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**REPORT
OF THE
VETERANS' CAMPUS
PLANNING
COMMITTEE**

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2007**

REPORT
OF THE
VETERANS' CAMPUS PLANNING COMMITTEE

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Section 1. EXECUTIVE SUMMARY

This is the report of the Veterans Campus Planning Committee as established by Governor John Baldacci in May 2007. The Committee was created pursuant to Executive Order No. 32 FY 06/07. In that order, the Committee was directed to report back to the Governor by November 30, 2007.

The charge of the Committee was to bring together stakeholders, to investigate the possibility of creating a multi-purpose campus of veterans services on property located in Bangor and currently owned by the state, and to submit a proposal to the Governor that would accomplish the creation of such a campus. The Committee carried out this charge to the best of its ability, believes the creation of such a campus holds tremendous potential to benefit veterans and all the people of Maine, and is recommending that such an initiative be pursued.

The 10 member committee representing a wide variety of stakeholders - including current campus occupants, state agencies, the city of Bangor, veterans and veterans advocates, users of Saxl Park and other members as detailed in Appendix B of this document - developed the recommendations contained in this report.

These are the summarized key findings of the Committee:

1. **A veterans' campus should be created:** A consolidated campus of multiple services for veterans would improve services to veterans and would improve the efficient delivery of those services, and should be created at the site in Bangor.
2. **The key components of the campus are known and should be pursued:** The top priority components are a new hospice facility for veterans, a new outpatient clinic for veterans, and new independent housing for veterans, all of which should be pursued by the private or quasi-state entities involved in this project and without requiring new general fund appropriations from state government.
3. **The property should be made available:** The state-owned property identified as the site of the proposed veterans' campus should for reasonable consideration to the people of Maine and after an appraisal of the property be made available by the state acting through the Commissioner of the Department of Administrative and Financial Services.
4. **Saxl Park should be formalized and continued:** An advisory group for Saxl Park, a major current component of the site to be shared by the veterans' services, should be formalized in law to benefit the current and future campus occupants, the people of Bangor and the people of Maine. The veterans' services on the campus should cooperate with and support the park.
5. **A master plan should be created to guide the future of the campus:** The Bureau of General Services to the extent possible within existing resources should engage in a process to create a master plan for the future of the historic state campus.

These findings are further detailed in Section 4 of this report. To the extent legislation is necessary to implement these recommendations, that legislative proposal can be found in Appendix D.

Section 2.

OVERVIEW OF CAMPUS HISTORY AND CURRENT USES

The property being proposed as the site of the veterans' campus is a portion of a larger state campus located roughly at the corner of State Street and Hogan Road in Bangor. The site is the historic home of the psychiatric facility today known as the Dorothea Dix Psychiatric Center.

The Committee reviewed the current uses at this site and determined, in its view, that none of the proposed services for veterans in the locations where they are being proposed are or should be fundamentally incompatible with the other existing uses on the campus.

The overall campus area can be considered roughly as comprised of three different units. The first unit is the historic core of the campus, including the buildings and space used by state agencies at the site. The second unit is Saxl Park, a large area of green space on the campus used by the public, customers of the campus, school athletic programs, and others. Unit three is a smaller area of mixed open and occupied space in the southeastern corner of the property, immediately to the east of State Hospital Drive, the State Street entrance to the campus.

Without describing the property in legal detail for the purpose of this narrative, the first unit, the inner core of the campus, is located inside and along the central access roads to the property. This is where most state buildings and services are located. This core part of the campus, at least in terms of state buildings and services, is listed in the National Register of Historic Places, a distinction it earned in 1987.

In the past, the primary use of the campus by the state has been as a psychiatric care facility. The facility known at the time as The Eastern Maine Insane Hospital first opened on July 1, 1901. It was built on a pastoral hill named 'Hepatica Hill' for its flowers overlooking the city of Bangor and the Penobscot River. Within five days of opening in 1901, 145 patients were transferred from the Maine Insane Hospital in Augusta to the Bangor location. The name of the hospital changed in 1913 to Bangor State Hospital and then eventually to Bangor Mental Health Institute in the early 70's. The highest patient census was in 1970 with 1,200 patients. With a concerted downsizing effort in the 70's, the census fell to 470 in 1974. There were approximately 300 patients through much of the 80's. On August 26, 2005 the BMHI name was changed to the Dorothea Dix Psychiatric Center, and the facility by that name today has 100 beds and provides a variety of services. Dorothea Dix is one of two State psychiatric hospitals under the Maine State Department of Health and Human Services. This brief information is taken directly from a history of the campus prepared by the Department of Health and Human Services and reprinted more fully in Appendix E. The use of the campus for psychiatric services is expected to continue for the foreseeable future.

Today, additional state services also are located on the campus, generally in buildings formerly occupied by the psychiatric services. These additional services include offices or programs of the Department of Corrections, the Department of Inland Fisheries and Wildlife, the Department of Environmental Protection, the Workers Compensation Board, the Department of Public Safety, the Department of Conservation, the Department of Professional and Financial Regulation and more.

The second unit or second component of the overall campus is comprised, for the purposes of this narrative, of a parcel of approximately 50+/- acres, exclusive of the core of the campus, and

is located roughly along the western and northern borders of the campus. This area has been green or open space for 30 or more years and is known today as Saxl Park.

The area was formally named in 1984 in honor of former Bangor Mental Health Institute Superintendent Joseph Saxl. It is overseen by the Dorothea Dix Psychiatric Center with the assistance of an advisory group that functions as an existing and past practice of the DDPC.

Various projects, such as fencing, the creation of a pond, and other activities, occurred well before formal naming in 1984 and the actual use of the area as a park dates back to at least the 1970s. Various state agencies have participated in these projects, as have local neighbors, civic groups and other contributors. Thousands of volunteer hours, along with thousands of volunteer dollars in cash, in service, and in materials, have gone into Saxl Park.

The park today is used for walking, snowshoeing, dog-walking, jogging, cross-country skiing, wildlife watching, and many other recreational uses, as well as school athletic practices and competitions. Schools which use Saxl Park include public and other schools from Bangor, Brewer, Bucksport, Caribou, East Corinth, Deer Isle Stonington, Ellsworth, Dover-Foxcroft, Blue Hill, Hampden, Hermon, Lee, Lincoln, Mount Desert, Newport, Old Town, Howland, Guilford, Presque Isle, East Millinocket, Searsport and Sullivan.

This information about the park comes from a history prepared by the park that is included in full in Appendix F.

The third area or component of the campus for the purposes of this narrative is a mixed area of open and occupied space, approximately 25 acres +/- on the southeastern corner of the campus immediately to the east of State Hospital Drive and bounded by State Street and Hogan Road. In general, the approximately 8 acres of open space in the western part of this component and a smaller portion in the northernmost corner of this parcel are owned by the state, while the central 15+/- acres of this part of the campus are owned and occupied by a 150-bed nursing facility of the Maine Veterans Homes. The state owned-portion of this area also contains two residential buildings for itinerant staff working at the Dorothea Dix facility, but the area is generally open space.

The Committee considered these current uses by the state and by users of Saxl Park at some length during this review process. The veterans' community was eager to hear about these existing uses and to understand the sensitivities and opportunities these current uses create if the proposed Veterans Campus moves ahead. There was overall agreement that no fundamental incompatible uses were being proposed under the umbrella of a Veterans' Campus, and further that Saxl Park in particular would be an asset to the veterans on the campus. Representatives of the Maine Veterans Homes and the Veterans Housing Coalition of Maine each expressed interest in supporting Saxl Park for use by their own constituencies and others.

Section 3.

VISION FOR A FUTURE VETERANS' CAMPUS

Maine officials estimate there are more than 150,000 veterans of the United States Armed Forces in Maine. The 2000 Census estimated that nearly 155,000 veterans lived in Maine and that approximately 16 percent of the states population over the age of 18 was comprised of veterans, among the highest such rates of any state in the nation.

The Committee believes in the value of the proposal by the Maine Veterans' Homes ("MVH") and other stakeholders in the process, including the Veterans Housing Coalition of Maine, to construct and operate a multi-purpose "Veterans Campus" at Bangor for the benefit of Maine's veterans, and further believes that the success of each of these organizations will be key to the success of the campus as envisioned.

MVH is a public body corporate created by the State of Maine to provide long-term nursing care to Maine veterans pursuant to 37-B M.R.S.A. Chap. 11. MVH at this time is expected to assume the largest role, although it is not the only entity with a role, in expanding services and undertaking construction at the proposed Veterans Campus.

As described in more detail elsewhere, this proposed Veterans Campus will be constructed on land currently belonging to the State of Maine immediately adjacent to the existing 150-bed MVH nursing facility at Bangor. Given the proximity to this existing MVH facility, for as much as this proposal introduces new services to the campus, this proposal also in many ways builds on the fundamental existing situation.

There are three specific new initiatives which, taken together, would result in the expansion of veterans services and would result in the creation of what has been termed a "Veterans' Campus." These new initiatives are:

- Hospice Care for Veterans;
- Independent Housing for Veterans, and;
- Outpatient Clinical Services for Veterans.

First on the list above, Maine Veterans Homes intends to build a 14-bed residential hospice facility to provide critically-needed end-of-life and palliative healthcare services to Maine veterans. Dedicated residential hospice care, including state of the art pain-management care, is one of the fastest-growing and most critically-needed services in healthcare nationally. It is funded by the Federal government through Medicare. Currently, there are no dedicated residential hospice facilities in Penobscot County, or adjacent counties. The new hospice facility to be constructed by MVH is expected to provide dedicated residential hospice healthcare services to veterans, not only within Penobscot County, but also within a 50-mile radius of Bangor, Maine, and it will be financially self-supporting through payments to MVH from Medicare for the provision of hospice services to patients.

Second, the Veterans Housing Coalition of Maine ("VHCM"), a non-profit charitable corporation, intends to create residential housing units for veterans at a location adjacent to the existing MVH nursing facility. Specifically, the VHCM is undertaking the renovation of a surplus State building, Hedin Hall, located at the campus, into 17 units of affordable housing for senior, retired, and disabled veterans and their dependents. Hedin Hall, no longer in use by state government, is a structurally-sound two-story brick building with a usable daylight basement.

When completed, the residential housing units at Hedin Hall will be located only a few hundred feet from the proposed new veterans' outpatient clinic, the proposed new offices of the State Bureau of Veterans Services, the proposed veterans' hospice facility, and the existing nursing facility of the Maine Veterans' Homes, all of which are further described below.

The VHCM residential units will be self-supporting and will be funded by a combination of low-income housing tax credit financing, Community Development Block Grants, and rental payments from veterans using such housing services. VHCM already has secured an option pursuant to Legislative action to acquire Hedin Hall and adjacent land necessary for completion of the veterans' residential unit project. Appendices J through O contain additional detail about this initiative.

Finally, and importantly, the creation of a Veterans Campus should include the location on the site of a Community Based Outpatient Clinic (CBOC) to be operated by the United States Department of Veterans Affairs. The Committee understands the current CBOC in Bangor to be actively under consideration for replacement and expansion by the VA. Specifically when or how the U.S. Department of Veterans Affairs will obtain the new facility has not been announced. Barring unknown special circumstances of some kind, the procurement generally would be expected to involve an open and competitive bid selection process. The state should make it publicly clear, including by communication to VA officials, that Maine's preferred location for a new CBOC would be on the site of the veterans' campus. In turn, the State site should be made available to MVH or potentially to any bidder making a proposal to construct or otherwise provide the new CBOC facility for the U.S. Department of Veterans Affairs.

The Committee supports the co-location of the CBOC at the campus as the best site for the facility because of the program efficiencies it would provide and the improved services veterans would receive.

For its part, Maine Veterans Homes initially and specifically proposed to construct a Community Based Outpatient Clinic, ("CBOC"), approximately 18,500 square feet in size, to be operated by the United States Department of Veterans Affairs ("VA"), and leased by MVH to the VA on a long-term basis at below-market rates. The CBOC as proposed by MVH will provide primary healthcare to Maine veterans within a 50 mile radius of Bangor, Maine, and it will house State offices of the Maine Bureau of Veterans' Services providing a variety of public services to Maine veterans. The new CBOC is proposed to replace an existing CBOC with limited opportunity for expansion currently operated by the VA at 340 Hancock Street, Bangor, Maine. The space currently is leased by the VA from a private landlord at that location.

This existing CBOC provides primary healthcare services to approximately 5,500 Maine veterans annually. The new CBOC as proposed by MVH is estimated by the Maine Bureau of Veterans Services to be able to provide primary healthcare services for up to 9,000 Maine veterans per year, at a location offering greater amounts of parking and easier access to the interstate highway system. As proposed by MVH, the new CBOC will be financially self-supporting. The costs of operating the CBOC will be paid by the VA, and the costs of constructing the CBOC building will be borne by MVH and amortized over an expected lengthy term by lease payments from the VA to MVH.

Appendix P of this report is a surveyed plan showing the approximate locations, building foot prints, and proposed related infrastructure (including parking and access roads) for the CBOC and hospice components of the proposed Bangor Veterans Campus as envisioned at this time by the Committee and MVH.

As part of the Bangor Veterans Campus project as initially proposed, with MVH constructing the hospice and the outpatient clinic in a single land conveyance, MVH would also replace for DDPC at an approximate cost to MVH of \$400,000 the housing for physicians and nurses at DDPC that would be displaced by the construction of the hospice facility. Also, MVH would deed back to the State of Maine approximately .37 acres of land necessary to construct such replacement housing. The construction of such replacement housing is necessary because two older wood-frame houses sometimes used by DDPC are being removed in order to construct the hospice portion of the project.

To provide the best opportunity for a Veterans Campus to become a reality, the Committee believes a total of approximately 8.1 acres should be transferred, or about 4 acres each for the hospice and outpatient clinic if they are treated separately. While initially proposed as a single component of the project combining both the hospice and the outpatient clinic, the Committee is recommending, as detailed in its findings and recommendations, that both options remain available so the state can act in a way and can respond to circumstances potentially yet unknown that will have the greatest benefit to the people of Maine and the greatest opportunity to see the Veterans Campus come to life.

