Steve McKernan -- Welcome everyone.

Our purpose is multi-fold. One, is we want to introduce a program we have planned. It’s an existing program but we have a need to relocate that program. Second, we are seeking input from you. We don’t intend this to be a decision-making process per se. We’re not here to say that UNMH is going to do something and tell you what that is. When this clinic was built, when SW Mesa Clinic was built, and as we are engaged in developing a clinic on 4th street, we’ve met with the community. We make public announcements and contact neighborhood associations to get information out and seek their involvement. We don’t know if all the neighborhood associations are here tonight. We look at this as a series of events to get adequate input to help us develop the program and have an understanding of what the community wants.

**Question:** What neighborhood associations do you think aren’t represented here?

**Jamie Silva-Steele:** District 6 has 15 neighborhood associations. We want to make sure we got communication to all. My initial email was to several folks that I hoped would spread the word. We may have good representation from all groups.

**Steve McKernan:** We will have Misty go around and get the list of neighborhood associations and match to the city list to ensure we have good coverage.

**Question** -- Where are you in the process as far as the purchase of the property?

**Steve McKernan** -- The property has been purchased.

**Question** -- If that’s the case, why are you looking for input now?

Comment -- I went to the New Mexico Higher Education capital projects meeting last week and they tabled it. They would not let UNMH purchase it until they gained public comment.

**Steve McKernan** -- I believe what went to the Higher Education Department was what we needed to do to go through with the architecture and planning. The basic question is that UNM has a contract to buy that property. When you are buying property, informing people prior to buying the property means you aren’t going to get a good deal on that property. We have been in hard negotiations with a number of parties for more than two years to acquire property on Central. We have a clinic here (8300 Central SE) and a clinic at Central and Unser. Because of the bus transportation and concentration of our patients, and in looking at usage, Central Avenue is a good location for UNM to own property. UNM technically doesn’t have to comply with city zoning ordinances, but University has had a good practice with the city and community groups understanding what the building codes are and what we are allowed to do.

ASAP (Adult Substance Abuse Program) is a long-term program at UNM and was originally known as CASA. It broke off about 15 years ago because we believed we needed a program that was concentrated on treatment options for people who had a medical condition for substance abuse. Our program is completely accredited by The
Joint Commission. What that means is licensing by Medicare is required and then an external organization comes in and looks at the care we provide and the standards we set. The Joint Commission has done that. This program has met those standards for many, many years. ASAP is a leader in the field in substance abuse and addiction. We have three certified doctors who are boarded in psychiatry and get additional certifications in addictions. We have the highest level of professionals you can have to administer and deliver care.

ASAP has been housed in leased space by the airport. It's a warehouse, isn't on any public transportation line and does not provide good access to patients for treatment. Our goal is to provide in all our programs better accessibility to treatment.

Our desired outcome is improved individual and population health. We want to ensure effective community engagement in the project. We want a long-term, permanent home for adult and adolescent addiction services as a base and then get into outreach programs in other parts of the community. We want to improve accessibility and we want to create linkages to other programs in the community. The site is not too far from where we currently are and is on Central Avenue...where a lot of traffic is. It has about the best bus transportation location in the community. It is very important to our population to have adequate transport to the facility. We have looked at our zip code data and our cluster of patients is more in this area. Whenever we seek to place a clinic or outreach program, we look where the zip codes are for the patients and try to put the facility close to where the patients live. We would also be close to our Young Children’s Health Center and also the SE Heights Clinic. It is also close to the County Metropolitan Treatment Centers which is important because we have many patients who go back and forth from our program to the county program. We will post this on our internet and anyone can access it at www.hospitals.unm.edu.

The current ASAP is in leased space. The lease is expiring in a little less than a year. The property owners have leased it to another organization and have informed us we will not have availability in that space. As we have a concentration of patients in this community, we want to be closer to the community.

