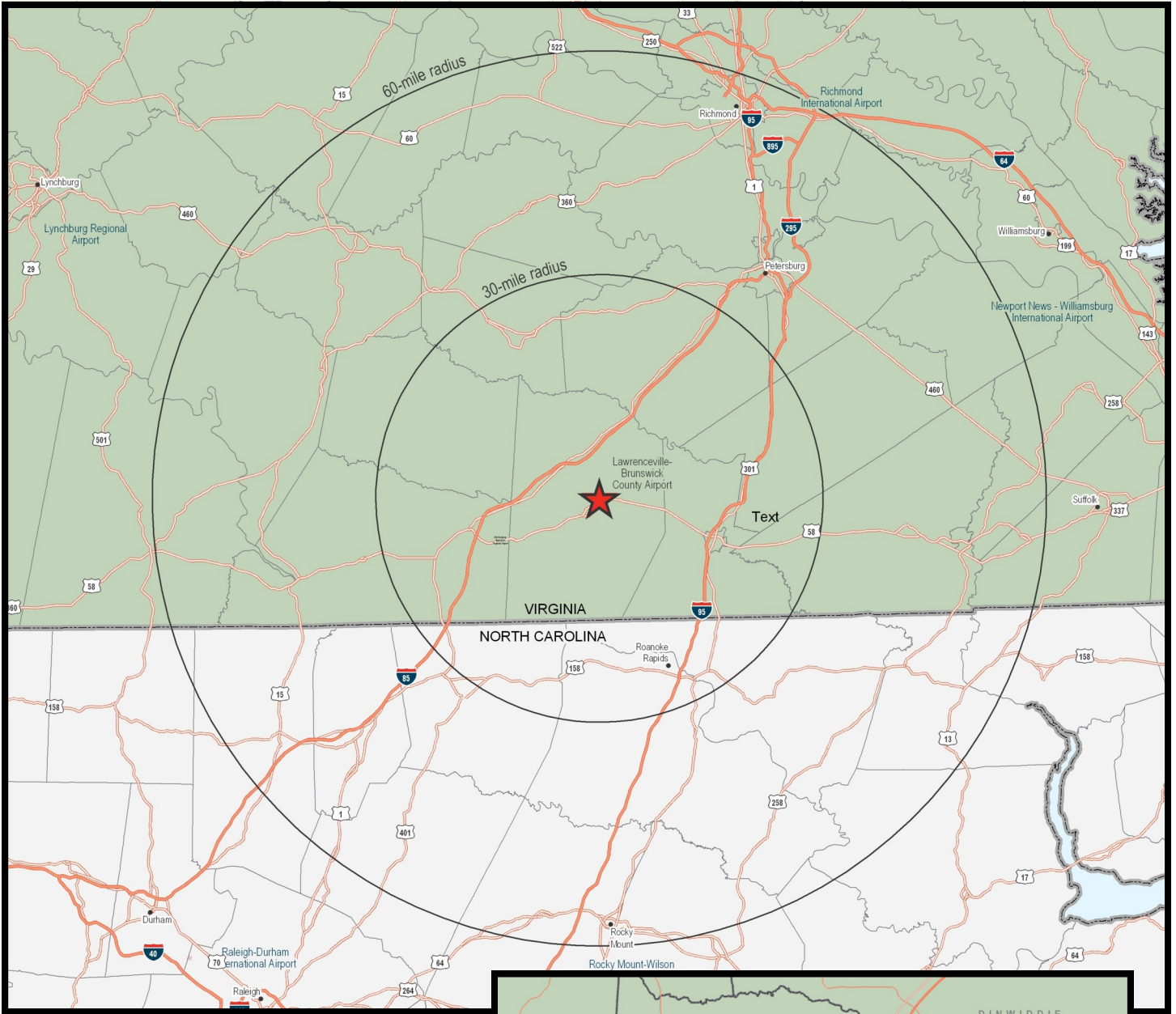


- 760 ± acres
- Former correctional facility
- Owned by the Commonwealth of Virginia
- Electricity provided by Dominion Virginia Power - 34.5 Kv to site; 115 Kv transmission line within 1 mile
- Public water provided by the Town of Lawrenceville with an excess capacity of approximately 1.25 mgd
- Public sewer provided by the Town of Lawrenceville with a current excess capacity of 500,000 gpd
- Telecommunications provided by Verizon. A Mid-Atlantic Broadband POP is located across U.S. Route 58 at the industrial park

Conveniently located along U.S. Route 58 in Lawrenceville, Virginia, with excellent access to Interstate 85 in South Hill (16 miles) and Interstate 95 in Emporia (17 miles).