Section 4. FINDINGS AND RECOMMENDATIONS

Findings and recommendations:

1. **A veterans' campus should be created:** The Planning Committee recognizes that the core purpose of the campus, which is listed in the National Register of Historic Places and is owned by the state and people of Maine, is to provide a home for the Dorothea Dix Psychiatric Center and additional state offices and services in the area. The Planning Committee also recognizes that some vacant portions of the Dorothea Dix campus could be an appropriate location for an expanded and consolidated multi-service campus for veterans, that such a veterans campus could be compatible with existing uses, that such a plan would provide improved, efficient and self-funded services to veterans in the area and in Maine, and that such a plan should be pursued.
2. **The key components of a veterans campus are known and should be pursued:** The top priority components are a new hospice facility for veterans, a new outpatient clinic for veterans, and new independent housing for veterans, all of which should be pursued by the private or quasi-state entities involved in this project and without requiring new general fund appropriations from state government.

Additional components and facilities of the proposed veterans campus might include: Continuation of current nursing care services; Expanded and co-located medical services for veterans; coordinating services for veterans through the co-location of administrative offices for certain state veterans' services.

Specifically:

- a. *Residential hospice care for veterans:* The state should sell or otherwise provide up to approximately four acres on the campus for a proposed hospice facility to be operated by Maine Veterans Homes. MVH in turn should replace, including by adjusting property boundary lines and conveying property as necessary, the housing facilities for itinerant Dorothea Dix medical staff which will be displaced by the hospice project. Any property transferred to MVH for a hospice facility should revert to state ownership if it should cease to be used for services for veterans. Legislation should be submitted authorizing the Commissioner of Administrative and Financial Services to negotiate and execute such an agreement with Maine Veterans' Homes following an appraisal of the site.
- b. *Open new independent housing for veterans:* Pursuant to existing Maine law and previously signed purchase and sale agreement, the state should sell or otherwise make available Hedin Hall and the necessary adjacent acreage for the Veterans Housing Coalition of Maine to construct and provide independent affordable housing for veterans. Such transfer should be subject to a reverter clause so the property would revert to state ownership if it should cease to be used for the designated purpose. Any transfer or agreement also should be subject to a conservation easement to limit development to the footprint of the existing facility and to otherwise preserve the existing recreational uses of that portion of the property which is part of the area designated as Saxl Park. No further legislative authority is needed at this time on this point.

- c. *Continue existing housing and nursing for veterans:* Maine Veterans Homes should continue as part of the campus plan to provide nursing services in the existing Maine Veterans Homes facilities on the campus as long as such services are necessary and fiscally viable. No further legislative authority is needed at this time on this point.
 - d. *Expand and co-locate outpatient medical care for veterans, a new CBOC:* The state should make available approximately 4 acres for the purpose of locating an expanded U.S. Department of Veterans Affairs Community Based Outpatient Clinic (CBOC) in the approximate location as shown in Appendix P. While locating a CBOC at the campus is a decision that is outside the control of the State of Maine, and which instead rests with the U.S. Department of Veterans Affairs, making the property available on reasonable terms and publicly expressing the state's interest in having a CBOC at this location are steps which the state can take in cooperation with other stakeholders to encourage this outcome in the interest of improved and more efficient services for veterans in Maine. Legislation should be submitted authorizing the Commissioner of Administrative and Financial Services following an appraisal to sell or otherwise make this property available to Maine Veterans' Homes, or possibly either by Maine Veterans Homes or directly by the state to interested parties other than Maine Veterans' Homes, for the ultimate purpose of establishing a CBOC at the site.
 - e. *Coordinate services:* As part of the overall project and as part of the conveyance of property for the CBOC, the state should be provided with reasonable, co-located and complimentary administrative space in the CBOC for use by the state's Bureau of Veterans Affairs to help ensure veterans on the site are provided all possible assistance in obtaining the services they need and for which they are eligible. The Legislative authority recommended above allowing the state through the Commissioner of the Department of Administrative and Financial Services to negotiate and execute agreements establishing the terms of the conveyance of the state property needed for these facilities would encompass the authority to obtain these benefits for the state. No further legislative authority is needed at this time on this point.
3. **The property should be made available:** The state-owned land identified as the site of the proposed veterans' campus should for reasonable consideration to the people of Maine and after an appraisal of the property be made available by the state acting through the Commissioner of the Department of Administrative and Financial Services. The Commissioner of the Department of Administrative and Financial Services should be authorized to transfer, lease or otherwise make available any portion of the property deemed necessary by the Commissioner for the creation of a veterans campus on such terms as the Commissioner determines best, generally for the purposes outlined above, provided such transfers and purposes are determined by the Commissioner to be compatible with the current and future uses of the campus by state government, subject to whatever design review or restrictions may be required by the Commissioner, and provided any property transferred should revert to state ownership if it ceases to be used for providing services to veterans.

4. **Formalize the advisory committee for Saxl Park in law to benefit the campus occupants, the people of Bangor and the people of Maine:** An advisory group for Saxl Park, a major current component of the site to be shared by the veterans services, has existed for decades by practice of the Superintendent of the psychiatric facility on the campus. This advisory group should be formalized in law to benefit the current and future campus occupants, the people of Bangor and the people of Maine. The veterans' services on the campus should cooperate with and support the advisory committee and the park. The Superintendent of the Dorothea Dix Psychiatric Center, in consultation with the Director of the Bureau of General Services, should be authorized by law to appoint an advisory committee. The park would remain the property of the state and would remain available, as acknowledged and agreed by the representatives of Saxl Park on this Committee, in the event it was needed for some future use by the state, such as new uses that would benefit individuals requiring psychiatric care or to address other future unforeseen needs. Membership on the oversight committee would include a representative assembly of stakeholders, such as the municipal residents and officials, campus occupants, veterans, state officials and other users of the park. Maine Veterans Homes and the Veterans Housing Coalition of Maine, in cooperation with the advisory committee and Dorothea Dix Psychiatric Center, should assist in the maintenance and improvement of Saxl Park. Each veterans' organization should each report annually or as requested to the oversight Committee regarding their respective activities in support of the park, and each as terms of their property transfers or arrangements should agree to respond in writing to any request for assistance from the Saxl Park advisory committee. Legislation should be submitted creating the Saxl Park Advisory Committee in law, authorizing its members to be appointed as described above, authorizing the advisory committee to assist the Superintendent in organizing and operating the park, authorizing the Superintendent to establish an account to accept gifts for the maintenance and improvement of the park with the approval of the Director of the Bureau of General Services, and authorizing the expenditure of otherwise privately raised funds for the maintenance and improvement of the park with the approval of the Director of the Bureau of General Services.

5. **A master plan should be created to guide the future of the campus:** The Bureau of General Services to the extent possible within existing resources should engage in a process to create a master plan for the future of the historic state campus. It is the intention of the Bureau to pursue such an initiative to the extent possible within existing resources, and such a project is within the Bureau's existing statutory responsibilities. No further legislative authority is required at this time on this point.

Section 5.

APPENDICES

Appendices:

- a. Executive order establishing Committee
- b. Veterans Campus Planning Committee Membership
- c. Committee meeting agendas and minutes
- d. Legislative Proposal
- e. A History of the Dorothea Dix Psychiatric Center
- f. A History of Saxl Park
- g. Brief Overview, Organizational Structure and Financial Capacity of Maine Veterans Homes
- h. Maine Veterans Homes Board of Trustees
- i. Excerpt of Statute Authorizing and Creating Maine Veterans' Homes
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- l. Sample Conceptual Floor Plan of Hedin Hall Reuse
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- q. Overview Map of Campus
- r. Overview Map showing Saxl Park, Dorothea Dix, and Veterans Campus
- s. Appraisal of Veterans Campus property apart from Hedin Hall

Note: Many of the appendices in this report borrow heavily, sometimes in whole, sometimes in part, from the work of the individual members of the Committee and the organizations which they represent, and taken as a whole represent our collective effort. The history of Saxl Park, for example, was provided by the Saxl Park Committee and the Dorothea Dix Psychiatric Center. In some cases the appendices are excerpts of information published publicly elsewhere, such as on a web site. The information is collected here by the Committee, with thanks to the various authors in each organization, to help provide a hopefully useful context for understanding and considering the proposal to create a Veterans' Campus.

**Appendix A:
EXECUTIVE ORDER CREATING
THE MAINE VETERANS' HOME
"VETERANS CAMPUS"**

OFFICE OF THE GOVERNOR

Executive Order No. 32 FY 06/07

DATE May 16, 2007

**AN ORDER CREATING THE MAINE VETERANS' HOME "VETERANS CAMPUS"
PLANNING COMMITTEE**

WHEREAS, the Maine Veterans' Homes currently operates a 120 bed nursing facility and a 30-bed residential care facility for veterans on a 15 acre parcel of land on the grounds of the Dorothea Dix Psychiatric Center (formerly the Bangor Mental Health Institute), which land was donated to the Maine Veterans' Homes by the State of Maine in 1994; and

WHEREAS, the Maine Veterans' Homes now wishes to construct, in cooperation with the United States Department of Veterans Affairs and the Veterans Housing Coalition of Maine, a Veterans Community- Based Outpatient Clinic, a Veterans Hospice, and a Veterans Housing complex, on land adjacent to the existing Maine Veterans' Homes nursing facility at Bangor, Maine; and

WHEREAS, the Maine Veterans' Homes currently occupies nearly all of its existing 15 acre parcel on the grounds of the Dorothea Dix Psychiatric Center, and may require additional land to construct the new buildings and appurtenances contemplated for the above-described project;

NOW, THEREFORE, I, John E. Baldacci, Governor of the State of Maine, do hereby order the creation of the Maine Veterans' Home "Veterans Campus" Planning Committee ("Committee").

Purpose

The Committee is charged with developing legislation, with input from all interested parties, allowing for the creation of a Veterans' Campus adjacent to the current Maine Veterans' Home in Bangor, Maine, with consideration of the long-term impacts to current and future public use. A report containing the Committee's legislative proposal shall be submitted to the Governor no later than November 30, 2007.

Membership

1. The Committee shall consist of eleven members, who are appointed by, and serve at the pleasure of the Governor, one of whom shall be appointed to serve as chair.
2. The Committee shall include:
 - A. A representative of the Governor's Office
 - B. The Chief Executive Officer of the Maine Veterans' Home

- C. The Commissioner of the Department of Health and Human Services or her designee
- D. The Director of the Bureau of General Services
- E. The Superintendent of the Dorothea Dix Psychiatric Center
- F. The Commissioner of the Department of Defense, Veterans and Emergency Management or his designee
- G. A designee of the United States Department of Veterans Affairs, Togus Facility
- H. A representative of the City of Bangor
- I. A representative of John Bapst Memorial High School
- J. A representative of Saxl Park
- K. A representative of the Veterans Housing Coalition of Maine

3. The Committee may call on a representative from other state agencies or other organizations not represented on the Committee, to provide limited information or to participate fully in the Committee when, in the Committee's discretion, that person has responsibilities or expertise in a particular area that would be helpful to the work of the Committee.

Procedures

The Committee shall meet at times and places called by the chair. The Committee may accept staffing, financial and other administrative or program support from outside sources as it deems appropriate to its duties. The members of the Committee shall serve without compensation.

Effective Date

The effective date of this Executive Order is May 16, 2007.

Appendix B: THE MEMBERS OF THE VETERANS CAMPUS PLANNING COMMITTEE

Committee Members:

Chip Gavin, Chair	Director, Bureau of General Services, DAFS
Lance Boucher	Office of Governor John E. Baldacci
Kelley Kash	CEO, Maine Veterans' Homes (formerly John Larouche , Counsel, MVH)
Martha Kluzak	Director of Facilities Management, Dept. of Health and Human Services
Arnold Leavitt	Vice President, Maine Veterans Housing Coalition
Mary Louise McEwen	Superintendent, Dorothea Dix Psychiatric Center
Peter Ogden	Director, Maine Bureau of Veterans Services, DVEM
Michael Saxl	Member, Saxl Park Committee
Tracy Willette	Director, Parks and Recreation Dept., City of Bangor (formerly Frank Comeau)
Peter Zelz	Director of Finance and Operations, John Bapst Memorial High School.

Note: The Committee's eleventh official member as designated by executive order was to be a representative of the United States Department of Veterans Affairs, Togus Facility. No such representative participated to avoid any perceived or actual potential conflict of interest with the anticipated future procurement by the Department of Veterans Affairs of a new outpatient clinic site in Bangor, a key component of the Veterans Campus being proposed in this report.

