

AMARGOSA VALLEY TOWN BOARD

Agenda Request Form

AGENDA ITEM: Approve / Disapprove of My Little Trailer Park
Plan according to Fort Freedom by Edward Bevelacqua.

PETITIONER:

Trevor Dolby / Lab

ACTION REQUESTED:

To approve or disapprove ~~the~~^{of} plan that was
Presented to the Planning Committee.

FISCAL IMPACT:

BACKGROUND:

Submitted by: Trevor Dolby

Date Submitted: 12/8/22

Date of Meeting: 12/15/22

NOT SECRET

FORT FREEDOM

Empowering the human spirit



MJ HOLDINGS
INC.

Summary

Our mission is to help veterans acquire necessary skills so they can navigate towards a better future (i.e., lives of meaning and purpose). It doesn't matter whether they've been out for a long time, a short time, or whether they are still in: **we offer all the needed resources.**

Let's keep it real: in 2020 almost 150 active duty Air Force personnel committed suicide --and not enough people cared enough. It turns out that a number of people join the military between the ages of 18 and 22 because they don't have a better plan; and then a material percentage of those people still don't have a plan upon completion of military duty (sometimes because their active duty skills do not transfer to civilian employment).

The VA provides assistance to veterans; but it is not designed to help them become successful. It's so large, bulky and mired in legacy procedures that it's hard to adapt. It's not designed to fix people who were broken at a very young age, by those who were supposed to protect and guide them. So, the question for those not positioned for success is, "what are you going to do about it?"

Something's wrong with this picture. Seriously wrong! In this, the wealthiest and most productive country in the history of the world -- the country with the best medicine, education, technology, with the most opportunity in the history of the world, how is it possible that veterans are still struggling? Something is very, very wrong; but again, what can be done about it? Simply accept it as a fact of life? Simply, continue to repeat the unsuccessful behavior? (Or, here's an idea, commit to something new)

OK, if the system can't solve our problems, **who can?** Unqualified Family? Friends? NGO's? Do-gooders? Pension-seeking mediocre-people paid to help? (Hint: do what others do: **find professionals;** not those who promote activities that lead to dependency).

Society needs to understand that **veterans aren't the problem;** They simply need the opportunity and means to properly prepare for their best future.

Veterans, YOU ARE WELCOME HERE

IT'S NOT THIS
TOUGH TO HAVE A
GREAT LIFE

EDWARD HUGHES, 41 Fish st.
MEN WANTED
for hazardous journey, small wages,
bitter cold, long months of complete
darkness, constant danger. Safe re-
turn doubtful, honor and recognition
in event of success.
Ernest Shackleton 4 Burlington st.
MEN - Next page

Housing, clothing, food, hygiene, employment (and more)

765 537 8480



Our vision

Our mission is to help veterans acquire necessary skills so they can navigate towards a better future (i.e., lives of meaning and purpose). It doesn't matter whether they've been out for a long time, a short time, or whether they are still in: we offer all the needed resources.

A community of veterans helping other veterans in an empowering environment.....

- **Stakeholders**
 - **Veterans own their units**
 - **Boxabl**
 - **Brotherhood**
 - **Creating a sense of community**
 - **American Legion Post 447 (New)**
 - **Activities**
 - **Financially Sustainable**
 - **Veterans 100% service connected**
-

The Problem

Too many veterans are living in sub-optimal conditions:

- converted motel rooms
- older apartments
- limited activities
- dangerous areas
- expensive
- lack of home cooked meals
- no sense of brotherhood



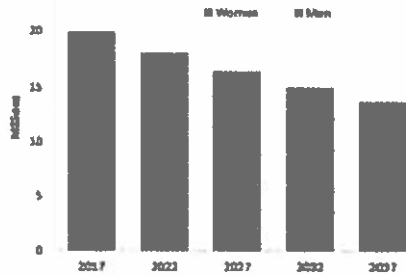


U.S. Department
of Veterans Affairs

Veteran Population Projections 2017-2037

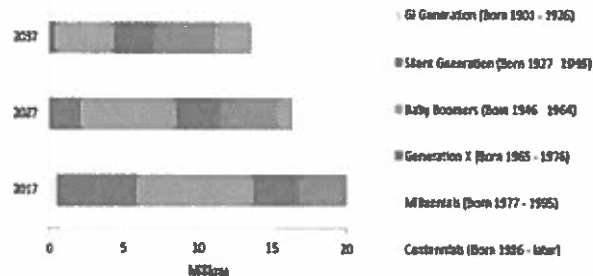
The Veteran Population Projection Model 2016 (VetPop2016) provides the latest official Veteran population projection from the Department of Veterans Affairs (VA). VetPop2016 contains projections for each fiscal year from 2015 to 2045.

