

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Community Connections, Inc.****Federal Tax ID: 92-0112719****Project Title:****Project Type: New Construction and Land Acquisition**

# Community Connections, Inc. - Community Connections New Building

**State Funding Requested: \$550,000****House District: 1 / A**

One-Time Need

**Brief Project Description:**

Construction of a new Community Connections facility in Ketchikan.

**Funding Plan:**

Total Project Cost: \$4,787,807

Funding Already Secured: (\$3,842,807)

FY2013 State Funding Request: (\$550,000)

Project Deficit: \$395,000

*Funding Details:**Total Cost of Project: \$4,787,807**Legislative request \$550,000**Community Connections USDA Loan \$2,900,000**Rasmuson Foundation request \$395,000**Murdock Trust \$250,000**Community Connections sale of building + pre-development \$592,807**Capital Campaign - Community \$100,000***Detailed Project Description and Justification:**

Community Connections is seeking state funding to support construction of a new facility to house Ketchikan-based services and operations. Community Connections has been serving Southern Southeast Alaska for the past 25 years. Currently, services are provided to nearly 700 customers in Ketchikan, Metlakatla, and Prince of Wales Island. Community Connections is the fourth-largest private employer in Ketchikan.

Community Connections is a unique non-profit, human service organization. It offers an array of services not typically seen in other human services organizations. Its services cover the life span of individuals. Beneficiaries include the elderly, people with developmental disabilities, very young children who experience a developmental delay or are at-risk, and children who experience mental health disorders. This broad array of services allows Community Connections to be a more stable and viable organization than one that just relies on a single service type or customer base. Community Connections also realizes significant administrative savings by providing all services through one organization.

All programs share the goal of supporting participation in home and community life. The organization's growth has forced Community Connections to find a building that will accommodate all of its programs and support its ability to continue to

provide the highest quality services.

The growth has caused Community Connections to convert meeting, therapy, and activity spaces into office spaces. The organization was holding family therapy sessions in hallways, seeking rental opportunities for activity spaces, and renovating closets and storage spaces. In an effort to help ease the facility crisis for the short-term, Community Connections moved its Early Learning Services to an off-site facility. Several years prior to that, Community Connections had moved all of its CMH activity spaces off-site. Working with Amanda Welsh as the architect, Community Connections completed a two-year analysis of properties and options of buildings to remodel. The building committee preferred to have the proposed building remodeled because it met all of the organization's needs, included future growth, could be completed within a year, and the price is established at \$4,630,000. Community Connections sold its current building in anticipation of purchasing the newly-remodeled building at 723 Stedman St. The organization is currently leasing 201 Deermount St. from the Ketchikan Indian Community. The 723 Stedman building has 19,600 sq ft (two floors). The lot size will allow for 74 parking spaces. All programs will be housed under the same roof. This supports the continued growth and expansion of services to meet the needs of the people Community Connections serves, especially as the population ages and needs supports to stay in their own home.

- Infrastructure: Community Connections provides human services to the full array of vulnerable children and adults (birth to elderly) in the community. This building will help the organization continue to provide quality services and remain stable and viable within the community.
- Public Safety: Community Connections provides services to vulnerable individuals who are at-risk of being in trouble with the law or who are medically fragile and at-risk of needing emergency medical services. Community Connections' services help support these individuals so they don't require a higher level of institutional care. Community Connections helps to ensure the people it serves remain safe and prevents them from getting into trouble with the law.
- Private Sector Tools: Community Connections is the fourth-largest private employer in Ketchikan. This building will support continued growth for many years to come.
- Investment in Future: This project will support the growth of services to meet the needs of individuals in the community. It is an investment that helps over 700 people and their families each year.
- Support for Essential Services: Community Connections' services are essential for the health and well-being of individuals who need support such as seniors who want to live as long as possible in their own homes. The organization provides supports to children and adults so they can remain in their own home and/or community.

#### COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGIES (CEDs):

- Community Connections currently employs 250 people. It anticipates hiring an additional 25-30 mid-level management and direct service staff with the new building.
- Community Connections is funding its new building through a USDA loan for \$2,900,000, requesting private foundation funding, the organization's reserves and sale of its 201 Deermount St. building, a community capital campaign, and this legislative request.
- State the number of jobs retained -- 250+
- Amount of private sector investment -- \$4,237,807

#### Project Timeline:

FY2012

#### Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Community Connections

**Grant Recipient Contact Information:**

Name:	Bess Clark
Title:	Executive Director
Address:	201 Deermount Street Ketchikan, Alaska 99901
Phone Number:	(907)225-7825
Email:	bess.clark@comconnections.org