Other interested individuals who attended meetings or otherwise participated:

Scott Benson	SMRT Architects
Matt Dubois	Rep. Mike Michaud's Office
Ron Herbert	Maine Veterans Homes
Dennis Jud	SMRT Architects
Bill Leet	Bureau of General Services
Chuck Mahaleris	Sen. Susan Collins' Office
Deb McNeil	Sen. Olympia Snowe's Office
Hugh Morrison	Retired Veteran and former Legislator
Jim Pineau	Rep. Tom Allen's Office

**Appendix C:
COMMITTEE MEETING AGENDAS AND MINUTES**

**Maine Veterans Home
Veterans Campus Planning Committee
Agenda
June 27, 2007**

- I. Introductions
- II. Executive Order
 - a. Chair
 - b. Purpose
- III. Maine Veterans Home overview of proposal
- IV. Stakeholder Discussion
- V. Work plan for committee
 - a. Timeline
 - b. Next meeting date
- VI. Questions
- VII. Adjourn

**The Maine Veterans Home “Veteran’s Campus” Planning Committee
Meeting Minutes
Wednesday, June 27, 2007, 10:00 a.m.
Governor’s Cabinet Room**

I. Introductions:

Committee Members in attendance were:

Chip Gavin, Chair Director, Bureau of General Services	
Mary Anderson	Togus VA CBOC Coordinator
Lance Boucher	Governor’s Office
Frank Comeau	City of Bangor
Martha Kluzak	Dept. of Health and Human Services
John Larouche	Maine Veterans Homes
Arnold Leavitt	Maine Veterans Housing Coalition
Mary Louise McEwen	Superintendent, Dorothea Dix Psychiatric Center
Peter Ogden	Maine Veterans Services
Michael Saxl	Saxl Park
Peter Zelz	John Bapst Memorial High School

Other interested parties in attendance were:

Bill Leet	Bureau of General Services
Ron Herbert	Maine Veterans Homes
Roland LaPointe	Togus VA Medical Facilities
Scott Benson	SMRT Architects
Dennis Jud	SMRT Architects
Monica Castellanos	Rep. Mike Michaud’s Office
Matt Lapointe	Rep. Tom Allen’s Office
Deb McNeil	Sen. Olympia Snowe’s Office
Chuck Mahaleris	Sen. Susan Collins’ Office

- II. Executive Order 32 FY 06/07 effective May 16, 2007 establishes the Committee charged with developing legislation, with input from all interested parties, allowing for the creation of a Veterans Campus adjacent to the current Maine Veterans Home in Bangor, Maine, with consideration of the long-term impacts to current and future public use.
- III. SMRT Architects and representatives of the Maine Veterans Homes presented a revised plan, incorporating comments from stakeholders, which includes:
- a. A Veterans Community Based Outpatient Clinic (CBOC) – new construction
 - b. A Veterans Hospice – demolition of existing buildings and new construction – proposed to take place over two phases
 - c. A Veterans Housing Complex – rehabilitation of an existing facility
 - d. Office Space for the Bureau of Veterans Services – replacement and re-use of some existing facilities.
- IV. All stakeholders were in agreement regarding the value of the creation of a Veterans Campus adjacent to the current Maine Veterans Home, and expressed a shared interest in investigating the options for creating one.

The approximate overall cost of the project is \$15 million, so funding is an issue that must be addressed. The public property where the campus is proposed to be located is estimated to be valued at \$50,000 per acre. A general discussion occurred about the project and the existing campus.

- V. A report containing the Committee's legislative proposal regarding options and recommendations to expand the campus for veteran related purposes must be submitted to the Governor by November 30, 2007. A total of three ninety minute meetings are expected, with options for additional meetings. The next meeting dates for the Committee are as follows:
- a. September 5, 2007, Wednesday, 10:00 a.m., Burton Cross State Office Building, 6th floor, Room 600 – please come prepared to present data as to why each piece of the proposal is needed, i.e. what population is served, why the need is critical, what is the demand for services, what funding is needed, does funding exist, etc.
 - b. October 31, 2007, Wednesday, 10:00 a.m., Burton Cross State Office Building, 1st floor, Room 105 – to review a draft report or the key points it must contain.

Veteran's Campus Planning Committee
September 5, 2007
10:00 a.m.
Cross Office Building, 6th floor, Room 600

Agenda

- I. Welcome and Introductions
- II. Review minutes of June 27th meeting
- III. Informational Updates
 - a. Update from the Chair
 - b. Update from Maine Veteran's Homes/SMRT
 - c. Updates from other stakeholders
- IV. Timeline and Outline for completing report – presented by the Chair
- V. General Discussion
- VI. Other Business
- VII. Adjourn

Next scheduled and final meeting date:
October 31, 2007, 10:00 a.m.
Cross Building, 1st floor, Room 105

**The Maine Veterans Home "Veteran's Campus" Planning Committee
Meeting Minutes
Wednesday, September 5, 2007, 10:00 a.m.
Cross Building, Room 600**

VI. Introductions:
Committee Members in attendance were:

Chip Gavin,	Chair Director, Bureau of General Services
Lance Boucher	Governor's Office
Frank Comeau	City of Bangor
Martha Kluzak	Dept. of Health and Human Services
John Larouche	Maine Veterans Homes
Arnold Leavitt	Maine Veterans Housing Coalition
Mary Louise McEwen	Superintendent, Dorothea Dix Psychiatric Center
Peter Ogden	Maine Veterans Services
Michael Saxl	Saxl Park

Other interested parties in attendance were:

Bill Leet	Bureau of General Services
Bob St. Pierre	Maine Veterans Homes
Ron Herbert	Maine Veterans Homes
Scott Benson	SMRT Architects
Hugh Morrison	Retired Veteran and Legislator
Matt Dubois	Rep. Mike Michaud's Office
Jim Pineau	Rep. Tom Allen's Office
Deb McNeil	Sen. Olympia Snowe's Office
Chuck Mahaleris	Sen. Susan Collins' Office

VII. The minutes of the June 27th meeting were approved as submitted.

VIII. Informational Updates

- a. The Chair held productive conference calls with each of the stakeholder groups. Please be prepared to present your information to him in writing to be included in the final report.
- b. John Larouche of the Maine Veterans Homes reported that they had met with Mary Louise McEwen and her staff at the Dorothea Dix Psychiatric Center regarding replacement of the staff housing there, and have found a mutually agreeable site on which to construct new housing to be used by doctors and their families or up to three nurses interchangeably. The site is removed enough from DDPC yet within the required distance. Two story modular housing would be constructed, each about 1,500 square feet, which conforms with the zoning ordinances, and they could proceed immediately. The cost to Maine Veterans Homes would be approximately \$ 350,000, which is \$80,000 for site development and \$270,000 for the homes. The Chair noted that the housing location is not within the historic portion of the campus which will allow for more flexibility.

- c. Peter Ogden of Maine Veterans Services presented data and a general discussion ensued regarding the internal and external factors driving the proposed use of the campus.

Michael Saxl envisions a more formal recognition of Saxl Park by the State by creating a publicly appointed board, and reported that Steve Ribble of Ames A/E was helping to conceive of the best uses of the park for the immediate needs of the veterans, the hospital employees and the City.

- IX. The proposed outline and timeline for completion of the final report to the Governor were approved as submitted. (They are attached again for your review.) Legislation will flow from the recommendations included in the report which is due on November 30th.

Meeting adjourned at 11:30 a.m.

For successful and timely completion of the report, please adhere to the deadline of having all initial material to the Chair by this Friday, September 21st. Thank you.

**Final meeting date:
October 31, 2007, 10:00 a.m.
Cross Building, 1st floor, Room 105**

Veteran's Campus Planning Committee
October 31, 2007
10:00 a.m.
Cross Office Building, 1st floor, Room 105

Agenda

- I. Welcome and Introductions
- II. Review minutes of September 5th meeting
- III. Update from the Chair
- IV. Discussion of draft report and vote on recommendations
- V. General Discussion
- VI. Other Business
- VII. Adjourn

As in the past, we will make every effort to conclude within 90 minutes in deference to everyone's schedules.

(Tentative next and final meeting date if necessary: Wed., Nov. 28th, 10:00 a.m.)

**The Maine Veterans Home "Veteran's Campus" Planning Committee
Meeting Minutes
Wednesday, October 31, 2007, 10:00 a.m.
Cross Building, Room 105**

I. Introductions:

Committee Members in attendance were:

Chip Gavin, Chair	Director, Bureau of General Services
Lance Boucher	Governor's Office
Frank Comeau	City of Bangor
Martha Kluzak	Dept. of Health and Human Services
John Larouche	Maine Veterans Homes
Arnold Leavitt	Maine Veterans Housing Coalition
Mary Louise McEwen	Superintendent, Dorothea Dix Psychiatric Center
Peter Ogden	Maine Veterans Services
Michael Saxl	Saxl Park

Other interested parties in attendance were:

Bill Leet	Bureau of General Services
Bob St. Pierre	Maine Veterans Homes
Ron Herbert	Maine Veterans Homes
Kelley Kash	Maine Veterans Homes
Scott Benson	SMRT Architects
Matt Dubois	Rep. Mike Michaud's Office
Jim Pineau	Rep. Tom Allen's Office
Deb McNeil	Sen. Olympia Snowe's Office
Chuck Mahaleris	Sen. Susan Collins' Office

II. The minutes of the September 5th meeting were approved as submitted.

III. Informational Updates

Since the last meeting, the Chair has spoken with the key participants. Thank you to those that provided information for the report. It reflects work by a great many members of the committee. We have been in touch with the Maine Historic Preservation Commission to be sure that our proposals will not have an adverse impact on the historic listing.

IV. Discussion of Draft Report

A motion was put forth to vote on each of the five points in the Executive Summary of the draft report, then to discuss each point as elaborated, and then to amend or adjust as necessary. The Chair will then work with members to draft the legislation, and it will be up to the committee whether we meet again in person or remotely. The motion was seconded and approved unanimously.

The Chair requested and received a motion that points 1-5 of the Executive Summary and points 1-5 of the Findings and Recommendations be accepted as the broad recommendations of the committee, which was approved unanimously.

Discussion ensued regarding each of the five points as follows:

1. approved
2. a. If the facility ceases to be used as a hospice, the committee would prefer to have it say that it will revert to the state to be used for veteran's services (ie: home health care, outpatient physical therapy, adult day care, etc.)
 - b. approved
 - c. approved
 - d. approved
 - e. The committee would prefer to have it clarified that no office space will be available in the hospice facility, but in the CBOC only.
3. The Chair clarified that the committee was presented with a proposal that would transfer a block of land for 3 of the 4 components. The legislation to be drafted would give the state the ability to make that property available for construction of a CBOC and hospice but would not necessarily be conveyed in full up front. The conveyance of property for the CBOC may be made available to MVH but could go to another potential bidder.

MVH made the point that if the land is split they would have paid \$400,000 for replacement housing, but the Chair offered to arrange for MVH to be made whole by the winning bidder if other than MVH.

MVH also felt it would make sense to have SMRT design the entire site whether or not MVH is the winner.

The RFP must specify the criteria for an appropriate facility that will be congruous with the overall look of the campus.

4. It was suggested that the Veterans Services on campus be asked to work cooperatively with the Saxl Park Advisory Committee in making an annual report, and also that language be refined to say "to serve the mentally ill." The Chair has developed some disclaimer language which he will add for Saxl Park contributions.
5. This is just a reference to the on going master planning which will expand to include all occupants of the Bangor campus and is a broad vision, like a 20 year guiding document. As the hospital uses less and less space, BGS has had a greater role, and a diverse group of state agencies exist there now.

The Chair received a motion that he, in cooperation with the committee, move forward to draft legislation to implement the plan as amended, which was approved unanimously.

We can continue to update the report, and the Chair welcomes any suggestions. Another draft will be e-mailed to the committee within two weeks or so.

The next meeting has been scheduled for Wednesday, November 28th at 10:00 a.m. in Room 600 of the Cross Building. As that date approaches, we will determine if the meeting remains necessary or if the committee is in agreement prior to that.

V. The meeting adjourned at 11:00 a.m.

**Appendix D:
LEGISLATIVE PROPOSAL**

Resolve, Authorizing the Creation of a Veterans Campus
and the Conveyance of the State's Interest
in Certain Real Property in the City of Bangor

(Governor's Bill)

Preamble. **Whereas**, the proportion of veterans in Maine's population consistently is among the highest such rates in the nation, the 2000 Census estimated that nearly 155,000 veterans lived in Maine, and approximately 16 percent of the state's population over the age of 18 was comprised of veterans;

Whereas, the Maine Veterans' Homes was created by the State of Maine to provide long-term nursing care to Maine veterans pursuant to 37-B M.R.S.A. Chap. 11 and the Veterans Housing Coalition of Maine is a nonprofit organization incorporated in Maine for the purpose of providing residential housing for veterans in need;

Whereas, a diverse Committee of Stakeholders including veterans representatives, municipal officials, state officials, current campus occupants and Saxl Park leaders have achieved unanimous agreement on a set of recommendations reflected in this proposal to create a Veterans Campus of diverse services on a site in Bangor which currently is part of the overall Dorothea Dix Psychiatric Center campus;

Whereas, the Maine Veterans' Homes currently operates a 120-bed skilled nursing facility and a 30-bed residential care facility for veterans on a 15-acre parcel of land on a portion of the grounds, which land was donated by the State of Maine in 1994;

Whereas, the Maine Veterans' Homes now intends to play a lead role in construction of an integrated "Veterans Campus," including a Veterans Community Based Outpatient Clinic ("CBOC") that is anticipated to be sought and operated by the United States Department of Veterans Affairs, a Veterans Hospice to be operated by the Maine Veterans' Homes, and offices for the Bureau of Maine Veterans' Services located within the CBOC, on land adjacent to the existing Maine Veterans' Homes nursing facility at Bangor, Maine;

Whereas, the Maine Veterans' Homes currently occupies almost all of its existing 15-acre parcel on the grounds of the Dorothea Dix Psychiatric Center, and will require approximately 8.21 additional acres of land to construct the new buildings and appurtenances contemplated for the above-described project; and

Whereas, the Veterans Housing Coalition of Maine now intends to play a lead role in the renovation and creation of independent housing for veterans in a former state facility on the campus to be conveyed to the Coalition pursuant to Resolve 2005, Chapter 209.

Whereas, the Saxl Park Committee has worked to maintain and promote the walking trails, athletic fields and other features of the area on the campus which is known and established as Saxl Park for use and enjoyment by the citizens of Bangor, veterans, visitors, organized school sports activities and others;

Whereas, the components of this project will be developed in accordance with any campus plan adopted by the Bureau of General Services and otherwise in cooperation with the Dorothea Dix Psychiatric Center, the Bureau of General Services of the Maine Department of Administrative and Financial Services, Saxl Park, the Maine Veterans' Homes, John Bapst Memorial High School, and other existing public users having an interest in land at the Dorothea Dix Psychiatric Center;

Now therefore be it resolved;

Sec. 1. Definitions. Resolved: That, as used in this resolve, the following terms have the following meanings.