We offer a variety of services at ASAP (refer to slide): Individual and Group Counseling, Psychiatric Evaluation and Medication Management, Ambulatory Detoxification, Milagro Program for Pregnant Woman and Co-occurring Treatment for Mental Health and Substance Abuse for people with two simultaneous diagnoses. We also have medication assistance treatment for methadone and buprenorphine or suboxone. We want to offer other services for patients at this clinic; primary care for adults and OBGYN for Milagro patients, lab and pharmacy.

We have security at our current ASAP facility. We have video monitoring and coordinated security programs with APD for our other clinics. We will work with the other addiction clinics spread throughout the community. The map shows all the different bus lines that go through that area.
Patient Centered Medical Home is a concept for how primary care is delivered. In normal primary care, you have to track everything for yourself (lab, medications, check-ups, etc.). We try to get in front of that and keep track of all that information for the patient, tracking and interacting with the patient ahead of time. It's comprehensive care and continuous care.

We seek out community input. We want to get input from the community this evening and have a series of meetings to talk about this program and see what we can do and try to develop a final plan. We'll have initial meetings, receive feedback and go into the process of the actual plan. The neighborhood associations will have representatives to help us proceed with development, design, etc.

Open for Public Comment:
Question -- I have many but the first one is, I am not familiar with the other site where the lease will be up? Is it and outpatient or open 24/7
Steve McKernan – It will be an outpatient facility normally open 6 AM - 4PM, seven days a week.

Question -- Are there any crime statistics for other clinics or whether those are hot spots?
Steve McKernan -- We don't have statistics on that, mostly because UNM has a very good security team. Our security team is unarmed, but are well trained and licensed. We are in constant contact with APD and work very closely with them.

Barbara Sanders -- I am a teacher at Wilson Middle School. What is troubling is the map in the paper (Journal) with all the types of programs like this in the area. I'm sure you have great security, but if you turn someone away like MATS does, that person is dumped onto the street. We're just down the street from MATS and the Endorphin Power Company and that's what we see. My students are afraid to walk to school because of the people who are in this neighborhood. Are you building this here because the patients live here or are you building this because there are so many of these places in the community?
Steve McKernan – To answer the first part of your question, our program is an intake and treatment program for the patient. There are a lot of people in our community with addictions. We are offering an opportunity to treat patients, it is not our practice to "dump patients out on the street". UNM is offering a medical and full-service treatment program, to bring people in, work with them, to offer them a clinic they can use for the rest of their life. We need a clinic that can treat these patients on a regular basis. Our goal is not to push those patients onto the street without having a treatment plan.

Question -- You mentioned earlier that UNM has purchased the property or it is under contract? Which of the two is it? Do you own it or is it up for grabs?
Steve McKernan -- I believe we have a purchase contract on that property.
Question -- UNM has title to that property?
Comment -- They don't have permission from the Higher Education Department yet.
Question -- So you don't own it yet?
We have people in our real estate office, they told me x, and I’m not going to contradict that. I was informed we purchased the property, but I need to tie that down.

**Question** -- If you don’t own it yet and it’s only under contract, you still have options to go somewhere else. My recollection is that UNM has a whole slew of property along Central, not this far east of the University.

**Comment** -- There are 6 acres available at Bridge and Five Points. That would be ideal. That’s a lot of South Valley. There’s a big nice bus line there.

**Steve McKernan** -- We have been on the search for a couple years throughout the community for a property that would meet the zoning ordinances for the City of Albuquerque. There are very few select lots that meet that requirement. This is one lot that would meet all the setback requirements. Even though UNM is not bound by zoning ordinances, if it is going to make a good faith effort to comply with the ordinances, we have very few select properties from which to choose. I do not believe the University owns a lot of land on Central that would comply with those ordinances.