The total Veteran Population is predicted to decline from 20.0 million in 2017 to 13.6 million in 2037

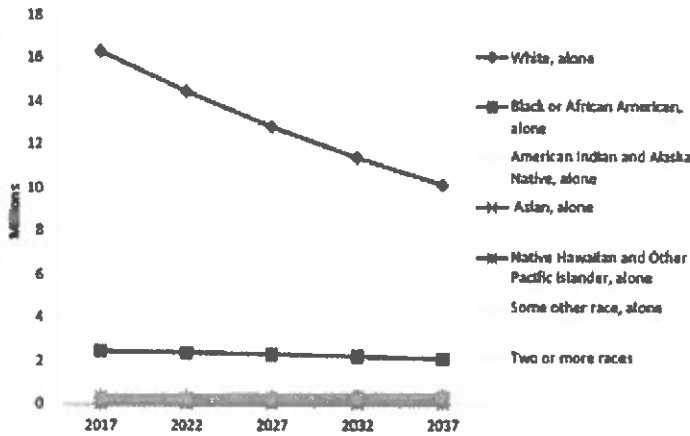


Annual % Change 2017 - 2037

Total: -1.9%
Male: -2.3%
Female: +0.7%



Race and Ethnicity

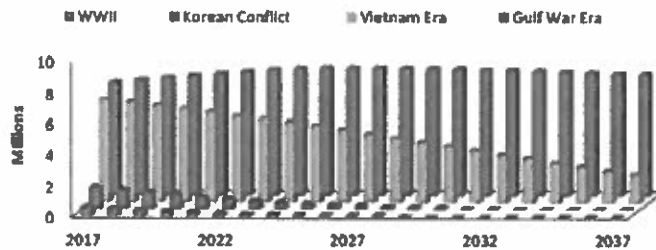


Minority Veterans are predicted to increase from 23.2 percent of the total Veteran population in 2017 to 32.8 percent in 2037. Hispanic Veterans will increase from 7.4 percent in 2017 to 11.2 percent in 2037. Minorities are all races/ethnicities except non-Hispanic White Veterans.



Beginning in 2016 Gulf War Era Veterans became the largest Veteran Cohort

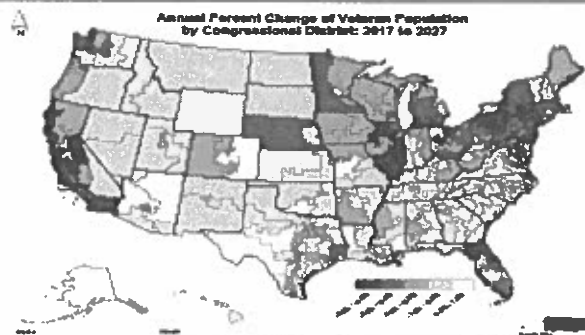
Year	Gulf War	World War II	Korean Conflict	Vietnam Era
2017	7,271,000	6,240,000	1,475,000	6,651,000



Where Veterans Live

Rank	2017	2027	2037
1	CALIFORNIA	TEXAS	TEXAS
2	TEXAS	CALIFORNIA	FLORIDA
3	FLORIDA	FLORIDA	CALIFORNIA
4	PENNSYLVANIA	N. CAROLINA	N. CAROLINA
5	NEW YORK	VIRGINIA	VIRGINIA
6	OHIO	GEORGIA	GEORGIA
7	N. CAROLINA	PENNSYLVANIA	OHIO
8	VIRGINIA	OHIO	PENNSYLVANIA
9	GEORGIA	NEW YORK	WASHINGTON
10	ILLINOIS	WASHINGTON	NEW YORK

50% of
Veterans
reside in the
top 10
states.
Veterans are
moving to
the West and
South.



The Solution



- Housing, food, clothing, hygiene
 - Activities
 - American Legion (community activities)
 - Services
 - Medical/Mental health
-

BOX  BL

Activities

RV Park

- **19 RV spaces**
 - **80 Boxabl starter homes**
 - \$700 mortgage
 - \$300 food card
 - \$300 HOA fees
 - **Fully equipped Clubhouse**
 - TV's
 - Games
 - Classes
 - Support
 - **American Legion Post 447(new)**
 - 100 new veterans community/year
 - **financially sustainable**
 - Veterans receiving monthly payments
-