1. "Commissioner" means the Commissioner of Administrative and Financial Services.
2. "State property" means the real estate described in Section 4 with the buildings and improvements, together with all appurtenant rights and easements, and all personal property located on that property, including vehicles, machinery, equipment and supplies;
3. "Maine Veterans Homes" is that entity created by the State of Maine pursuant to 37-B M.R.S.A. Chap. 11 to provide certain medical care and housing for veterans.
4. "Veterans Housing Coalition of Maine" is a private nonprofit organization incorporated in Maine to provide independent residential housing for veterans in need.

Sec. 2. Authority to convey State property to establish a Veterans Campus.

Resolved: That the Commissioner is authorized to negotiate, draft, execute and deliver any documents necessary to transfer, lease or otherwise make available certain state property or property interests in Bangor for the purpose of creating a multi-use campus of veterans' services. Any transfer is to be executed on such terms as determined by the Commissioner to be in the best interest of the state following an appraisal of the property. The property to be transferred is generally understood to be up to that described in Section 4 and in the previously authorized Resolve 2005, Chapter 209. The amount of property and the boundaries of any property to be transferred or otherwise to be made available shall be determined by the Commissioner in the Commissioner's sole discretion. The Commissioner may condition any conveyance pursuant to this resolve upon a requirement that any Community Based Outpatient Clinic constructed at the site provide suitable office space for the Bureau of Maine Veterans' Services at no cost to the State of Maine. The Commissioner also may condition any conveyance to the Maine Veterans' Homes upon the requirement that the Maine Veterans' Homes deed to the State

of Maine approximately .37 acres of land and construct, at no cost to the State of Maine, replacement facilities at the Dorothea Dix Psychiatric Center to replace any facilities displaced by development of the Bangor Veterans Campus; and be it further

Sec. 3. Property to revert to State. Resolved: Any property transferred pursuant to this resolve for the purpose of providing a site for the location of a veterans campus in Bangor must be conveyed with the restriction that title to such property must revert to the State if such property ceases to be used to serve veterans. The state's purposes, to be specified in the relevant documents executing any conveyance, generally are to provide hospice care, a community based outpatient clinic, housing for veterans in need, and other services for veterans. If the state property fails to be used for such purposes by June 30, 2011, or ceases at any time thereafter to be used for such purposes, the property must revert to the State. If the property reverts to the State, the commissioner, after consultation with the Superintendent of the Dorothea Dix Psychiatric Center, may return the property to state use or seek qualified developers and proposals for the further sale or lease of the state property so long as the proposals are compatible with other uses on the Dorothea Dix Psychiatric Center campus; and be it further

Sec. 4. Description of property transferred. Resolved: The property authorized to be transferred pursuant to this Resolve is bounded and described as follows:

A certain lot or parcel of land, together with improvements, located northerly of State Street in the City of Bangor, County of Penobscot, State of Maine being more particularly described as follows:

BEGINNING at a 5/8" iron rebar marking the intersection of the northerly sideline of State Street and the most southerly corner of a parcel of land owned by Maine Veterans' Homes as described in book 5316, page 195 at the Penobscot County Registry of Deeds. Said rebar is depicted on a plan entitled "Standard Boundary Survey of Lands Located on State Street and Hogan Road, City of Bangor, County of Penobscot, State of Maine, Plan for Maine Veterans' Homes" dated 02/08/1993 and prepared by SMRT of Portland, Maine;

THENCE, generally southwesterly by and along the northerly sideline of State Street following a curve to the right having a radius of 1463.09 feet, an arc length of 525.22 feet and a chord bearing and distance of S 55°15'30" W and 522.5 feet to a 5/8" capped iron rebar stamped "AMES A/E PLS 2311";

THENCE, S 24°27'20" E by and along said State Street a distance of 31.8 feet to a 5/8" capped iron rebar stamped "AMES A/E PLS 2311";

THENCE, S 69°38'10" W by and along the northerly sideline of said State Street a distance of 78.8 feet to a point marking the intersection of the northerly sideline of State Street and the easterly sideline of an easement along State Hospital Drive, so called;

THENCE, N 20°21'55" W along said easement a distance of 30.2 feet to an angle point;

THENCE, N 39°13'40" E along said easement a distance of 62.4 feet to a point of curvature;

THENCE, following a curve to the left having a radius of 355.00 feet and an arc length of 272.49 feet to a point of tangency;

THENCE, N 04°45'05" W along said easement a distance of 500.2 feet to a point of curvature;

THENCE, following a curve to the left having a radius of 780.00 feet and an arc length of 167.98 feet to a point of tangency;

THENCE, N 17°05'25" W along said easement a distance of 124.0 feet to a point of curvature;

THENCE, following a curve to the right having a radius of 270.00 feet and an arc length of 93.16 feet to a point of tangency;

THENCE, N 02°40'45" E along said easement a distance of 98.7 feet to a point on a non-tangent curve;

THENCE, following a non tangent curve to the left having a radius of 163.00 feet, an arc length of 220.01 feet and a chord bearing and distance of N 43°24'20" E and 203.7 feet to a point. Said point being approximately 30 feet easterly of the centerline of an access road leading to the southerly entrance of Dorothea Dix Psychiatric Center;

THENCE, N 64°48'25" E a distance of 181.4 feet to a 5/8" capped iron rebar stamped "AMES A/E PLS 2311";

THENCE, S 80°31'15" E a distance of 146.0 feet to a 5/8" capped iron rebar stamped "AMES A/E PLS 2311" marking the westerly line of land of said Maine Veterans' Homes as described in book 5316, page 195 at the Penobscot County Registry of Deeds;

THENCE, S 09°25'45" W by and along the westerly line of said Maine Veterans' Homes a distance of 588.1 feet to a 4"x4" granite monument;

THENCE, S 75°42'25" W by and along said Maine Veterans' Homes a distance of 217.0 feet to a 5/8" iron rebar;

THENCE, S 05°00'25" E by and along said Maine Veterans' Homes a distance of 257.8 feet to a 5/8" iron rebar;

THENCE, S 52°14'55" E by and along said Maine Veterans' Homes a distance of 423.6 feet to the point of beginning.

For source of title refer to deeds from George W. Spratt to the State of Maine as described in book 601, page 24, Gibson, Prescott and Hersey to the State of Maine as

described in book 601, page 26 and Trustees of Hersey Estate to The State of Maine as described in book 601, page 27, all recorded at the Penobscot County Registry of Deeds.

The above-described parcel of land is benefited by an easement for access and utilities (width of easement varies). Said easement is generally described as leading from State Street and running northerly to the Dorothea Dix Psychiatric Center, being known as State Hospital Drive, and depicted on a plan entitled "Property of The State of Maine, State Street & Hogan Road, Bangor, Maine, Property to be Conveyed to Maine Veterans' Homes" dated 03/05/2007, last revised 09/25/2007 and prepared by AMES A/E of Bangor, Maine; and be it further

The above-described parcel is also conveyed subject to all and with the benefit of, all terms, conditions, easements, and restrictions of record.

The above-described parcel of land contains 8.21 acres. Bearings are based on Grid North, Maine East Zone, NAD27 as taken from the above-referenced plan; and be it further

Sec. 5. Property to be conveyed as is. Resolved: That the property to be conveyed pursuant to this Resolve must be conveyed "as is," with no representations or warranties. Title must be transferred by quitclaim deed without covenant or release deed; and be it further

Sec. 6. Competitive Selection of Landlord for the Community Based Outpatient Clinic. Resolved: That any conveyance of land made pursuant to this resolve may be conditioned by the Commissioner upon a requirement that the entity to which the property is conveyed must lease a sufficient portion of such land to a non-owner entity upon the non-owner's selection by the United States Department of Veterans Affairs to construct a Community Based Outpatient Clinic at the Bangor Veterans Campus. The construction plans of any owner entity or non-owner entity must be approved by both the Bureau of General Services and the Maine Veterans' Homes, and an owner entity is allowed to recover in a lease to a non-owner the owner's costs to develop the site used by such non-owner entity. If a non-owner entity needs to demonstrate its ability to control the site to be fairly considered during any selection process conducted by the United States Department of Veterans Affairs to construct a Community Based Outpatient Clinic in Bangor, the owner entity shall enter into an option agreement or other arrangement sufficient to permit such control to be demonstrated by the non-owner entity; be it further

Sec. 7. Bureau of General Services to lease Land to Maine Veterans' Homes Prior to Effective Date of Resolve. Resolved: That the Bureau of General Services is authorized by its existing authority pursuant MRSA 5, Chapter 153, to lease prior to effective date of this resolve to the Maine Veterans' Homes the land described in this resolve to allow the Maine Veterans' Homes to begin site work for the development of the Bangor Veterans Campus as soon as possible; and be it further

Sec. 8. Exemptions. Resolved: That any conveyance made pursuant to this resolve is exempt from any statutory or regulatory requirement that the property described herein

first must be offered for use to the Maine State Housing Authority or to any other Federal, State, or local agency; and be it further

Sec. 9. Execution of Documents. Resolved: That the State, by and through the Commissioner of Administrative and Financial Services, be authorized to execute:

1. A deed to transfer the property according to the terms hereof;
2. Negotiate, draft, execute, and deliver any documents necessary to settle any boundary line disputes for the property described herein;
3. Exercise the power of eminent domain to quiet title, if necessary, regarding the property described herein;
4. Negotiate, draft, execute, and deliver any easements or other rights that, in the discretion of the Commissioner of Administrative and Financial Services, may contribute to the value of the transfer of the State's interest in the property described herein; and
5. Release any interests in the property described herein that, in the discretion of the Commissioner of Administrative and Financial Services, do not contribute to the value of the State property adjacent to the property described herein.

Sec. 10. Proceeds. Resolved: That any proceeds generated pursuant to this resolve must be distributed as follows:

1. Any proceeds from the sale of the state property must be deposited into the Department of Administrative and Financial Services, Bureau of General Services' capital repair and improvement account for capital improvements as designated by the commissioner; and
2. Any proceeds from the lease of state property pursuant to this resolve must be deposited in the Real Property Lease Internal Service Fund Account or such other appropriate account as may be determined by the Commissioner.

Sec. 11. Saxl Park Advisory Committee established. Resolved: Authority to convene: That the Superintendent of the Dorothea Dix Psychiatric Center or its successor facility is authorized to appoint an advisory committee of up to eleven voting members and as many non-voting members as is determined necessary or useful to assist the Superintendent in the operation, management and improvement of Saxl Park .

1. Membership: The advisory committee shall include 1. a representative of the city of Bangor, 2. a representative from among the organizations which use the park; 3. a member of the public who is a city of Bangor resident; 4. a representative of the Maine Veterans' Homes; 5. a representative of the Veterans Housing Coalition of Maine; 6. a representative of the Commissioner of the Department of Administrative and Financial Services; 7. up to four other members; and,

8. as chair, the Superintendent of the Dorothea Dix Psychiatric Center or the Superintendent's designee.

The committee, with the approval of the Superintendent, may establish such internal administrative practices as it determines best, including those regarding the terms of members, time and places of meetings, and method of decision-making, except that the Superintendent shall keep and maintain the records of the Committee.

2. Accept gifts: That the Director of the Bureau of General Services is authorized to establish an account to accept and expend gifts on behalf of the Saxl Park Advisory Committee for the purpose of maintaining, operating and improving the park. Notwithstanding any other provision of state law, the receipt and expenditure of privately-raised funds to benefit the park, except expenditures for public improvement projects of \$100,000 or more, are exempt from MRSA Title 5, Chapters 153 and 155. Nothing in this section may be construed to exempt any other expenditure from MRSA Title 5, Chapters 153 and 155.

Section 12: Campus Master Plan to be developed. Resolved: That the Director of the Bureau of General Services to the extent practicable within existing resources shall convene a stakeholder group to develop a master plan to guide the future of this state campus, which once was home primarily to the Bangor Mental Health Institute, but increasingly is used by a diverse set of state agencies, private organizations and other public users. Any such plan shall recognize the historical and current uses of the site, and shall acknowledge the creation of a Veterans Campus pursuant to this resolve. The stakeholder group shall include representatives of the municipality, the Dorothea Dix Psychiatric Facility, veterans' organizations, campus tenants, Saxl Park, and others as determined by the Director of the Bureau of General Services; and be it further

Sec. 13. Repeal. Resolved: The property conveyance authority of this resolve as reflected in Section 2 and Section 9 of the resolve is repealed 5 years from its effective date.

SUMMARY

This Resolve implements the recommendations of the Planning Committee created pursuant to Executive Order 32, FY06/07 regarding the creation of a "Veterans Campus" on current state property in Bangor. The Resolve reinforces the authority previously granted in Resolve 2005, Chapter 209 authorizing the conveyance of property for the creation of independent housing for veterans at the site and authorizes the transfer of additional property for the construction and operation of a Community Based Outpatient Clinic, a hospice facility, and other facilities to serve veterans at the site. The Resolve formally authorizes the creation of a Saxl Park advisory committee to help oversee the state property known by that name and located on this campus, authorizes the Bureau of General Services to accept and expend gifts on behalf of the advisory committee, and instructs the Director of the Bureau of General Services to convene a stakeholder group and to create a comprehensive plan within existing resources to guide the future of the campus, acknowledging the current and already planned uses. The authority granted by the resolve to convey the property herein is repealed five years from effective date of the resolve.

Appendix E: A HISTORY OF THE DOROTHEA DIX PSYCHIATRIC CENTER

Dorothea Dix Psychiatric Center formerly known as Bangor Mental Health Institute located in Bangor, Maine is one of two State psychiatric hospitals under the Maine State Department of Health and Human Services.

DDPC is a 100 bed psychiatric hospital serving two-thirds of the State's geographic area that provides services for people with severe mental illness. The Institute is governed under laws established by the Maine Legislature to provide care and treatment for inpatients, both voluntary and court committed inpatients, as well as outpatients. DDPC is part of a comprehensive mental health system of services in Northern and Eastern Maine, which includes community mental health centers, private psychiatric and community hospitals and private providers.

Opened as the Eastern Maine Insane Hospital on July 1, 1901, the facility was built on a pastoral hill named 'Hepatica Hill' for its flowers overlooking the city of Bangor and the Penobscot River. Pine trees were planted around all of the driveways on the campus and have since grown to enormous sizes.