**Nick Palodino** -- Octopus Car Wash. Obviously, you are looking at this property for the bus line. The bus line is a big issue for us. The Rapid Ride bus stop is 30 feet from where we do business. Our business is unique to other businesses in the area because we work out in the open. We are exposed to the elements: nature, human and everything that happens on the street. Your patients are going to be stepping off the bus 30 feet from our business is. There is a mass of people who get let out of that bus throughout the day. 80% walk right through our business talking to our customers and annoying our employees, asking for money and rides. Now you are going to incorporate another element into that. There are kids from Highland High School waiting for the bus, 50% of our customers are female, mothers with children who are harassed by people on the bus. We have a huge sign to direct people where to go and try to direct people where to go. We are not inside where we can close the doors and do business, we are exposed to that element. The bus thing may be good for you but is not good for everyone else.

**Steve McKernan** -- Patients coming to ASAP are patients seeking treatment for a medical condition. With all due respect, they are patients who are seeking treatment for a medical condition.

**Question** -- I live on Madeira and Trumbull, every day I see people walking up and down the streets. I am afraid to go to Big Lots, John Brooks, Dollar Tree, they all stand there and ask you for money. These people are walking by and looking. If I’m not out there to see them, God knows what is going to happen. People have come to my door asking for money, banging on my door. I’m not moving. I have lived here for 47 years. I am not going to put up with that and I can’t move. You better find another place for your facility and I’m not happy about it.

**Question** -- You are going to build this facility at San Mateo and Central. You have a liquor store, what 200 feet away and another one at San Mateo and Central. There’s going to be a casino at Louisiana and Central. All these people coming from your facility for these problems will be able to go to all these places. You are bringing them right to the heart of where all the illegal activity is going on to dump them on our neighborhood. What about the elementary school and the high school? They aren’t
that far away. I don’t think UNMH considered this or thought about it, and now we are all stuck with this. The purpose of the meeting is to give you the input to tell your higher ups we need to reconsider this or look for another location. Get with the neighborhood associations and talk to them to see what is going on. We need a bigger room for these meetings.

**Steve McKernan** -- We contacted the City and weren’t able to find a community center with a bigger room. This isn’t the last meeting and we will get a bigger facility as we go along with the process.

**Florence Silva** -- As a former parent of a Highland High School graduate, there are crime statistics that show what these people do. You have no data on what your clients do once they leave your clinic. I have no doubt UNM physicians and staff will do a good job treating your patients, but you have no control over what is going to happen. It’s just not going to work with that many clinics in such a close area. Have you considered the proximity to Highland High School? These people do migrate towards the youngsters.

**Charlie Bennett** -- La Mesa -- How might we find a best practice to address your clients? UNMH is perpetuating the problem for people who have opiate addictions. **Steve McKernan** – UNM is trying to offer a program to help deal with this problem in our community. If we don’t offer treatment programs to patients who have this condition, then the problem will be perpetuated. If we offer treatment programs then we have an opportunity solve the problem

**Comment** -- Not listed in the paper was the VA hospital. Patients come down from that area out there also. We have treatment facilities from out there.

**Question**: Tell us what the benefits are to our residential neighborhoods that are two blocks over? What are the benefits of having this facility? We already heard that it is detrimental to businesses. What are the benefits to the businesses and residents? We have elderly people, children, single mothers. Once they leave your property, what kind of security is going to be afforded?

**Steve McKernan** -- Our programs offer accessibility for people to get treated.

**Question** -- If you’ve been looking for property at UNM in two years, why the real estate department at UNM has not approached the zoning board to change zoning on other pieces of property that you could use?

**Steve McKernan** – The goal was when we looked properties to find a property that was approximate to transportation and was also distanced from the normal things that were covered in the zoning ordinance, churches, schools, etc.

**Question** -- Why don’t you put this clinic at the new hospital you are building off University?

**Comment** -- My son is a firefighter at station 11. They work 48 hour shifts and there is at least one vehicular/pedestrian accident that happen during each of their shifts. I don’t think you all are aware of that and that needs to be taken into consideration.
Comment -- My husband and I were both born and raised here. This is Route 66 right here in NM. This is the last thing we need to “beautify” our city. We already have ABQ Treatment Services on Madeira, across the street is the Plasma Center. This is becoming a magnet for people with addictions and problems. Put that in a place where it is not so evident and more appropriate. What are the parking spaces you plan on having there? All these places do not have parking and the spill-overs are into our businesses.