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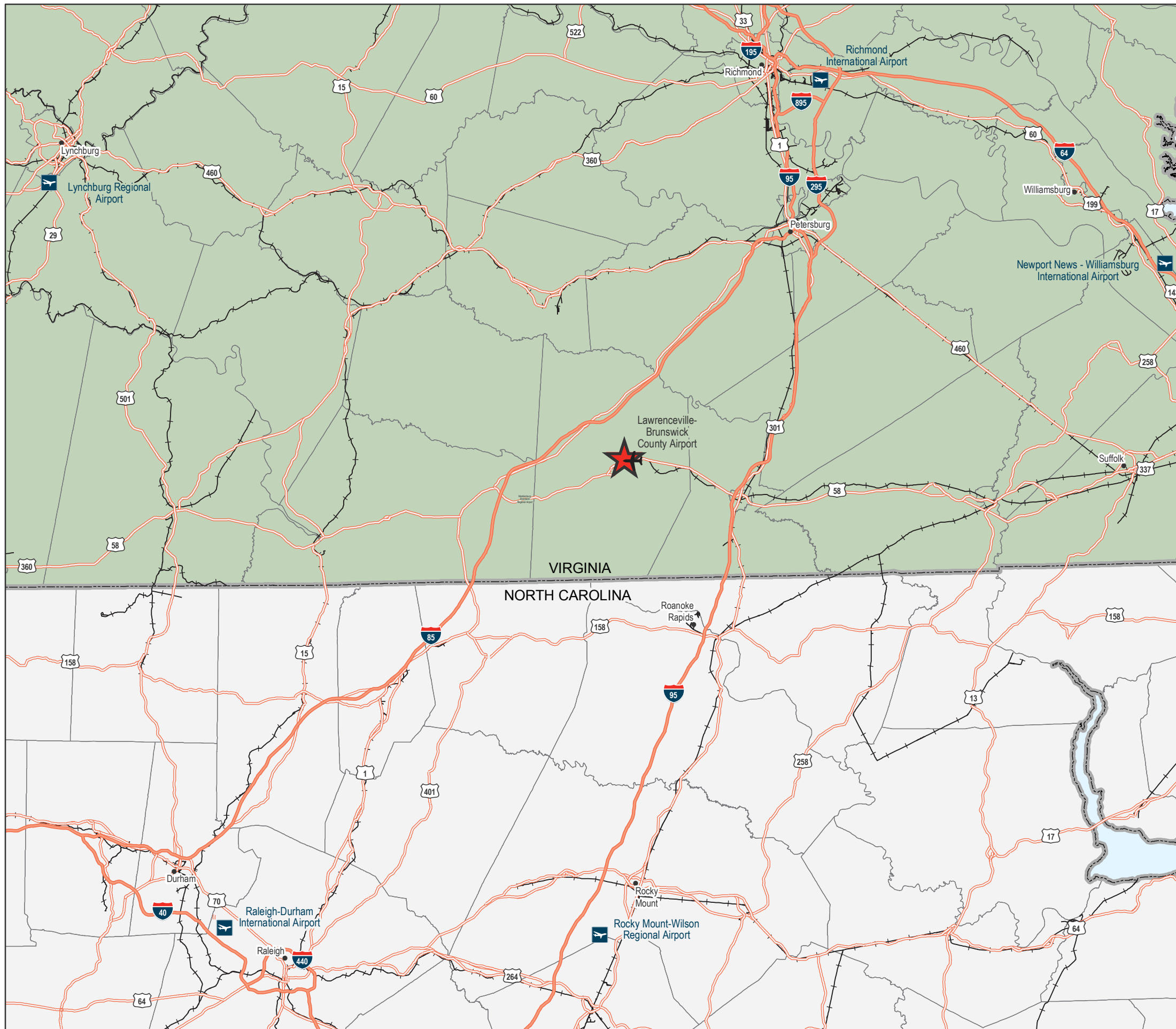
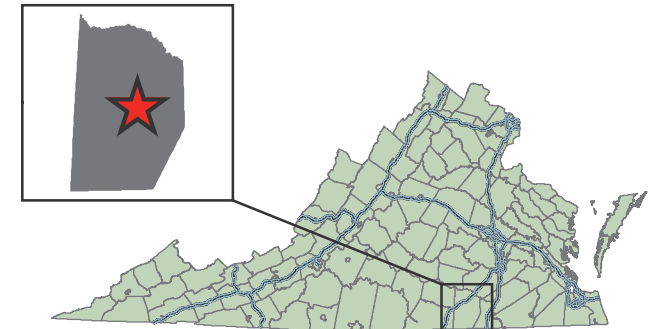
**Population**  
 30-mile radius: 140,900  
 60-mile radius: 1,392,600