Within five days of opening in 1901, 145 patients were transferred from the Maine Insane Hospital in Augusta to the Bangor location. Patients were generally committed to the hospital by their community peers, such as town selectmen, family, etc.

Patients worked the fields, raised livestock, manned the laundry, sewing room and kitchen as part of their "treatment." This made the hospital self-sufficient and any excesses were sold at market to pay additional costs, until 1973 when the case of Sonder vs. Brennan went to court and it was determined that patients in public institutions could not work without being paid.

The name of the hospital changed in 1913 to Bangor State Hospital and then eventually to Bangor Mental Health Institute in the early 70's. The highest patient census was in 1970 with 1,200 patients; however, with a concerted downsizing effort in the 70's, the census fell to 470 in 1974. There were approximately 300 patients through much of the 80's.

Treatment for patients ranged from 'family' type care in the early 1900's to hydrotherapy and electrical therapies in the 1930's. The hydrotherapy and electrical therapies, however, were only used for a small number of patients. Most patients, who were thought to be incurable, received little specific treatment for their problems. New effective medications for mental illness became available in the mid 50's.

On August 26, 2005 the BMHI name was changed to Dorothea Dix Psychiatric Center.

Appendix F: A HISTORY OF SAXL PARK

Saxl Park 1981 - 1984

The grounds around the Bangor Mental Health Institute, originally used for farming, became unattractive and overgrown from lack of care. By the 1970's, improving the landscape became the concern of the neighborhood and BMHI staff. Joseph Saxl, BMHI Superintendent from 1974 to 1981, saw beyond the landscaping issues, to a recreational park for both patients and community. When Mr. Saxl died, the idea took hold to plan and build this park as a tribute to him. A committee was formed and plans were drawn up for a fish pond/skating rink, a ball field, a fitness trail which would include exercise stations for the handicapped and in the winter could be used for cross country skiing, an Avenue of Trees, each to be planted in memory of folks who had at some time been members of the BMHI family, memorial shrubs, and a Circle of Senses for the blind and handicapped, and long range plans for outdoor concert facilities.

The Park was begun with the support of Commissioner Concannon, Superintendent Oulton, staff of BMHI, Department of Transportation, Bangor Recreation Department and the Maine National Guard, as well as local citizens. In 1976, the fish pond was designed for geriatric patients and stocked by the Fish and Game Department. The first skating party was held March 1, 1978. Because of wide use by area children and the elderly, it became necessary to fence in the facility and merchants in the immediate area, interested friends, and the Citizen's Interest Group raised money to erect an eight foot chain fence. This ceremony was held in 1982.

On Arbor Day, May 1984, 17 rock maple trees were planted to begin the Memorial Avenue of Trees. Since then several more trees have been added and other dedicated trees spot the grounds. The Circle of Senses, a wheelchair high planter for herbal plants recognizable to the senses, was built by EMVTI students and dedicated in 1984. The local Lions Club provided the cassette players and Braille signs erected for the infirm and handicapped. The Bangor Garden Club designed and prepared the display of plants and maintains the Circle from early spring through fall.

Development of the Park exceeded expectations. During the winter months, the Park has been used extensively for cross country skiing and snowshoeing. Three ball fields, two already in use and one near completion, are in daily use. The Church League, the City, and local contractors have made this possible, along with engineering and landscaping advice from the Department of Transportation.

It is important to note that this Park has been financed by individuals, groups and clubs, many of whom caught the vision Joe Saxl foresaw, and wanted to bring it to fruition. Thousands of volunteer hours, along with thousands of volunteer dollars in cash, in service, and in materials, have gone into Saxl Park, which exemplifies the fulfillment of an idea whose time had come.

BMHI is proud and salutes the Saxl Park Committee, which is continuing its work in bringing BMHI and the community which it serves closer together.

In a letter dated May 2, 1984, Commissioner Concannon officially authorized Superintendent Oulton to formally designate the grounds of BMHI as Saxl Park, to be named in memory of Joe Saxl who served as superintendent at BMHI.

1984 to present

The Saxl Park Committee continued to meet and still is active today. During this time work continued on the trail system throughout the Park. In September of 2000, the trail was officially named The Fred Boyce Trail, as Fred was one of the driving forces behind the creation of this Park. The Park and trail system are currently used today, not only by patients and staff of DDPC, but by our community neighbors as well. The Park is used all year long – for walking, jogging, bird watching, snowshoeing, high school sports, dog walking, and watching wildlife (fox, deer and even a moose).

A representative from John Bapst High School has been part of the Saxl Park Committee for years; and in the early 90's an arrangement was made with John Bapst that has proven to be a win-win situation for the entire Bangor community and beyond. The school committed to a set financial investment for the athletic fields in exchange for first consideration when scheduling field events. The patients win because we have a first class recreation area on our campus; the school wins because they have fields at their use; and the community wins as well. The Park is used for soccer, high school and middle school cross-country meets, football practice, softball/baseball, and field hockey, as well as field day events. The students from United Technology Center built the two new dugouts in 2006. Schools presently using the Park are from Bangor, Dover-Foxcroft, Blue Hill, Lincoln, Newport, Howland, East Millinocket, Guilford, and Sullivan. The Park is also utilized by local softball and soccer teams, YMCA summer program, the Bangor East Side Little League, etc.

The Fred Boyce Trail is listed on the Maine Healthy Maine Walks website. In an effort to re-introduce Chestnut trees to Bangor, three Chestnut trees were planted on the Fred Boyce Trail in May of 2003.

The Park, with its wildlife, walking trails and athletic fields, continues to be an integral part of the Bangor community.

Appendix G: BRIEF OVERVIEW, ORGANIZATIONAL STRUCTURE, AND FINANCIAL CAPACITY OF MAINE VETERANS' HOMES

In order to understand why MVH wishes to construct the Bangor Campus, it is necessary to understand how MVH is organized and what its mission is. MVH is a public body corporate created by the State of Maine to provide long-term nursing care to Maine veterans. MVH is governed by an 11-member Board of Trustees who serve for staggered three-year terms. 10 of the members of the Board of Trustees, all of whom must be veterans are appointed by the Governor, including one member each to represent the Veterans of Foreign Wars, the American Legion, the Disabled American Veterans, the Vietnam Veterans of America, the AMVETS, and women veterans. Four veteran members of the Board of Trustees are appointed by the Governor from veterans within the public at large. The Director of the Bureau of Maine Veterans' Services also serves as a member of the Board of Trustees, ex officio.

As an independent governmental agency and the public entity designated both by the State of Maine and the VA to operate the State Veterans Home system in Maine, MVH operates under a fairly extensive statute, 37-B M.R.S.A. Chap. 11. Underscoring the public nature of MVH's operation, the very first words in Chapter 11 are:

There must be public homes for veterans in Maine known as "Maine Veterans' Homes."

In furtherance of this Legislative directive, MVH operates six long-term nursing care facilities for veterans at Augusta, Bangor, Caribou, Machias, Scarborough, and South Paris, Maine. In the aggregate, MVH currently operates 640 skilled nursing, long-term nursing, and domiciliary beds for Maine veterans. During the year ended June 30, 2007, MVH provided such residential nursing services to almost 1300 Maine veterans. This makes MVH one of the largest systems of long-term nursing facilities in the State of Maine, and MVH is very proud of the quality long-term care nursing services that it provides to Maine veterans.

Also, as one of the largest and most successful State Veterans Homes systems in the nation, MVH provides a crucial portion of the healthcare continuum for Maine veterans. MVH facilities are each relatively small in size, 30 to 150 beds each, and this allows them to be located, not only at one central location, but throughout the State of Maine, allowing greater ease of access to MVH facilities by veterans living in the most rural parts of Maine. In the future, MVH hopes to develop additional in-patient and out-patient services at all of our six locations in order to offer rural Maine veterans greater access to all of the services that MVH, the Maine Bureau of Veterans Services, and the VA provide.

MVH is part of a national system of State Veterans Homes, and this national State Veterans Homes system is the largest provider of long-term care to our nation's veterans. There are 126 veteran homes in all 50 States and the Commonwealth of Puerto Rico. Nursing home care is provided in 121 homes, domiciliary care in 53 homes, and hospital care in 5 homes. These homes presently provide over 28,000 resident beds for veterans of which almost 22,000 are nursing home beds. These beds represent about 50 percent of the long-term care workload for the VA nationally.

The State of Maine, with 640 long-term care beds already in successful operation, as part of the MVH system, has built all of the long-term care beds for veterans that it should expect to build. The State of Maine is limited by Federal law to the 640 long-term care beds for veterans that MVH currently operates. Furthermore, MVH currently operates its long-term care beds for

veterans at over 96% of capacity, and this is virtually full occupancy, since veterans continually are being admitted to or discharged from MVH facilities.

Accordingly, if the State of Maine is to provide greater levels of services to its veterans, it must expand the types of services it offers to Maine veterans. Therefore, MVH has initiated an ambitious new program to expand the delivery of additional types of health-care related services at locations clustered around its existing State Veterans Homes, and this new program includes the Bangor Veterans Campus proposal.

Recently, the Maine Legislature specifically authorized MVH to undertake activities such as the Bangor Veterans Campus proposal, by adding the following language to 37-B M.R.S.A. §601:

The Maine Veterans' Homes are authorized to construct community-based outpatient clinics for Maine veterans in cooperation with the United States Department of Veterans Affairs, and may construct and operate veterans' hospice facilities, veterans housing facilities and other facilities authorized by the Board of Trustees of the Maine Veterans' Homes, using available funds.

The Bangor Veterans Campus proposal is self-funding and can be constructed using solely the financial resources of MVH at no cost to Maine taxpayers. Later, if approved by the State and relevant stakeholders at DDPC, the services provided at such a veterans' campus could be expanded to include assisted living and congregate housing, adult day care services, and home healthcare services for veterans. In this manner, MVH will provide, within an integrated setting, comprehensive healthcare services to Maine veterans covering the full continuum of care. Furthermore, this concept could be replicated at the sites of each of the other five existing MVH facilities, in order to provide veterans throughout the State of Maine with easy access to comprehensive healthcare in both urban and rural settings.

Financial Capacity of MVH

Maine Veterans Homes is a substantial organization with gross annual revenue of more than \$45 million. The CBOC and hospice portions of the Bangor Veterans Campus if undertaken by MVH will cost MVH approximately \$10 million to construct. This includes the cost to construct the proposed replacement staff housing for DDPC. The veterans housing portion of the project will be funded by VHCM. As stated previously, MVH is a self-funded agency, using Medicaid, Medicare, and VA payments to support its activities and this means that the CBOC and hospice portions of the Bangor Veterans Campus project can be constructed using solely the financial resources of MVH, and at no cost to Maine taxpayers.

Construction of new projects by MVH can be funded either through the issuance of debt or the expenditure of capital reserves. Pursuant to 37-B M.R.S.A. §602(6), MVH has the ability to issue up to \$15 million of its own revenue obligations, and this is normally the way that MVH finances the local portion of its construction needs. MVH currently has no debt outstanding (with the exception of \$5,000 remaining from one bond issue), and this means that virtually the entire amount of the \$15 million of authorized debt issuance capacity under 37-B M.R.S.A. §602(6) would be available to fund construction of the Bangor Veterans Campus. In addition, MVH is a significant public healthcare organization with total operating revenues of slightly over \$50 million annually. This means that, through good fiscal management, MVH has also accumulated sufficient capital reserves to fund construction of the Bangor Veterans Campus.

Concerning the manner in which the lease of the CBOC facility to the VA could occur, it is important to note that because MVH is a non-profit entity, MVH does not necessarily wish to make any profit on the lease of the CBOC facility to the VA. MVH only wishes to break even on

the building and to be repaid, at some time, the actual-costs of constructing and maintaining the CBOC facility during the time that the VA occupies the facility. Accordingly, depending on the final cost of the CBOC, based on the requirements of the VA, MVH is likely to propose to the VA to reduce lease payments from the VA to MVH to an amount that allows the lease to be approved at the lowest possible level of VA administration, and extend the time to amortize the costs of the building plus required maintenance to a time that is closer to the useful life of the building than would ordinarily be the case in a typical commercial transaction.

In short, the only reason that MVH is proposing to construct the CBOC facility and to structure the lease of the CBOC facility to the VA in this manner is to assure that MVH breaks even on the building, while encouraging the VA to co-locate its CBOC activities physically on the Bangor Veterans Campus.

Appendix H: MAINE VETERANS' HOMES BOARD OF TRUSTEES

Board of Trustees

The administration of Maine Veterans' Homes is vested in the Board of Trustees of the Maine Veterans' Homes. The Governor appoints the Board of Trustees who must be honorably discharged war veterans. The Board of Trustees consists of eleven members, including at least one female member. One member must be appointed from and represent each of the largest veterans' organizations that are nationally chartered and have a department in Maine. Remaining members must be appointed at large.

Representatives of the Public

Thomas Daggett served 25 years in the U.S. Army Reserve, retiring as LTC. Mr. Daggett has served 2 years on the MVH Board of Trustees and is currently Vice Chairman of the Board. He is also Chairman of the Strategic Planning Committee and is affiliated with the American Legion. He is married to Beverly Daggett, Maine Senate President, and they have three children. He is employed at Maine General Medical Center.

Peter Miesburger served 20 + years in the U.S. Air Force as a Master Sergeant/Fire Protection Crash Rescue Supervisor. Mr. Miesburger has served on the MVH Board of Trustees since 1990 and is currently the Secretary of the Board as well as a member of the Strategic Planning Committee and the MVH Board Development Committee. He is a past Commander (1987-1988) of the Department of Maine VFW.

William J. Flahive, Ph.D., served 30 years in the U.S. Army Reserve, retiring as a Colonel. Doctor Flahive has been a member of the MVH Board of Trustees for two years. He also serves on the MVH Strategic Planning Committee. Affiliated VSO's include the Retired Officers Association and the Armed Forces Benefit Association. He is the President of the Washington County Technical College.