Comment -- I'm afraid to go to the store or go for a walk. My grandchildren can't play out there. You have to be there 24/7. We have a lot of senior citizens in that area. You don't know what they do when they leave your facility...they come walk through our neighborhoods and bother us.

Question -- I had one question for the University and Lomas lot used for parking. What is being planned for that piece of land?
Steve McKernan -- Right now there are no specific plans for that area.
Question -- Why couldn't this have been considered since it’s already owned by UNM?
Steve McKernan -- It is relatively remote from where our patient population is. We study where our patient populations are and try to locate our programs where they are. It wasn't part of our consideration.

Rep. Sheryl Williams Stapleton – When we as legislators get together we discuss our capital outlay money going into our district for revitalization. When your group decided to take this property, was there an assessment done? Did an assessment take place among all of you to determine if this was the appropriate property?
Steve McKernan -- When we did our assessment we looked at where our patient population was, where transportation was and this seemed to be a good location from that perspective.
Rep. Sheryl Williams Stapleton – Did you have other choices besides this property? You said those individuals that need medical treatment are located within these zip codes. Did you look in any of the other zip codes for additional space?
Steve McKernan – These are the patient visits and encounters for the last 12 months in these zip codes.
Rep. Sheryl Williams Stapleton – When you made your assessment to take this property, did you look at other outside places?
We’ve been looking at a number of locations in this general area around the Central Corridor.
Rep. Sheryl Williams Stapleton – Did any of you from UNM attempt to meet with the Mayor and his staff to negotiate the transportation issue that you say is the major problem? That should have been the first step. The other alternative I would suggest is the city has busses to pick up seniors, it would probably be a cheaper rate to negotiate with the city to pick-up these individuals at a central location and that them to the current clinic rather than to relocate. Now would be an appropriate time to do further assessment. Our neighbors here don’t want them here.
Rep. Sheryl Williams Stapleton – My last question is, when you did your assessment did you take into consideration the community at large to do meetings with the neighborhood associations?
Steve McKernan – That is why we are here now.

Comment -- We are sympathetic and we understand what the social issues are. However, there is something un-neighborly about a big institution that comes into our neighborhood and doesn’t really consult with us. We had to learn about it from the newspaper. This was a splendid opportunity for UNMH to show it’s neighborliness. We have embarked on numerous revitalization projects. This is a community that is very active and wishes to revitalize this area and to have a clinic like this, we also realize political decisions help decide these things. What we are saying as a community is make a different decision on location.

Question -- You’ve heard from a lot of people who live in this neighborhood. How many people work for UNMH and live in this neighborhood??
Steve McKernan -- We will post this information on our website.

Comment -- I live in the Altura neighborhood. It’s at Indian School Rd and Washington. A welfare office was built in the area on Washington. Every day, we have at least two or three people spilling over from the welfare department. I can’t see this happening. It will greatly impact the businesses and residences.

Comment -- One of the points that was made to me when I started investigating this process was that this is going to be a facility that is going to treat adolescents. Often times there are opiate problems in more affluent areas where students have access to money. Perhaps what needs to be considered is developing a clinic in one of those neighborhoods to bring awareness that a lot of people are turning a blind eye to, thinking it is just down here. Furthermore, if I'm a parent in the heights and I have a child with this problem, I don’t want to send them to Central and San Mateo where they can find every kind of drug.

Comment -- I want to appreciate my neighbors who are speaking about this. One of the key things was people feeling like they had some notice about things coming to the area before being imposed upon. The people live here already. This could be something that could help people in our areas if you do it well, but no one is going to trust you if you come to us at the point where there is a sale in process. I think that is a huge barrier to the potential of helping the people who already live here.