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# BRUNSWICK CORRECTIONAL CENTER REUSE BRUNSWICK COUNTY, VIRGINIA REGIONAL TRANSPORTATION MAP



-  Brunswick Correctional Center
-  Commercial Airport
-  Regional Airport
-  City
-  Interstate
-  US Highway
-  Railroad

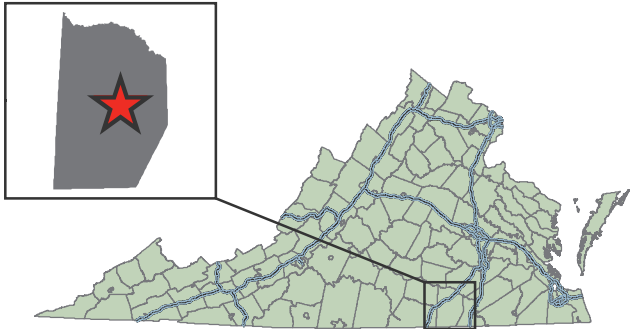
Sources: Environmental Systems Research Institute 2009  
Virginia Economic Development Partnership 2010







© 2010 VEDP (brunswick\_prison\_reuse)  
5/24/2010



# BRUNSWICK CORRECTIONAL CENTER REUSE BRUNSWICK COUNTY, VIRGINIA REGIONAL POPULATION MAP



-  Brunswick Correctional Center
-  City
-  Interstate
-  US Highway

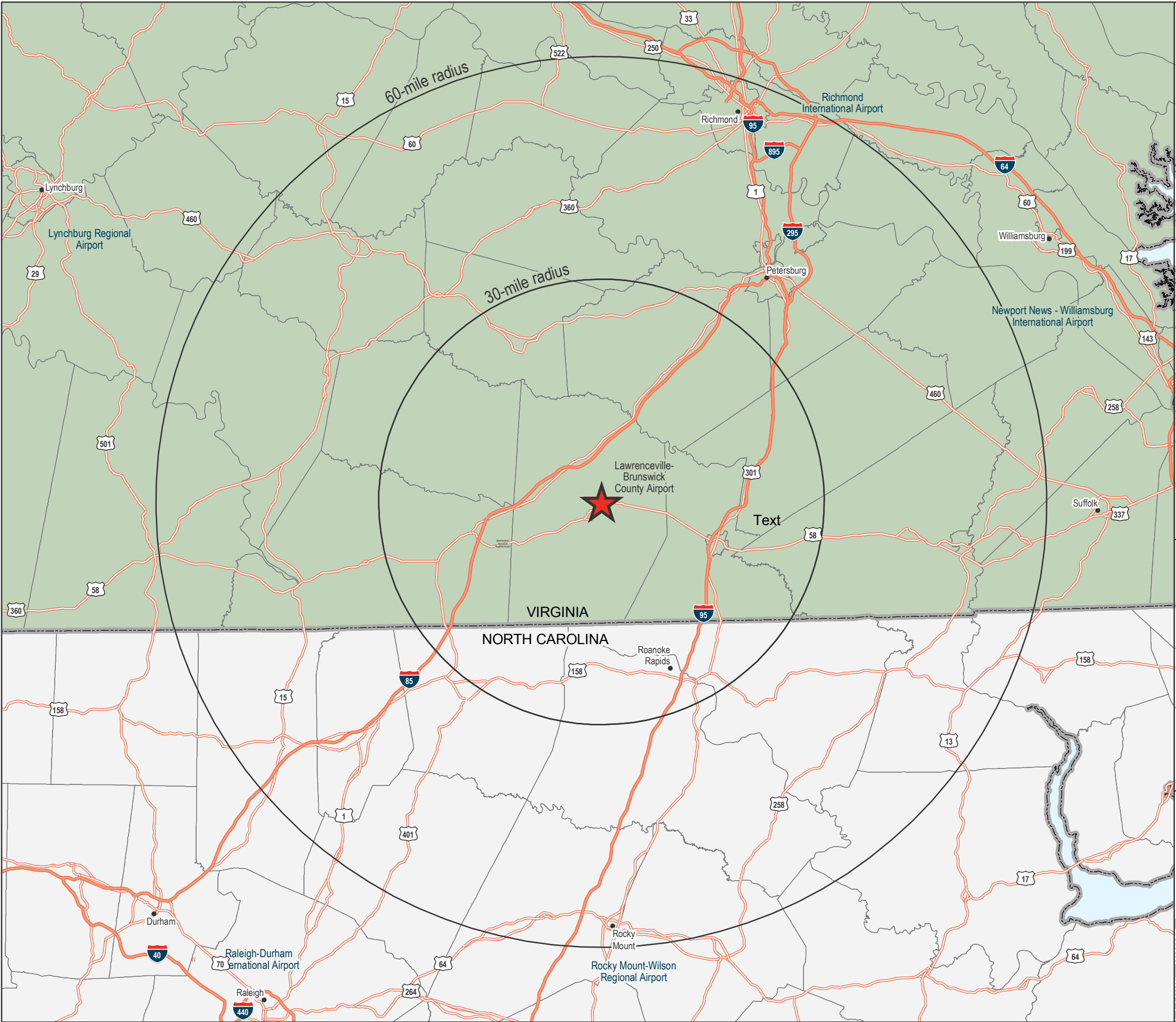
### POPULATION

30-mile radius: 140,900  
60-mile radius: 1,392,600

Sources: Environmental Systems Research Institute 2009  
Virginia Economic Development Partnership 2010



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**Brunswick Correctional Center  
Environmental Permit Status  
March 31, 2010**

**Waste Water**

The facility discharges wastewater to the Lawrenceville WWTP (VA0020354), and this has historically been limited to domestic sewage. If future proposed uses of the facility involve the discharge of process wastewater, the facility may be subject to wastewater pretreatment requirements that would be imposed by the Town in accordance with its wastewater permit.

**Storm Water**

Given the current and historical uses of the site, the facility is not subject to the requirements of DEQ's Industrial Storm Water General Permit; depending on future proposed uses of the facility, such a permit may be required if material storage or manufacturing processes have the potential to pollute storm water entering the site.

Any construction activities resulting in land disturbance equal to or greater than one acre may be subject to the requirements of the Department of Conservation and Recreation's General Permit for Discharges of Storm water from Construction Activities.

**Petroleum Storage Tanks**

Brunswick Corrections Center (BCC) has nine registered aboveground storage tanks (ASTs) at the site; these tanks are still considered "open" and contain diesel, gasoline and fuel oil. The AST regulation provides for tank closure requirements under 9 VAC 25-91-120, AST Closure: these entail emptying and cleaning the tank so that it is vapor free; marking the tank with "PERMANENTLY CLOSED," product last stored, and date of closure; venting the tank; closing and capping/blinding the piping; and conducting a site assessment. A closure report with a notification form is submitted to DEQ for review.

The Oil Discharge Contingency Plan (ODCP) will undergo the revocation process if the facility is "going out of business." BCC currently has a letter of approval good through (or into) 2013. Since we have not heard from them concerning closure, we assume they are doing all the required compliance measures to include inspections of the tanks and facility.

The facility had 5 registered underground storage tanks (USTs) all of which are closed, removed from the ground, and appear to have met regulatory requirements

**Petroleum Releases/Clean up**

Five remediation sites related to the USTs and releases of petroleum have been closed and the cleanup completed.