Stephen E. Nichols served in the Army for 39 years, retiring as a Major General and has served on the MVH Board of Trustees since April 2002. He is currently Chairman of the MVH Board of Trustees. Major General Nichols also serves on the MVH Board Development Committee and is affiliated with the American Legion Post 130.

Linda Lawyerson served one year in the U.S. Marine Corps as a PFC in Telecommunications Repair. Mrs. Lawyerson is a new member of the Board of Trustees and also serves on the MVH Budget Committee and the CEO Management Committee. She is the Secretary of the MVCC, a board member of the Hospice for VA, and an original member of the Maine's Commission on Women's Veterans.

Peter W. Ogden served both the active Army and Maine Army National Guard over a span of 28 years. He retired as a Lieutenant Colonel from the Army Corps of Engineers. Mr. Ogden served two combat tours in Vietnam and was appointed as the Director, Bureau of Veterans' Services, State of Maine in February, 2004 by Brigadier General John Libby, Commissioner of Defense, Veterans' and Emergency Management. Mr. Ogden is affiliated with the Veterans of Foreign Wars, American Legion and Vietnam Veterans of America. Mr. Ogden and his wife, Mary-Lou, live in Waterville and have two sons, Peter Jr. and Scott.

American Legion Representative

Royce A. Knowles served two years in the Army as an E-3. Mr. Knowles has served twelve years on the MVH Board of Trustees as well as the MVH CEO Management Committee. In addition to his American Legion representation on the MVH Board of Trustees, he is also affiliated with the VFW.

AMVETS Representative

Kelley D. Wynne served 35 years in the Army National Guard, retiring as a MSG. Mr. Wynne has served three years on the MVH Board of Trustees as well as the MVH Construction and Finance Committees. In addition to his AMVETS representation on the MVH Board of Trustees, he is also affiliated with the American Legion, the Disabled American Veterans (DAV), the Veterans of Foreign Wars (VFW), and AUSA.

Disabled American Veterans Representative

Brian T. McNally served three years in the Army, medically retiring as an SP-5. Mr. McNally has served four years on the MVH Board of Trustees as well as the Board Development Committee.

Veterans of Foreign Wars Representative

Thomas Lussier served three years in the U.S. Army as an E-5/67Y20 Sr., Helicopter Mechanic. Mr. Lussier has served three years on the MVH - Scarborough Liaison Committee and is also a member of the MVH Board Development Committee. He is affiliated with the Veterans of Foreign Wars.

Vietnam Veterans of America Representative

Theodore S. Curtis, Jr. served 4 years active duty in the Pacific and Vietnam 1966-1970. He is a retired Captain in the U.S. Navy Reserve and Destroyer duty and advisor to the Vietnamese Navy. He was awarded eight medals including the Bronze Star and is a former Blue and Gold Officer advising applicants to U.S. Naval Academy. He was the first Vietnam Veteran elected to Maine Legislature and a former State Representative and Senator, a member of Judiciary, Legal Affairs (chairman), and State Government (chairman) Committees.

Liaison Committee Members

Robert Emery served two years as a Corporal in the U.S. Army. Mr. Emery served five years on the MVH - Augusta Liaison Committee and is also on the MVH Construction Committee.

Raphael J. Guerrette served three years in the U.S. Navy as a 1st Class Electrician. Mr. Guerrette has served 12 years on the Caribou Liaison Committee as well as the CEO Management Committee. He is also a member of the Northern Maine Vet Cemetery Committee, Chairman of the Liaison Committee Northern Maine Vet Home and Chairman of the Clinic Board Northern Maine. He is affiliated with the American Legion.

John G. Kezal served three years in the U.S. Coast Guard as FN/DC. Mr. Kezal has served on the MVH - South Paris Liaison Committee. He is affiliated with the American Legion, the Elks, the Eagles, and the Coastguard Cuttermans Club.

Aubrey Carter served 20 years in the US Army and retired as a senior non-commissioned officer in 1982. Mr. Carter has served on the MVH - Machias Liaison Committee since its opening in 2005. He has been a veterans advocate with the Maine Veterans Services since 1985. He provides assistance to veterans and their dependents for Washington and Hancock Counties. He is currently serving as Chairman of the Board for the Machias Board of Selectman.

Eric Gleysteen served 10 years active duty in the U.S. Navy as a Naval Flight Officer. He is completing his 10th year with Reserve P-3C squadron VP-92, as a Commander in Brunswick, Maine. He is married to Betsy Gleysteen, has two children and lives in Scarborough. He is employed at Wright Express in South Portland. He serves on the MVH - Scarborough Liaison Committee.

Robert E. Whelan served 20 years in the U.S. Army (Infantry), retiring as LTC. Mr. Whelan has served ten years on the MVH Board of Trustees. He currently is a lecturer in English and Associate Chairman of the Department of English at the University of Maine in Orono. He currently serves on the MVH - Bangor Liaison Committee.

**Appendix I:
EXCERPT OF STATUTE
AUTHORIZING AND CREATING MAINE VETERANS' HOMES**

**Title 37-B: DEFENSE, VETERANS AND EMERGENCY MANAGEMENT
(HEADING: PL 1997, c. 455, §9 (rpr))
Chapter 11: MAINE VETERANS' HOME**

§601. Home established; purpose

There must be public homes for veterans in Maine known as "Maine Veterans' Homes." In addition to the existing 120-bed home located in Augusta, a 120-bed home located in Scarborough, a home not to exceed 40 beds located in Caribou, a home located in Bangor not to exceed 120 beds, of which 40 beds are dedicated to senile dementia patients, and a home located in South Paris not to exceed 90 beds, of which 30 beds are dedicated to senile dementia patients, may be constructed if federal Veterans' Administration funds are available to meet part of the costs of each facility for construction or operation. In addition, a home located in Machias not to exceed 60 beds may be constructed if federal Veterans' Administration funds or funds from any other state, federal or private source are available to meet part of the costs of the facility for construction or operation, except that the Machias home may not begin operation prior to July 1, 1995 and the construction and funding of the Machias home may not in any way jeopardize the construction, funding or financial viability of any other home. The Maine Veterans' Homes also are authorized to provide nonnursing facility care and services to Maine veterans if approved by appropriate state and federal authorities. The Board of Trustees of the Maine Veterans' Homes shall plan and develop the Machias home and any nonnursing facility care and services using any funds available for that purpose, except for the Augusta facility's funded depreciation account. The Maine Veterans' Homes are authorized to construct community-based outpatient clinics for Maine veterans in cooperation with the United States Department of Veterans Affairs and may construct and operate veterans hospice facilities, veterans housing facilities and other facilities authorized by the Board of Trustees of the Maine Veterans' Homes, using available funds. Any funds loaned to the Maine Veterans' Homes for operating purposes from the funded depreciation accounts of the Maine Veterans' Homes must be reimbursed from any funds received by the Maine Veterans' Homes and available for that purpose. The primary purpose of the Maine Veterans' Homes is to provide support and care for honorably discharged veterans who served on active duty in the United States Armed Forces or who served in the Reserves of the United States Armed Forces on active duty for other than training purposes or are entitled to retired pay under 10 United States Code, Chapter 1223 regardless of the age of such persons. [2007, c. 167, §9 (AMD).]

SECTION HISTORY

1983, c. 460, §3 (NEW). 1985, c. 773, §1 (RPR). 1989, c. 502, §A141 (AMD). 1991, c. 702, §1 (AMD). 1993, c. 426, §1 (AMD). 1993, c. 427, §10 (AMD). 1993, c. 680, §A34 (RPR). 1997, c. 98, §1 (AMD). 1997, c. 395, §P1 (AMD). 1999, c. 288, §1 (AMD). 2007, c. 167, §9 (AMD).

Title 37-B: DEFENSE, VETERANS AND EMERGENCY MANAGEMENT
(HEADING: PL 1997, c. 455, §9 (rpr))
Chapter 11: MAINE VETERANS' HOME

§602. Body corporate; powers

The Maine Veterans' Home is a body corporate. In addition to other powers granted by this chapter, the Maine Veterans' Home may: [1983, c. 460, §3 (NEW).]

- 1. Contracts.** Make and execute contracts and all other instruments necessary or convenient for the exercise of its powers and functions under this chapter;
[1983, c. 460, §3 (NEW) .]
- 2. Acquire property.** Acquire, in the name of the home, real or personal property or any interest therein, including rights or easements, on either a temporary or long-term basis by gift, purchase, transfer, foreclosure, lease or otherwise;
[1983, c. 460, §3 (NEW) .]
- 3. Hold or dispose of property.** Hold, sell, assign, lease, rent, encumber, mortgage or otherwise dispose of any real or personal property, or any interest therein, or mortgage interest owned by it or in its control, custody or possession and release or relinquish any right, title, claim, lien, interest, easement or demand however acquired, including threat of foreclosure;
[1983, c. 460, §3 (NEW) .]
- 4. Procure insurance.** Procure insurance against any loss in connection with its property and other assets in amounts and from insurers which it deems desirable;
[1983, c. 460, §3 (NEW) .]
- 5. Receive bequests and donations.** Receive, on behalf of the State, bequests and donations that may be made to improve the general comfort and welfare of the members of the home or for the betterment of the home;
[1983, c. 460, §3 (NEW) .]
- 6. Borrow funds.** Borrow funds, not in excess of \$15,000,000 in the aggregate, make and issue bonds and negotiate notes and other evidences of indebtedness or obligations of the veterans' home for prudent and reasonable capital, operational and maintenance purposes. The home may secure payments of all or part of the obligations by pledge of part of the revenues or assets of the home that are available for pledge and that may be lawfully pledged or by mortgage of part, or all, of any property owned by the home. The home may do all lawful things necessary and incidental to those powers. The home may borrow money from the Federal Government and its agencies, from state agencies and from any other source. The home may borrow money from the State subject to approval by the Treasurer of State and the Governor. Bonds, notes and other evidences of indebtedness issued under this subsection shall not be deemed to constitute debts of the State, nor a pledge of the credit of the State, but shall be payable solely from the funds of the home; and
[1991, c. 702, §2 (AMD) .]
- 7. Other acts.** Do other acts necessary or convenient to exercise the powers granted or reasonably implied in this section.
[1983, c. 460, §3 (NEW) .]

SECTION HISTORY

1983, c. 460, §3 (NEW). 1985, c. 773, §2 (AMD). 1991, c. 702, §2 (AMD).

Appendix J: Brief Overview of Veterans Housing Coalition of Maine

The Veterans Housing Coalition of Maine is dedicated to providing affordable and accessible housing to senior retired and handicapped veterans of active duty in our nation's armed forces and to their dependants.

In May 8, 2006 Maine Governor John E. Baldacci signed an act of the Maine State Legislature which authorizes the conveyance of Hedin Hall for reuse as veterans housing, and an option agreement subsequently was negotiated and signed with the Department of Administrative and Financial Services to advance this plan, which has become part of the overall effort to create a Veterans Campus in Bangor. Hedin Hall is the first tangible project of VHCME.

AMES A/E is currently working with the Veterans Housing Coalition of Maine to provide conceptual plans proposing redeveloping Hedin Hall with an elevator and lobby, a front entrance addition with deck, renovated stairwells, 12-14 living units of varying sizes and renovations to the basement area for: storage, recreation, laundry, caretaker's unit and dining. Considerable renovations to the front entry were also designed incorporating elements from buildings in the surrounding area and existing facilities.

VHCM is incorporated under the laws of the state of Maine as a non-profit organization. Tax exempt under the United States Internal Revenue Code, Section 501(c)(3).

The organization began in late 2002 with the kernel of an idea from an individual veteran. In 2003 several members of the Maine Veterans Coordinating Committee, a group representing most of the State's veterans service organizations agreed to help organize the VHCME. MVCC provided some seed money. In turn VHCME incorporated in May 2003 as a non-profit organization and later obtained tax exempt status from the Internal Revenue Service.

After looking at different properties, VHCME received the support of the Governor and Legislature in passing the Resolve authorizing the transfer of Hedin Hall.

Up to this point and probably until Hedin Hall is fully funded, VHCME has operated almost solely by the work of its volunteer directors, along with the *pro-bono* contribution of AMES A/E and other contributors.

**Appendix K:
VETERANS HOUSING COALITION OF MAINE
OFFICERS AND DIRECTORS**

OFFICERS

Jim Friedlander - President

A World War II naval veteran, Jim served in the Pacific theatre on a minesweeper. He graduated from the University of Colorado, Boulder, CO in 1949; M. A. (History, Public Administration), NYU, 1956; M. S. (Urban Planning), Columbia U, 1959, Urban Planner 1955-1981. He was an innkeeper in Freeport from 1983 until 2003. Now lives in Brunswick. Senior Vice Commander, Chapter 15, DAV; member, JWW.

Arnold Leavitt - Vice President

A 1943 graduate of Bates, native of Auburn. World War II Army. Landed in Normandy on D-Day. POW. Owned a successful lumber business in Auburn. Since retiring from business, Arnie has done "a little lobbying" in Augusta for the American Association of Retired People and Veterans. He has served as State Commander of the Veterans of Foreign Wars. Member of board of directors, Maine Veterans Homes.

Rich Cromwell - Treasurer

Rich was an Army Captain during the Vietnam war era. After working as a stockbroker and financial planner he went into the modular home building business in Brunswick where he lives. A leader in home builders' organizations he has won prizes for the design of his projects. Rich is one of the founders of "America's First Ship", a project to build a replica of the "Virginia" which was constructed at the Popham Colony to sail colonists back to England.

Lu Lamoreau - Corresponding Secretary

Retired from the Air Force 1955-1978, earned Bronze Star. Attended University of Maine at Augusta, self employed home builder. Post Commander and County Commander American Legion.

DIRECTORS

Jim Bachelder

Vietnam Navy 1969-1970, Jim has been active as a State Junior Vice Commander of the Veterans of Foreign Wars. Alumnus of Northeastern University. Diesel mechanic, computer administration and operation. VHCME's York County connection and co-chairman of the Southern Maine Veterans Memorial Cemetery Association.