Question -- Have you had meetings with neighboring schools? Are you planning that?
Steve McKernan – We’re here to open the dialogue. That is a great suggestion and we will respond to it.
- Whittier kids walk to school. I have students approached by transients. They are not safe, it's hard to think of the problem getting worse.
Question -- I wanted to ask a couple of things. I saw in the paper yesterday that UNM, CNM and Sunport are working on a transit study around the access to the Sunport area. Are you collaborating that to look at some transportation solutions for where ASAP is now? On the subject, the intersection of Central and San Mateo has some problems. We would need to look at some health impact assessment to make sure we’re not missing opportunities to make improvement to pedestrian safety.

Steve McKernan -- We are involved in that study but we aren’t going to be able to be located in the current location when our lease runs out, so we have to relocate.

Question -- There is about 40% not shown of where the patients come from? What fraction would be labeled criminal or violent?

Steve McKernan -- We will post all the zip codes and concentration of patients. I’ll refer to Dr. Bogenschutz for the 2nd question.

Michael Bogenschutz, MD, ASAP Provider -- Our incidents of violent behavior is very low. People always worry about methadone programs and crime. There have been a number of studies on effects on crime when clinics move into a neighborhood or move out. They have never been able to demonstrate any link between the two.

Steve McKernan -- We will try to get the studies posted.

Comment -- I am a business owner close to that area. My property value will increase. I’ve been there 10 years and it’s so easy to access alcohol, prostitution, etc. I don’t think it’s good for your clients to be in that area where it’s so easy to access these types of things. If your building is there, it’s going to benefit me because I’m right there, but I’m hoping you reconsider for your patients and for their rehab.

DJ Jones – I own a gym on Acoma and Madeira -- Right before I got here, there was a guy puking right outside my door. When I came here, there were three guys drinking across the street. Is that going to add to that or is this meeting a waste of our time?

Steve McKernan – Our belief is that this program is going to help the situation. Your opinion matters very much, we are here to get your input.

Rep. Sheryl Williams Stapleton – So the consideration is that you will take what we are saying and reassess whether you are going to move or not. I understand you don’t have a building currently to stay in. On the other hand, the neighbors and people around us are having a lot of problems with crime. My biggest concern is that Senators Cisco McSorley and Keller are here and we didn’t know what you were doing. We legislate money for UNM. Based on her question, will you go back to your people of concern and reassess what decision has been made or can you not do that simply because you need a space, purchased a property and coming to us after the fact?

Steve McKernan – We do not believe we are coming to you after the fact, all this input is being taken into consideration. Detailed notes will be posted on the web to see if we accurately reflected what you stated tonight and will assess what we’re doing.

Question – I don’t think we understand where you are in the decision making process.

Steve McKernan – We are at the beginning of the decision making process.
**Question** -- You say that your patients are already in this area. Then why is the bus thing such a big deal? Why are you using that as a reason, if they are already here?

**Senator Tim Keller** -- I am unfamiliar with this because it is not my area? What is the current situation, did you look at expanding at the current facility? If I look at this data right, it seems there was a reason the facility was there...it was right in the middle of where the patients came from. We do need more treatment and there is a heroin problem here. UNMH does a great job with treatment and I think everyone agrees. Let’s step back, do our homework, get Hot spot data, let’s figure out traffic count, let’s get the data, just like we did for this center. I would just ask if we could step back and restart that process and then let’s see where it goes. I think we could do a lot better engaging with the community.

**Steve McKernan** – We have a center, a warehouse that we lease. The landlord informed us that they leased the property to someone else. They said in August of next year we need to move to a different location. We have been trying to find a place to move.

**Senator Tim Keller** – If I look at this data correctly, it seems there is a reason for the location. That location by the airport is between all the zip codes and a major bus line. It seems there is some wisdom in that location and even the fact it’s in the warehouse district solves some of the problem with peoples residences. We should think about that and why it was there and learn from that. We need more treatment, we have a heroin problem in our city. UNM does a great job for our community and the doctors do a great job for the community. What I would like, if you could step back and do our homework, research the hot spots, do the traffic counts. Restart the process and see where it goes.

**Charlie Bennett** -- when will you next present to Higher Ed Capital Projects committee and Legislative Finance Committee?