## **Air Permits**

The BCC currently operates two coal-fired boilers, one wood fired boiler, one No. 2 fuel oil boiler, fourteen emergency generators, several of the previously mentioned ASTs and a couple of paint spray booths under a synthetic minor state operating permit. All of these units are permitted under a State Operating Permit. DEQ has BCC listed as Operating/In Compliance from an air standpoint. The last permit action was in 2004. The last full compliance inspection was in 2007.

The air State Operating Permit will need to remain in force until all air polluting equipment (listed above) is removed from the facility. If a subsequent owner wishes to continue to operate the existing equipment, the existing permit can be transferred to the new owner. If the new owner wants to make major changes in the way the facility operates (new equipment, change in the method of operation), then a new permit may be required.

## **Solid Waste**

There was a 50 acre site on the property that was used as a sanitary landfill by Brunswick County from December of 1971 until June of 1973, with the associated permit invalidated by VDH in December 1982. Little information is available on this landfill but it is believed have been located on the BCC property. DEQ is not aware of any post-closure activity associated with the site. Future recommendations include:

- Cap should be maintained and any erosion or settlement features should be filled to prevent exposure of waste, and
- Trees should be prevented from growing on the cap, and vegetation brush mowed.
- No monitoring is required.

BCC had a regulated medical waste (RMW) steam sterilizer that was covered under a Permit By Rule until 2002, when a regulation change relieved them of the requirement to have a permit; it is unclear whether this unit is still in use.

## **Hazardous Waste Disposal**

In September 2000, BCC reported that they were a Small Quantity Generator (SQG) (EPA ID#VAD988170817). An SQG generates less than 1000 kg of hazardous waste per month and accumulates less than 1000 kg of hazardous waste at any given time. There are no known compliance issues regarding hazardous waste, but a new owner may want to ensure that all hazardous waste that may have been generated on site can be accounted for by DOC.



**Brunswick Correctional Facility Re-Use Project  
Preliminary List of Consulting Firms**

The following are a few consulting firms or developers which were identified as having experience in some type of adaptive re-use or redevelopment of public properties such as military bases or hospitals. Only one firm had experience with a correctional facility re-use (Lorton) but that was a unique situation given the dynamic Northern Virginia market surrounding the property. This is not to be viewed as an exhaustive listing, but a snapshot of the types of firms that may be available to approach.

Matrix Design Group (240) 235-5191 <a href="http://www.matrixdesigngroup.com">www.matrixdesigngroup.com</a> Fort Monroe	Folsom Group (434) 220-4666 <a href="http://www.folsomgroup.com">www.folsomgroup.com</a> Western State – Staunton
RKG Associates (703) 739-0965 <a href="http://www.Rkg1.com">www.Rkg1.com</a> Vint Hill	ZHA Inc (410) 267-7070 <a href="http://www.zha-inc.com">www.zha-inc.com</a>
Cooper Robertson & Partners (212) 247-1717 <a href="http://www.cooperrobertson.com">www.cooperrobertson.com</a> New Town – Eastern State	Alexander Company <a href="http://www.alexandercompany.com">www.alexandercompany.com</a> (608) 258-5580 Lorton Master Developer

Continued investigation is required. Further exploration is needed of possible tourism uses for the significant land acreage associated with the property. There may be value in determining consultants or developers with special expertise in the tourism arena. Initial outreach to the Virginia Tourism Corporation has occurred.

**Other Thoughts:**

- Engage consulting expertise to guide the community (in tandem with the Departments of Corrections and General Services) through an examination of potential uses for the property, likely development scenarios, and to assist in a public solicitation and evaluation of development proposals for the property.
- Engage the Urban Land Institute or similar entity to conduct an evaluation and present a vision of the facility, similar to what was done for the Meadowville Technology Park in Chesterfield County.

SoVa XT

Southern Virginia's Outdoor Recreation Center

### **Brunswick Country Correctional Facility Re-development Idea**

The redevelopment of the Brunswick County Correctional Facility can serve as a stimulus to an entire region of the Commonwealth.

This proposal looks beyond the immediate benefits of development for Lawrenceville and takes the position of the redevelopment being a gateway to Route 58 and Southern Virginia.