Elmer Berry

Former State Senator; Chairman, Androscoggin County Commission; Former State President, Benevolent and Protective Order of Elks.

Duane Curtis

Marine during the Vietnam period. 100% disabled. Past Commander Chapter 8, Disabled American Veterans Mapleton. Our representative from Aroostook County.

Jack Donovan

Army veteran, served in Vietnam, 1966 - 1969. Husson College graduate, 1966, in Business Administration. Real estate development and property management for 30 years. "Our man in Bangor", heading VHCME efforts to develop Hedin Hall.

Gard Enman

Past Department Commander of the American Legion. Judge Advocate, American Legion. Vietnam combat veteran 1966-1969. Alumnus University of Southern Maine. Para-legal certificate. Sales Consultant. Resident of Lewiston.

Gary Laweryson

State Commandant of the Marine Corps League, Gary serves as President of the Maine Veterans Coordinating Committee. Served in Vietnam. He and his wife, Linda, live in Waldoboro.

Linda Laweryson

An ex Marine along with her husband, Linda had been the secretary of the Maine Veterans Coordinating Committee as well as VHCME's recording secretary until temporarily incapacitated by illness. Linda is a Registered Nurse.

Peter Ogden

Regular Army 1967 - 1995. Served in Vietnam. Lt Colonel in Army. Director of Veterans Services for State of Maine. A Waterville resident he serves on our Board *ex officio* as well as on the board of the Maine Veterans Homes.

Tim Politis

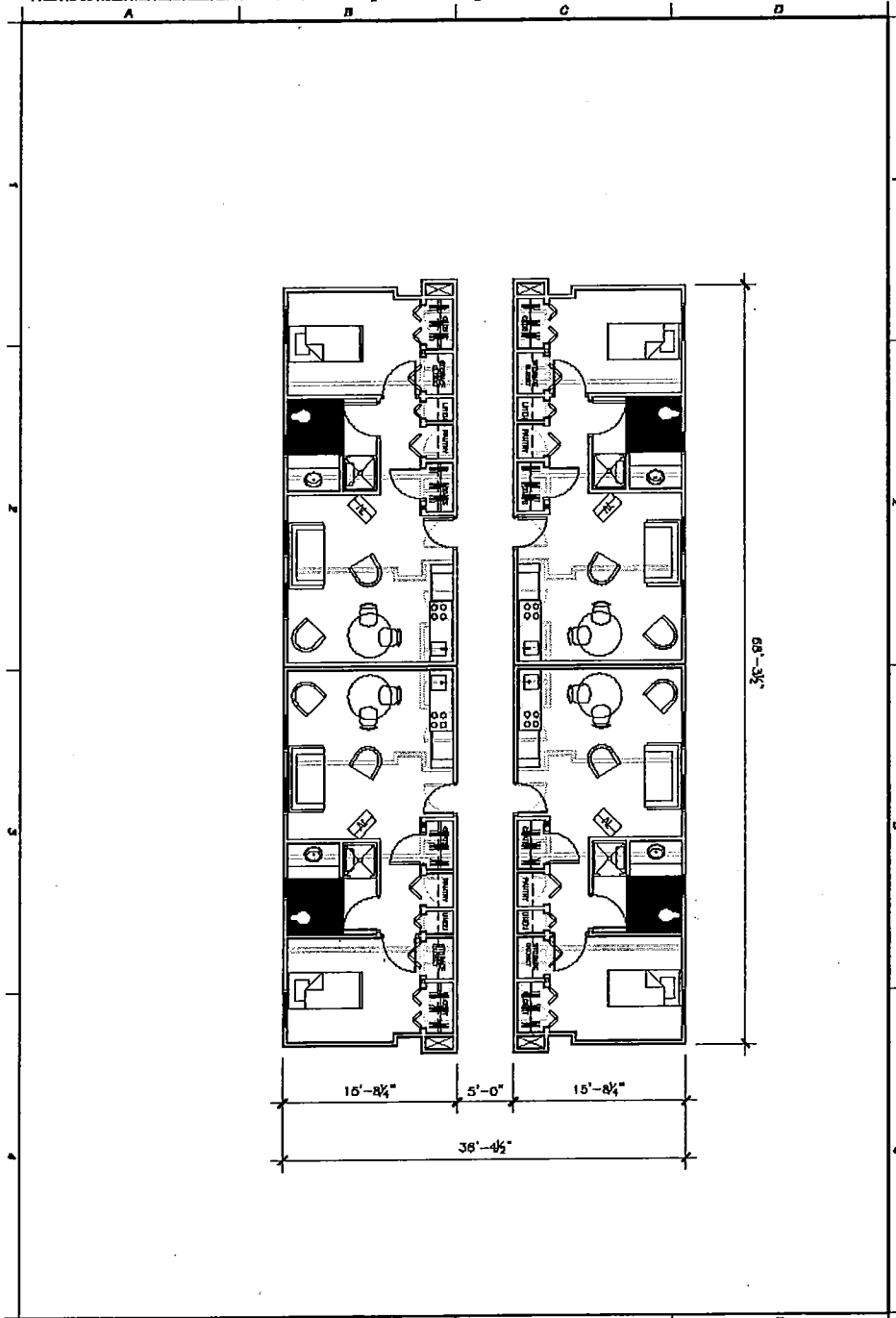
B.S. from Vermont's Castleton State College. Tim was a Marine Captain in Vietnam. A resident of Scarborough, he has been in the insurance and financial management business in Scarborough. While serving as chairman of the board of Maine Veterans Homes, he was tapped in 2002 to become the organization's President and CEO, a position he held until 2006.

Joe Tinkham

Native Portlander. B.S. from S.U.N.Y. Retired Major General and a Vietnam artillery veteran. Adjutant General, retired, of Maine National Guard. Former Commissioner of State Department of Defense, Veterans and Emergency Management. Former CEO of Maine Veterans Homes. Lives in South Gardiner.

Appendix L: SAMPLE CONCEPTUAL FLOOR PLAN OF HEDIN HALL REUSE

Mar 17, 2009 - 7:28am
P:\05113-00 Hedin Hall Renovation and Reuse for VHCIT, Drawing\05113-A121b.dwg



<p>A121b</p>	<p>AMES A/E ARCHITECTS & ENGINEERS</p> <p>1000 Main St. 20th Floor Bangor, ME 04401 Tel: 207.547.4444</p>	<p>4 SINGLE COMBINED</p>	<p>HEDIN HALL RENOVATION AND REUSE FOR VHCIT</p> <p>BANGOR MAINE</p>
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**Appendix M:
RESOLVE AUTHORIZING THE SALE OF HEDIN HALL**

**RESOLVES
Second Regular Session of the 122nd**

**CHAPTER 209
S.P. 765 - L.D. 1984**

Resolve, Authorizing the Commissioner of Administrative and Financial Services To Sell or Lease for Veterans' Housing the Interests of the State in Hedin Hall at the Dorothea Dix Psychiatric Center

Sec. 1. Definitions. Resolved: That, as used in this resolve, the following terms have the following meanings.

1. "Commissioner" means the Commissioner of Administrative and Financial Services.
2. "State property" means the real estate described in section 3 with the buildings and improvements, together with all appurtenant rights and easements, and all personal property located on that property, including vehicles, machinery, equipment and supplies; and be it further

Sec. 2. Authority to convey state property. Resolved: That the State, by and through the commissioner, may:

1. Enter into a lease or leases or convey by sale the interests of the State in the state property;
2. Negotiate, draft, execute and deliver any documents necessary to settle any boundary line discrepancies;
3. Exercise, pursuant to the Maine Revised Statutes, Title 23, chapter 3, the power of eminent domain to quiet for all time any possible challenges to ownership of the state property;
4. Negotiate, draft, execute and deliver any easements or other rights that, in the commissioner's discretion, may contribute to the value of a proposed sale or lease of the State's interests; and
5. Release any interests in the state property that, in the commissioner's discretion, do not contribute to the value of the remaining state property; and be it further

Sec. 3. Property interests that may be conveyed. Resolved: That the state property authorized to be sold or leased is Hedin Hall located at the Dorothea Dix Psychiatric Center, formerly known as the Bangor Mental Health Institute, together with a suitable amount of land to support its use as veterans' housing and to meet any applicable municipal zoning ordinances. The amount of land and the boundary of the state property leased or sold pursuant to this resolve must be determined by the commissioner, in the commissioner's sole discretion, to be in the best interests of the State.

The state property must be conveyed with the restriction that it be used for veterans' housing. If the state property ceases to be used for veterans' housing, it must revert to the State. If the state property reverts to the State, the commissioner, after consultation with the Superintendent of the Dorothea Dix Psychiatric Center, may seek qualified developers and proposals for sale or lease of the state property so long as the proposals are compatible with other uses on the Dorothea Dix Psychiatric Center campus; and be it further

Sec. 4. Property to be sold as is. Resolved: That the commissioner may negotiate and execute leases and purchase and sale agreements upon terms the commissioner considers appropriate; however, the state property must be sold "as is," with no representations or warranties.

Title must be transferred by quitclaim deed without covenant or release deed except as provided in section 3 and executed by the commissioner; and be it further

Sec. 5. Exemptions. Resolved: That any lease or conveyance pursuant to this resolve is exempt from any statutory or regulatory requirement that the state property first be offered to the Maine State Housing Authority or another state or local agency; and be it further

Sec. 6. Appraisal. Resolved: That the commissioner shall have the current market value of the state property determined by an independent appraiser. The commissioner may list the state property for sale or lease with private real estate brokers at the state property's appraised value and negotiate sales or leases, solicit bids, sell directly to purchasers or enter directly into leases with tenants. The commissioner may reject any offers; and be it further

Sec. 7. Proceeds. Resolved: That any proceeds generated pursuant to this resolve must be distributed as follows:

1. Any proceeds from the sale of the state property must be deposited into the Department of Administrative and Financial Services, Bureau of General Services' capital repair and improvement account for capital improvements as designated by the commissioner; and

2. Any proceeds from the lease of state property pursuant to this resolve must be deposited in the General Fund; and be it further

Sec. 8. Repeal. Resolved: That this resolve is repealed 5 years from its effective date.

Effective August 23, 2006.

**Appendix N:
OPTION AGREEMENT FOR THE SALE OF HEDIN HALL**

OPTION AGREEMENT

AGREEMENT made and entered into as of the 21st day of November, 2006, by and between THE STATE OF MAINE, acting through its Department of Administrative and Financial Services, with a mailing address of 77 State House Station, Augusta, Maine 04333 ("Seller") and HEDIN HALL LIMITED PARTNERSHIP with a mailing address of P.O. Box 604, Brunswick, ME 04011 ("Purchaser").

WITNESSETH:

In Consideration of One Dollar (\$1.00) (the "Option Consideration"), the receipt of which is hereby acknowledged by Seller, and in consideration of the mutual covenants and promises hereinafter set forth, Seller and Purchaser agree as follows:

1. Grant. Seller hereby grants to Purchaser the exclusive right and option to purchase the premises situated in the City of Bangor, Penobscot County, Maine, which premises consist of a lot or parcel of land together with the improvements thereon, situated westerly of the Maine Veterans Home, and on the northerly side of Garland Street, (said improvements being commonly known as Hedin Hall) and which premises are more particularly shown on Schedule A (the "Premises"). The Premises shall be conveyed pursuant to Resolve, Chapter 209, as enacted by the Second Session of the 122nd Maine Legislature, together with any subsequent amendments that may be enacted thereto.

The description of the Premises in the deed of conveyance shall be (i) in form and substance satisfactory to Purchaser and Seller and (ii) delivered by Seller in form satisfactory to Seller, to Buyer, for Buyer's review and acceptance, within thirty (30) business days after Seller's receipt of the notice(s) of election to exercise described in Paragraph 3. Such description shall also contain restrictive use covenants for the purpose of identifying the portion of the Premises which shall remain free of construction and development.

2. Expiration. This Option shall expire on June 30, 2008, at 4:00 P.M., Maine time.

3. Notice of Exercise. Purchaser may exercise this Option at any time during the Option Period by giving written notice of election to exercise to Seller in the manner set forth in Paragraph 11 (b) below. If Buyer exercises this Option, but fails to close in accordance with this Agreement, the Option Consideration and any interest thereon shall be retained by the Seller.

4. Failure to Exercise. In the event that Purchaser fails to exercise this Option, the Option Consideration shall be retained by Seller and neither nor Buyer shall have any further rights of claims against the other. Purchaser may fail or refuse to exercise this Option for any reason whatsoever, including without limitation that the Purchaser determines, or is notified that, the Premises do not meet environmental requirements of the United States Department of Housing and Urban Development or other environmental requirements.

5. Exercise. In the event that Purchaser exercises this Option as provided herein, the following provisions shall be applicable:

a. Purchase Price. The purchase price for the Premises is pursuant to the current market value of the property as determined by an independent appraiser or such lesser amount as the parties may agree. The Purchase Price shall be subject to any adjustments and prorations described below and shall be paid at the closing to the Seller by certified check, wire transfer or bank cashier's check.

b. Title and Condition of Property. Seller shall convey, and Purchaser shall accept, title to the Premises by Quitclaim Deed Without Covenant. The Premises are to be sold "as is" with no representations or warranties.

c. Closing. The closing shall take place sixty (60) days after the date this option is exercised, at 10:00 AM, local time, at the offices of Department of Administrative and Financial Services, Bureau of General Services, Burton Cross Building, Augusta, Maine, or at such other time and place as Seller and Purchaser shall mutually agree upon in writing. At the closing, Seller shall execute and deliver to Purchaser, against payment of the balance of the purchase price, (i) a Quitclaim Release Deed to the Property (the "Deed"); (ii) affidavits and other instruments customarily used in commercial real estate transactions in the State of Maine.

d. Adjustments, Prorations and Closing Costs.