Steve McKernan – Before we go any further we will work with the community.

**Question** -- I am concerned about the availability of alcohol. Are you going to work with the city and state to help prevent this? Is there going to be a collaboration to limit the availability of drugs and alcohol within the community so there is a long term solution:

**Steve McKernan** -- It’s a really good point. We are always trying to work with the city and county as well as other groups.

**Comment** -- In zip code 87108 you had 1,045+ encounters. When you did your data, did you go strictly by zip codes or did you look at addresses because in 87108 there are a lot of multi-family dwellings? A lot of these people could be living in these dwellings and to me that number looks wrong.

**Question** -- I think if we are going to step back and take a look and reassess, I think we should do a complete assessment that includes safety, APD, churches, schools, etc. These places have lots of statistics about demographics.

**Steve McKernan** -- We need to involve them and work with them.
Julian Moya, staff person for City Councilor Rey Garduno -- What are the long term plans in regards to alcohol? The International District’s Center plan will restrict package liquor sales in the district. That is one tool we can use for a long-term answer. There seems to be a large concern about people seeking services coming into the neighborhood or those already living in the neighborhood seeking services. Can you give us some numbers on the program and the success of the program? Steve McKernan -- we will get that information and post it for you, on the website at www.hospitals.unm.edu

Maryann Jordan -- Elder Homestead NA -- I still don’t understand why the bus services is so important if they all live in this area? Steve McKernan -- It’s a good point and we will be looking at that.

Charlie Bennett – Where you are located now, there is a huge lot that is for sale, right next to your current location, have you ever looked at that? Steve McKernan – No, we have not looked at it.

Secretary Treasurer of South San Pedro Neighborhood Association -- I want you to be aware that we fought for the International District Name for years. We worked hard to change that and keep people from thinking of us as the other name.

Maggie Hart-Stebbins, Bernalillo County Commission – Bernalillo County operates MATS at San Mateo and Zuni. I would be very interested in hearing what kind of problems you all have with having MATS in your area. We do provide a lot of the same services that Mr. McKernan is saying they will offer. I have never received that kind of information. I would be very interested in hearing what kind of problems you have with having MATS in your neighborhood and if we are creating a problem for you. Comment -- Much like many of us perceive UNMH putting this in our area without consulting us, that’s how we feel about MATS. Suddenly, Charter Hospital was turned over to MATS.

Snahal Bhatt, MD, ASAP Medical Director -- I know with the methadone clinics, we are offering a lot of services that are beyond methadone. More than half our patients are not even on methadone. We are very different than any methadone clinic in the state. We are the only clinic with four or five doctors and about 17 counselors. About 65% of our patients were receiving primary care treatment. Our patients aren’t just here to receive their methadone and walk out the door, they are receiving primary care. We are the only clinic in the state that provides treatment for pregnant women. We are going to be treating adolescents with substance abuse problems. It makes me jittery when I hear this being referred to as a facility or a methadone clinic. A lot more is happening. When I see my patients, a lot of them are residing in this area. On Sunday, they take a bus to University and Yale and walk because there is no connection from Yale. They have one hour to make it to the clinic. Just strictly talking to my patients, I think there is a benefit for them coming here and being on the bus line. The treatment we provide is very successful. We are not just providing methadone.
Williams-Stapleton -- We agree you do a good service. The problem would be compounded. That corner already has major issues and problems related to social issues and concerns related to the type of patients you see. As a community we do not want that.

Charlie Bennett -- It is very easy to impose this upon a community that has been institutionally marginalized.

Next Steps

Steve McKernan -- Within a couple of days, we will have all the notes posted. We will be announcing when the next meeting will be. We will have responses for some of the questions and hopefully continue the dialogue we started today. We will send communication to the Neighborhood Associations, media outlets and via our website.

-- Do a health impact assessment on what would be the impact to the well-being of the community if the facility was placed here.

Next time we will also coordinate a bigger room.

Thank you for coming.

Meeting adjourned 7:30PM