



# Facility Closure and Vacant Facility Processes

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# Facility Closure Basics

- Once a closure is announced, MDOC staff begin preparing the facility for permanent closure.
- All items of value (cell furnishings, office equipment, camera heads, kitchen equipment, tools, etc.) are removed and either taken to other MDOC facilities or placed in storage for future use.
- Facilities are generally maintained in a “mothballed” status for the first year as discussions occur with local units of government or other potential buyers.
- Environmental remediation is required at some sites, so those processes occur beginning after closure.
- Closed facilities are assigned to the nearest operating “parent facility”, which is responsible for the oversight and minimal maintenance of the facility in conjunction with the regional maintenance teams.
- There is no staff permanently assigned to the MDOC’s closed facilities.

# Condition of Closed Facilities

- The condition of the MDOC's closed facilities range from poor to good.
- Older facilities oftentimes have hazardous materials present, including asbestos and the potential for lead paint in areas.
- The MDOC has utilized different construction types over time, with some facilities constructed from brick and mortar/cement, while others are insulated pole barns with drywall interiors.
- The primary value of most facilities is the land, rather than the structures, as they are generally not reusable.

# Facility Surplus Process

- After a facility is closed, the MDOC works with the Land Bank, DTMB, local legislators, and the local units of government to determine if there is potential interest in reuse of the site.
- As part of this process, the MDOC considers if the property can be declared surplus. The two primary reasons for not declaring a property surplus:
  - The property is close to another active MDOC facility and the reuse could negatively impact the MDOC's operations.
  - There is no serious interest from outside entities in reusing the site.
- The MDOC does not take a position on the actual proposed reuse of the site unless it will impact the operations of nearby MDOC facilities.
- Once a facility is declared surplus, the legislature will pass legislation conveying the property to DTMB or the Land Bank, who will be responsible for the potential sale. At that point, the MDOC's only involvement is doing minimal maintenance at the site.
- The MDOC does not directly receive the proceeds of any sale of a former MDOC property.

# Understanding the Demolition Process

- The MDOC maintains a demolition list made up of closed facilities, as well as buildings at active sites that need to be torn down or removed.
- Buildings may appear on the demolition list because of their condition or because they are no longer needed as part of the MDOC's operations.
- Demolitions occur as funds become available and buildings with safety concerns are prioritized. These funds generally come from the DTMB budget, not the MDOC's budget.
- The MDOC was able to demolish about 220,000 sq./ft. in 2017 and 70,000 sq./ft. in 2018.
- While closed facilities appear on this list, the preference is to attempt to sell them "as is", with the subsequent cost of demolition paid by the purchaser, but accounted for in the purchase price of the property.

# Major Closed Facilities - Ionia

- Deerfield Correctional Facility
  - Closure Date – 3/13/2009
  - Primary Construction Type – Temporary (Insulated Pole Barns)
  - Buildings - 20, Est. Square Footage – 167,000 sq./ft.
  - Current Status – Conveyed to Land Bank
- Riverside Correctional Facility
  - Closure Date - 11/7/2007
  - Primary Construction Type – Permanent (Brick and Mortar/Cement)
  - Buildings – 46, Est. Square Footage – 500,000 sq./ft.
  - Current Status – MDOC Property

# Major Closed Facilities - Coldwater

- Camp Branch
  - Closure Date – 2/4/2009
  - Primary Construction Type – Temporary (Insulated Pole Barns)
  - Buildings – 20, Est. Square Footage – 268,000 sq./ft.
  - Current Status – MDOC Property
- Florence Crane Correctional Facility
  - Closure Date – 5/13/2011
  - Primary Construction Type – Permanent (Brick and Mortar)
  - Buildings – 18, Est. Square Footage – 335,500 sq./ft.
  - Current Status – MDOC Property

# Major Closed Facilities – Recent Closures

- Pugsley Correctional Facility
  - Closure Date – 10/1/2016
  - Primary Construction Type – Permanent (Cement block)
  - Buildings – 15
  - Current Status – Conveyed to Land Bank, Leased with Pending Purchase Agreement
- West Shoreline Correctional Facility
  - Closure Date 3/24/2018
  - Construction Type – Temporary (Insulated Pole Barn)
  - Buildings – 12
  - Current Status – Conveyed to Land Bank, Purchase Discussion Ongoing
- Ojibway Correctional Facility
  - Closure Date – 12/1/2018
  - Construction Type – Permanent (Cement Block)
  - Buildings – 15
  - Current Status – MDOC Property

# Other Closed Facilities

- Western Wayne Correctional Facility
  - Closure Date – 12/16/2004
  - Construction Type – Permanent (Brick and Mortar)
  - Current Status – Conveyed to Land Bank, Demolished and Sale Pending
- Camp Tuscola
  - Closure Date - 2013
  - Construction Type - Mixed
  - Buildings – 6
  - Current Status – Conveyed to Land Bank
- Standish
  - Closure Date – 10/21/2009
  - Construction Type – Permanent (Brick and Mortar)
  - Buildings - 10
  - Current Status – MDOC Property, Maintained to Allow for Potential Future Use