Taking advantage of its proximity to both I-95 and I-85 coupled with existing initiatives to brand/build Southern Virginia as the Outdoor Recreation region for the Commonwealth leads to the recommendation of:

### **Southern Virginia's Outdoor Recreation Business Incubator**

**The What:** An interactive business incubator that hosts small businesses specialize in outdoor recreation. Businesses include: Fishing, Mountain Biking, Kayaking, Canoe-makers, Rifles & Shotguns, Water sports, Fishing lure makers, Duck Decoy makers, Golf, ATVs, Motorcycles, Road Bikes, Kites, Kids activities, Camping Equipment, Clothing, Outfitters, Guide Services, etc.

**USP:** 30 small shops offering a bonanza of outdoor goods and services ranging from watercrafts for the lake to hand-made fly fishing gear for the rivers.

But what sets this apart is the 800 acres that can be developed so consumers can try out the gear. Imagine shooting ranges, archery ranges, fly fishing pond, golf driving range, short mountain bike and potential for ATV trails – with access to the trails being developed in Southern VA.

**It Works:** The location is perfect Trailhead for Route 58 region

Outdoor Recreation is a huge tourism draw for Virginia and Southern VA

Southern VA is building its tourism region based on Outdoor recreation through development of multi-use trails and blueways

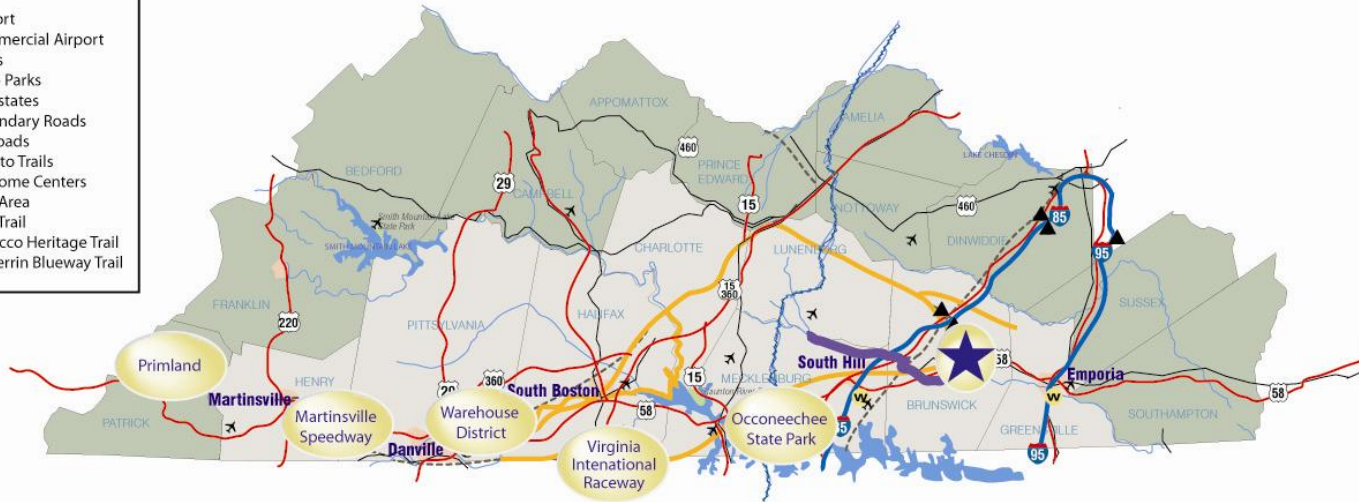
The jobs created fit the available workforce (some training will be needed – but doable)

Opportunity for Brunswick stew manufacturing facility/restaurant either on-site or in Lawrenceville which will play on the culinary interest of Brunswick Stew as well as food processing center for small business

Tap into existing resources for marketing the region

Connects existing assets to build a Trail featuring Buggs Lake, Oconeechee State Park, South Boston, VIR, Danville, Martinsville Race Track and Primland Resort

KEY	
✈	Airport
✈	Commercial Airport
○	Cities
■	State Parks
—	Interstates
—	Secondary Roads
—	Railroads
—	Rails to Trails
W	Welcome Centers
▲	Rest Area
—	Bike Trail
—	Tobacco Heritage Trail
—	Meherrin Blueway Trail



Why Tourism is the best route:

- Presently, there are 12 industrial park sites with over 1,450 acres of available space already in the three-county region of Mecklenburg, Brunswick, Greensville.
- Support from Lawrenceville local government (Town Mgr) as the Plan coincides with existing efforts. 5 Counties in the region including Brunswick support the outdoor recreation plan for the blue-ways and trails.
- Expect support from key legislators – as ties in with their initiatives for region
- Trainable, available workforce-utilize - Adventure Tourism Entrepreneur Express workshops and work with SVCC in Alberta, Greensville, and Mecklenburg for training.
- Cooperative Marketing from DMOs as well as VTC
- Demand factor is there for outdoor recreation
- Review SIR Research Report on Southern Virginia (attached)
- This redevelopment will spur further development ranging from lodging, dining and other attractions that also will be able to provide jobs to available workforce



Consultants whom may be interested in such redevelopment are varied in their disciplines but include:

*PriceWaterhouse Coopers*

Rob Canton, Director

<http://www.pwc.com/gx/en/hospitality-leisure/index.jhtml>

Winding Road Development Company

Bruce Pittet, Partner

14421 N 73rd Street

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VIRGINIA TOBACCO INDEMNIFICATION & COMMUNITY REVITALIZATION COMMISSION

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May 7, 2010

Ms. Charlette T. Woolridge  
County Administrator  
Brunswick County Government  
P.O. Box 399  
Lawrenceville, VA 23868

RE: **Brunswick County IDA (Grant# 2086)**  
**Adaptive Re-Use of Brunswick Correctional Center Facility**

Dear Ms. Woolridge:

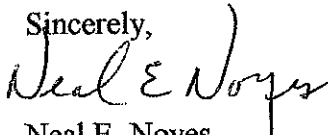
On behalf of the Commission, I hereby confirm that your request for a grant to fund the subject project was approved on April 29, 2010 in the amount of \$200,000, subject to the terms described in the enclosed Letter of Agreement.

Please review the enclosed documents, beginning with the one entitled "Grant Management Issues and Information for Grantees," which will guide you through the process of using the grant funds. Your first step will be to complete and return the required documents to this office before funds can be released.

Pay particular attention to the document entitled "Letter of Agreement – Grant Funds". You must review the document, sign it, and return the same to me no later than June, 7 2010.  
**Documents received after that date will cause significant delays in the funding of this grant.**

The grant is also conditioned upon Commission participation in all press conferences or announcements related to this grant. Please contact our office to coordinate any press announcement that you may wish to make.

I look forward to working with you to ensure that the funds awarded by the Commission will bring new jobs and new opportunities to the citizens in your region.

Sincerely,  
  
Neal E. Noyes  
Executive Director

Enclosure

cc: Ms. Joan V. Moore

**BRUNSWICK CORRECTIONAL CENTER  
PRIVATE SECTOR RE-USE MEETING  
APRIL 19, 2010  
9:30 a.m.  
MINUTES**

ATTENDANCE

Charlette T. Woolridge	Brunswick County
Joan Moore	Brunswick County IDA
Douglas Pond	Town of Lawrenceville
C. J. Dean	Town of Lawrenceville
Robert McClintock	Virginia Economic Development Partnership
Jay Langston	Virginia Economic Development Partnership
Mike Kaestner	Virginia Economic Development Partnership
Sandi McNinch	Virginia Economic Development Partnership
James Thurston	Virginia Department of Corrections
Ernie Forrest	Virginia Department of General Services
Rica Sliwoski	Virginia Department of General Services

PURPOSE

Charlette T. Woolridge provided an overview of the March 31, 2010 meeting and stated that the purpose of today's meeting is to solicit the assistance of the private sector to determine the best and highest use of Brunswick Correctional Center, with consideration given to hiring a reuse consultant.

PRELIMINARY LIST OF CONSULTING FIRMS

Robert McClintock provided a listing of several consulting firms or developers that were identified as having experience in adaptive re-use or redevelopment of public properties. Lorton is the only firm that has experience with a correctional facility re-use, however; that was a unique situation given the dynamic northern Virginia market surrounding the property. The firms are as follows:

- Matrix Design Group
- RKG Associates
- Cooper Robertson & Partners
- Folsom Group
- ZHA, Inc.
- Alexander Company

Mr. McClintock also stated that further exploration is needed of possible tourism uses for the significant land acreage associated with the property. There may be value in determining consultants or developers with special expertise in the tourism arena. Initial outreach to the Virginia Tourism Corporation (VTC) has occurred. Subsequent to this meeting, VTC indicated they will provide staff contacts and support to this study and suggest additional names of consultants to consider.