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

# **Greater Ketchikan Community Request for Fiscal Year 2013 State Funding for Community Connections New Building**

## **APPLICANT:**

**Community Connections, Inc.**  
**201 Deermount St.**  
**Ketchikan, AK. 99901**  
**907-225-7825**  
[bess.clark@comconnections.org](mailto:bess.clark@comconnections.org)  
[www.comconnections.org](http://www.comconnections.org)  
**Federal Tax ID 920112719**

## **GRANT RECIPIENT:**

**Community Connections, Inc.**

## **PROJECT DESCRIPTION:**

### **Community Connections New Building**

Community Connections is seeking funding assistance from the State of Alaska in order to build a new facility to house Ketchikan based services and operations. Community Connections has been serving Southern Southeast Alaska for the past 25 years. Currently, services are provided to nearly 700 customers in Ketchikan, Metlakatla and on Prince of Wales Island. We are the 4<sup>th</sup> largest private employer in Ketchikan.

Community Connections is a unique non-profit, human service organization. We offer an array of services not typically seen in other human services organizations. Our services cover the life span of individuals. Our beneficiaries include the elderly, people with developmental disabilities, very young children who experience a developmental delay or at risk, and children who experience mental health disorders. This broad array of services allows us to be a more stable and viable organization than those who rely on just one service type or customer base. We also realize significant administrative savings by providing all services under one umbrella organization.

All programs share the goal of supporting participation in home and community life. The organization's growth has forced us to find a building that will accommodate all of our programs and support our ability to continue to provide the highest quality services.

Our growth has caused us to convert meeting, therapy and activity spaces into office

**Request for Fiscal Year 2013 State Funding for  
Community Connections New Building  
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spaces. We were holding family therapy sessions in hallways, seeking rental opportunities for activity spaces and renovating closets and storage spaces. Quite literally, we were bursting at the seams. In an effort to help ease the facility crisis for the short term, we moved our Early Learning Services to an offsite facility. Several years prior to that, we had moved all of our CMH activity spaces off site. Working with Amanda Welsh as our architect, we completed a two year analysis of properties and options of buildings to remodel. Our building committee preferred to have this building remodeled because it met all of our needs, included future growth, could be completed within a year, and the price is established at \$4,630,000. We sold our current building in anticipation of purchasing the newly remodeled building at 723 Stedman St. We are currently leasing 201 Deermount St. from KIC. The 723 Stedman building has 19,600 sq ft (two floors). The lot size will allow for 74 parking spaces. All programs will be housed under the same roof. This supports the continued growth and expansion of services to meet the needs of the people we serve, especially as our population ages and needs supports to stay in their own home.

Remodeling will be complete by July-August 2012



**PRIORITY RANK AMONG ALL KETCHIKAN AREA PROJECT PROPOSALS:**

**The ranking of the project will be added once priorities are determined**

## FUNDING REQUEST:

State Funding requested - \$550,000 – one time

### Other Funding for Project

<b>Total Cost of Project:</b>	<b>\$4,787,807</b>
Legislative Request	\$ 550,000
Community Connections USDA Loan	\$2,900,000
Rasmuson requested	\$ 395,000
Murdock	\$ 250,000
Community Connections sale of Building + pre-development	\$ 592,807
Capital Campaign – Community	\$ 100,000

## ONGOING OPERATION AND MAINTENANCE:

Community Connections, Inc. will be responsible for the ongoing operation and maintenance of this building.

## PROJECT ATTRIBUTES:

- **Infrastructure:** Community Connections provides human services to the full array of vulnerable children and adults (birth to elderly) in our community. This building will help us continue to provide quality services and remain a stable and viable organization within our community.
- **Public Safety:** We provide services to vulnerable individuals who are at risk of being in trouble with the law or are medically very fragile and are at risk of needing emergency medical services. Our services help support these individuals so they don't go into a higher level of institutional care. We help to ensure the people we are serving remain safe and prevent them from getting into trouble with the law.

- **Private Sector Tools:** Community Connections is the fourth largest private employer. This building will support our continued growth for many years to come.
- **Investment in Future:** This project will support the growth of services to meet the needs of individuals in our community. It is an investment that helps over 700 people and their families each year.
- **Support for Essential Services:** Our services are essential for the health and well being of individuals who need supports such as our seniors who want to live as long as possible in their own homes. We provide supports to children and adults so they can remain in their own home and/or community.

#### **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGIES (CEDs):**

- Community Connections currently employs 250 people. We anticipate hiring an additional 25-30 mid level management and direct service staff with this new building.
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