(i) Real estate taxes, assessments, rentals and utilities shall be prorated as of the date of closing (including those assessments due for Maine Commercial Forestry Excise Tax, which shall be prorated for the particular assessment period).

(ii) The Maine real estate transfer tax shall be paid for by Seller and Buyer in accordance with 36 M.R.S.A. § 4641-A.

(iii) The recording fee for the deed of conveyance will be paid by Buyer.

e. Possession. Seller shall deliver possession of the Premises to Purchaser at closing, free of all leases, tenancies or occupancies by any person. Purchaser acknowledges that Purchaser has had an opportunity to inspect the Property and that the Property shall be conveyed "AS IS, WHERE IS, AND WITH ALL FAULTS" unrepaired and without any express or implied warranties of any kind or nature.

f. Default; Remedies. In the event of a default by either party, the nondefaulting party shall have all remedies available to the extent of applicable law.

6. Public Announcements. The parties agree to coordinate the timing and content of any and every public announcement made by the parties relating to this Agreement which are made prior to or in connection with the closing.

7. Brokerage. The parties represent to each other that there are no brokers involved in this transaction.

8. Recording of Option. The parties agree that this Option may not be recorded. Seller agrees, if requested by Purchaser, to execute and acknowledge before a notary public, in recordable form under Maine law, a Memorandum of Option, and to deliver the same to Purchaser for recording at the Registry of Deeds in the County in which the Property is located.

9. Capacity. Each party represents to the other that: Such party has full power and authority to perform its obligations hereunder and that any person or entity executing this Agreement by or on behalf of the representing party has the authority to act on behalf of and bind the representing party, and that any person or entity executing any closing documents by or on behalf of the representing

party has been and will be duly authorized to act on behalf of the representing party, and that the performance of this Agreement will not be in violation of the representing party's charter or any law, ordinance, rule, regulation or order of any governmental body having jurisdiction, or the provisions of any agreements to which the representing party is a party or by the terms of which is bound and, at the closing, each party shall furnish to the other party and to Purchaser's title insurance company, if any, reasonably satisfactory evidence of such authority and approval.

10. Legal Expenses. Regardless of whether the transactions contemplated pursuant to this Agreement are consummated, each party hereto, unless this Agreement expressly provides otherwise, shall pay all attorneys' fees and related costs and expenses incurred by it and incident to the preparation and performance of this Agreement, and matters relating thereto, and such fees, costs and expenses shall not be reimbursable by the other party hereto.

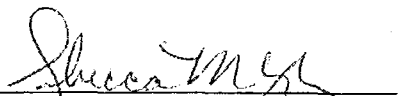
11. Miscellaneous. Time is of the essence hereof. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, registered or certified, return receipt requested, addressed to the recipient at the address set forth at the beginning of this Agreement. Either party may change its address for purposes of this Section by giving the other party notice of the new address in the manner described herein. Purchaser may assign its rights under this Agreement to an affiliate without Seller's consent, but any other assignment is prohibited without the prior written consent of the Seller. This Agreement, constitute the entire agreement between Seller and Purchaser and there are no agreements or understandings between the parties except as set forth herein. This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Purchaser. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof. Certain of the obligations of the parties set forth in this Agreement are intended to survive the closing. This Agreement may be executed in several counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, Seller and Purchaser have executed this Agreement as of the date first above written.

WITNESS:

STATE OF MAINE, Seller, by its
Department of Administrative and Financial
Services



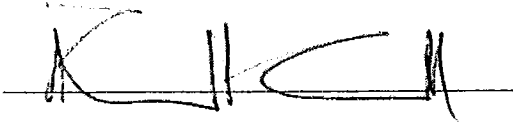
By: 
Rebecca M. Wyke, Commissioner

[Signatures continued on next page captioned "CONTINUATION SIGNATURE PAGE TO OPTION AGREEMENT"].

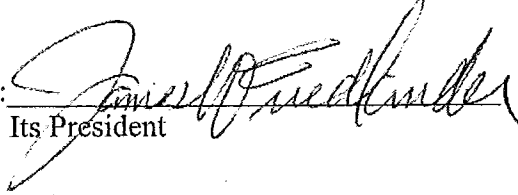
CONTINUATION SIGNATURE PAGE TO OPTION AGREEMENT

HEDIN HALL LIMITED PARTNERSHIP

By: VHCME CORP., Its General Partner

A handwritten signature in black ink, appearing to be 'VHCME', written over a horizontal line.

By:

A handwritten signature in black ink, appearing to be 'James W. Freedlander', written over a horizontal line.

Its President

SCHEDULE A

Hedin Hall

Purchase & Sale Description

A certain lot or parcel of land situated westerly of the Maine Veterans Home, and northerly of the northerly side line of Garland Street, extended, in Bangor, Penobscot County, Maine and further described as follows;

Beginning at a 6"x6" granite highway monument found on the northerly side of said Garland Street and at the easterly terminus of said street as shown on a plan of a survey entitled "Standard Boundary Survey of lands Located on State Street and Hogan Road, City of Bangor, County of Penobscot, State of Maine" by Stevens, Morton, Rose & Thompson dated February 8, 1993.

Thence easterly along the extension of Garland Street for 585' to a point on the westerly side of a private 100' wide right of way.;

Thence northeasterly along the westerly side of said right of way for 70.0' to the true point of beginning of this description.

Thence generally northerly, along the westerly side line of said private right of way for 914';

Thence westerly at a right angle to said private right of way for 250'+/-;

Thence southerly at a right angle to the last mentioned line for 310'+/-;

Thence southwesterly for 516' to a point that is 67.8' northerly of and perpendicular to said Garland Street and 264' distant, westerly, from the point of beginning;

Thence easterly for 264'+/- to the point of beginning

Together with a right of way, for all purposes of a way, including the right to install and maintain utilities, over the private paved road running from State Street, so called, northerly to and along the easterly side line of the above described parcel.

The above-described parcel contains 5.0 acres and is a portion of those premises conveyed to the State of Maine by deed recorded in book 601, page 24 in the Penobscot Registry of Deeds.

This description is based on limited plan information and aerial photographs and should not be used for conveyance purposes. It is recommended that a full boundary survey is performed prior to any property conveyance.

Refer to attached Exhibit "A" for a sketch of the subject parcel.



HEDIN HALL RENOVATION
BANGOR MAINE
JOB # 05

SCALE: 1" = 200'

AMES
ARCHITECTS & ENGINEERS

Bangor Office 115 Main St., PO Box 2610 Bangor, ME 04402-0610 T: 207-947-0183	Pittsboro Office 403 The Hill, John Hart House Pittsboro, N.H. 03256 T: 603-425-2300
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**Appendix O:
APPRAISAL OF HEDIN HALL AND ASSOCIATED PROPERTY**

(Complete appraisal available for review at the Bureau of General Services)

March 21, 2007

Peter Glasow

Bureau of General Services

RE: Dorothea Dix Psychiatric Center, Hedin Hall Appraisal

Dear Mr. Glasow:

Pursuant to your request, we have made an inspection of the above captioned property as more fully identified and described in the attached report for the purpose of estimating the Market Value of its Fee Simple Interest.

As a result of said appraisal, we are of the opinion that said value as of March 13, 2007 is:

***** \$330,000. *****

***** *THREE HUNDRED THIRTY THOUSAND DOLLARS* *****

The supporting data, analyses and conclusions, upon which this value is based, are contained in the accompanying report and/or the files of the undersigned.

This appraisal is subject to General Assumptions, Limiting Conditions, and Certification together with any Extraordinary Assumptions or Hypothetical Conditions as set forth on following pages, and has been prepared referenced to the Uniform Standards of Professional Appraisal Practice (USPAP) as an Expanded Summary format.

Specifically noted, as an assist to the undersigned in the performance of this assignment, was the time, effort, and expertise of Donald Oyster, the affiliates and office staff of Gosline + Company and/or Norman A. Gosline.

By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance, in full, of associated professional fees. Furthermore, any claims against the appraiser, for whatever reason, are limited to the amount of said fees with responsibility of the appraiser limited to the client and not extending to any third party.

Thank you for the opportunity and privilege of being of service in this matter.

Sincerely,

Norman A. Gosline, MAI, CRE

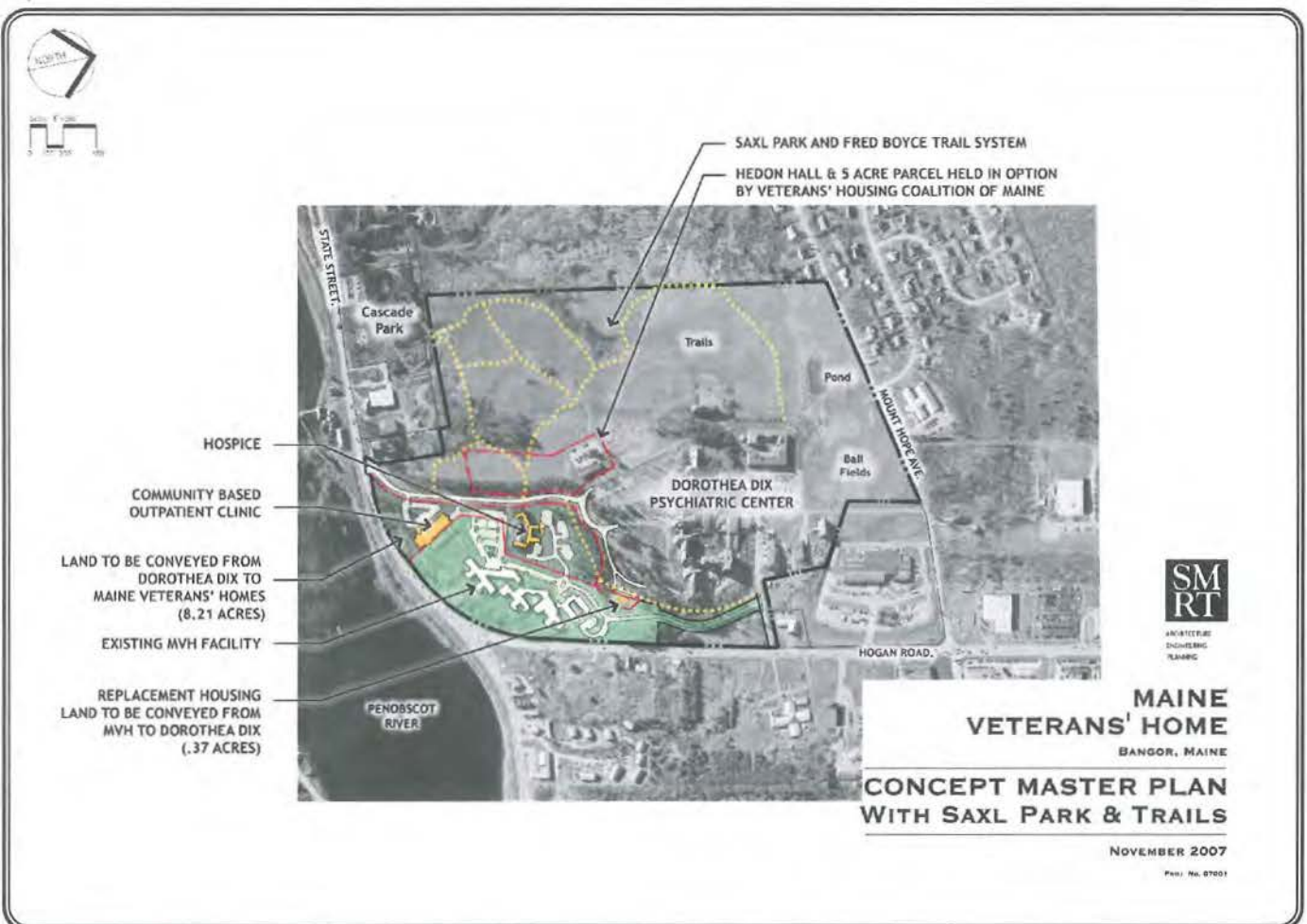
Donald L. Oyster

NAG/dlp/lal

Appendix P: CONCEPT SITE PLAN BY MAINE VETERANS HOMES OF ITS PORTION OF THE PROPOSED VETERANS CAMPUS



Appendix R:
CONCEPT SITE PLAN BY MAINE VETERANS HOMES
SHOWING SAXL PARK, DOROTHEA DIX
AND VETERANS CAMPUS SERVICES



**Appendix S:
APPRAISAL OF VETERANS CAMPUS PROPERTY,
APART FROM HEDIN HALL**

December 6, 2007

William B. Leet
State of Maine
Bureau of General Services
77 State House Station
Augusta, ME 04333-0077

RE: Appraisal of Property at Dorothea Dix Psychiatric Center, Bangor, Maine

Dear Mr. Leet:

Pursuant to your request, we have made an inspection of the above captioned property as more fully identified and described in the attached report for the purpose of estimating the Market Value of its Fee Simple Interest.

As a result of said appraisal, we are of the opinion that the combined total value, as of December 4, 2007, to be:

8.21± Acre Total Parcel

******* \$630,000. *******

******* SIX HUNDRED THIRTY THOUSAND DOLLARS *******

The supporting data, analyses and conclusions, upon which this value is based, are contained in the accompanying report and/or the files of the undersigned.

This appraisal is subject to General Assumptions, Limiting Conditions, and Certification together with any **Extraordinary Assumptions** or **Hypothetical Conditions** as set forth on following pages, and has been prepared referenced to the Uniform Standards of Professional Appraisal Practice (USPAP) as an Expanded Summary format.

Specifically noted as an assist to the undersigned in the performance of this assignment, was the time, effort, and expertise of the affiliates and office staff of Gosline + Company and/or Norman A. Gosline.

By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance, in full, of associated professional fees. Furthermore, any claims against the appraiser, for whatever reason, are limited to the amount of said fees with responsibility of the appraiser limited to the client and not extending to any third party.

Thank you for the opportunity and privilege of being of service in this matter.

Sincerely,

Norman A. Gosline, MAI, CRE

Donald L. Oyster

NAG/dlp/dmb