## OPEN DISCUSSION

The following discussion occurred:

- The City of Staunton has experience with adaptive re-use of institutional facilities after the closing of the Western State Hospital. Mr. McClintock will contact Bill Hamilton, Staunton's Director of Economic Development and Tourism, to secure copy of their RFP used to identify a consultant to assist with the project. It is believed that the City first retained professional expertise to assist with developing the detailed solicitations for development of the property.
- There was discussion of two possible ways to proceed towards procurement of a consultant:
  1. RFP to engage a firm to help create a subsequent solicitation of development proposals (the Staunton model).
  2. RFP to engage a consulting firm for a study of possible uses for the facility.
- As a result of the March 31 meeting, Brunswick County Industrial Development Authority was invited to apply for Tobacco Indemnification and Community Revitalization Commission (TICR) funds, after the application deadline, to obtain private sector assistance in determining the best and highest use of Brunswick Correctional Center. The request was in the amount of \$200,000.

At the April TIRC meeting, it was stated that it is TIRC's policy to defer late-filled applications to Committee. The TIRC will revisit this request on April 29, 2010.

- Charlette T. Woolridge, Rob McClintock, and Joan Moore will be responsible for developing the RFP to hire a consultant upon funding approval from the TIRC.
- At an appropriate time, Department of Corrections will declare Brunswick Correctional Center as surplus property. The property will then be turned over to the Virginia Department of General Services.

MEETING ADJOURNED

**BRUNSWICK CORRECITONAL CENTER**  
**PUBLIC SECTOR RE-USE MEETING**  
**1:30 p.m.**  
**APRIL 19, 2010**

ATTENDANCE

Charlette T. Woolridge	Brunswick County
Joan Moore	Brunswick County IDA
Douglas Pond	Town of Lawrenceville
C. J. Dean	Town of Lawrenceville
Robert McClintock	Virginia Economic Development Partnership
Buck Rogers	Virginia Department of Corrections
James Thurston	Virginia Department of Corrections
Russell L. Boraas	Virginia Department of Corrections
Rica Sliwoski	Virginia Department of General Services

PURPOSE

Charlette T. Woolridge provided an overview of the March 31, 2010 meeting and stated that the purpose of today's meeting is to determine the feasibility of utilizing Brunswick Correctional Center as a federal correctional facility.

OPEN DISCUSSION

- Russell Boraas provided an overview of conversations with the federal government regarding using Brunswick Correctional Center to house Immigration and Customs Enforcement (ICE) prisoners. Some of the concerns identified were: staffing constantly changed, therefore, difficult to talk with someone regarding use of the facility, requirements constantly changed, lack of guarantee of minimum number of inmates, need air-conditioning, etc.
- A key concern with this facility is its inefficient design and layout of the inmate dormitories. The layout makes it very manpower inefficient and cost prohibitive to operate. This was one of the key factors that led to its closure in 2009. Ongoing maintenance costs for the facility in its current shut-down posture are about \$250,000/year.
- Avenues for providing inmate housing for other states was discussed. While a number of states have an excess population of inmates, the current reality is that other states do not have funding to pay Virginia to house them.
- Buck Rogers indicated that a task force is looking at re-entry as a use for Brunswick Correctional Center. There could be some opportunities to provide entry-level job skills in areas such as food service preparation and garden/nursery employment. Perhaps as many as 50-60 jobs could be associated with such a use. The report is due in a few months but there should be some earlier indication in the summer whether this idea is receptive to the task force.

#### NEXT STEP

- Charlette T. Woolridge will contact ICE to determine the need for jail beds and whether this facility fits into their needs.
- Contact Congressman Perriello to determine if stimulus funds could be used to upgrade Brunswick Correctional Center for use as a federal correctional center. Further, the Congressman and the Senator's Offices should be contacted for any assistance they can provide at the highest level with ICE, Federal Bureau of Prisons, Homeland Security, and other federal agencies about need for space for confinement, containment, training, or other suitable purposes for this site.

MEETING ADJOURNED