5 RV spaces & park

Diaz Dr

Center St

Kemite Ave

Algire St

Gate Rd

Jade Ave

Gold Rd



MJ HOLDINGS
INC

Center St

Iron Ave

Algire St

Gold Ave

BOXABL
WELCOME HOME

Felspar Ave

373

Center St

Felspar Ave

Emerald Ave

Clubhouse

Diamond Ave

Algire St

Farm Rd



BOXABL

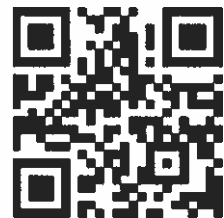
A PLACE TO WORK & PLAY

The science behind the most creative
buildings in the world



WHY PAY SOMEONE ELSE'S
MORTGAGE
THRIVING WARRIORS CAN
OWN A STARTER HOME

\$700/MO



COMPLETE RIGHT OUT OF THE BOX

The American Dream

Stakeholders



The Community Integration model amplifies local efforts by:

- Bringing local veteran-serving organizations, community leadership, and business together to identify and bridge the gaps in available services.
- Connecting local groups to national resources through America's Warrior Partnership Network.
- America's Warrior Partnership works with communities to provide a framework for wrap-around service that both meets veteran needs and enhances the community's stature and ability.
- Any organization – from industry to government to nonprofit – may implement Community Integration to strengthen and empower their whole community



Post 447 (new)

- Community projects
- Baseball team
- Debate team

Let's create a "there", there

For those that want them



Why this works...

- 1 There are over 15,000,000 veterans in the US (and growing)**
 - 2 The current systems do not adequately offer the services we offer (marketable skills training, and foundational employment)**
 - 3 The current systems are not designed to help veterans obtain (and keep) employment or develop a career**
 - 4 The VA does pay housing and other basic necessities for veterans**
 - 5 For 10+ years, we have been building a platform and experimenting with every possible combination of services, looking for the right mix --we now have it**
-

We only do 3 things

- 1. We help veterans in need,**
- 2. We help veterans learn new skills, and**
- 3. We help veterans navigate towards a better future.**

Our Approach

“If you treat an individual as he is, he will remain how he is. But if you treat him as if he were what he ought to be and could be, he will become what he ought to be and could be.”

—Johann Wolfgang von Goethe



NEWTrack

- **Looking for a fresh start?**
COME TO LAS VEGAS!

Starting at \$730 for 30-days

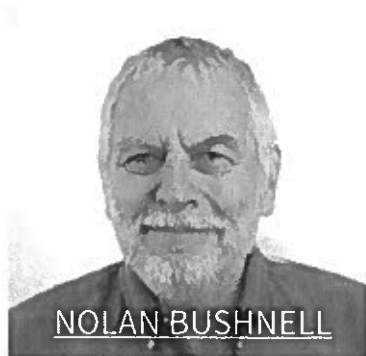
- Housing
- Clothing, hygiene
- Food
- Mental Health
- Job-skills training
- Employment
- Transportation to Vegas

The path to a better future



Call Us: 765 537 8480

Mentors, Coaches & Contributors



NOLAN BUSHNELL

Founder of Atari and Chuck E-Cheese. Nolan created our no-grades, no-grades curriculum, spaced repetition and neuroscience-approach



MARK ROWLAND

4-time multinational CEO. Creator of the Thriving Warrior brand. Focus is on Positive Psychology



STEPHEN WESLEY

2-time Billboard Top 100 performer. Founder of GenerosiTEA, one of the fastest growing beverages.



MARK DIVINE

NYT best-selling author, leadership expert, speaker and Navy SEAL Commander. Founder of SEALFIT and Unbeatable Mind. Host The Unbeatable Mind weekly podcast



EDWARD BEVILACQUA

Director of Education, Lawyer, chief implementer of the vision.



MAX OLIVA, S.J.

Author, writer, Our Spiritual director and advisor since 2011. When in Las Vegas, he often meets with students and staff.



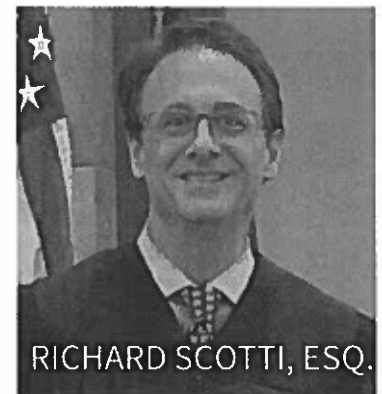
NANCY KOEHN, PH.D.

Historian at the Harvard Business School where she holds the James E. Robison chair of Business Administration. Her research focuses on how leaders, past and present, craft lives of purpose, worth, and impact.



SETH GODIN

Author, speaker, entrepreneur, writer, publisher, Business Week named his book, Linchpin among its "20 of the best books by the most influential thinkers in business"



RICHARD SCOTTI, ESQ.

Former District Court Judge. Candidate for NV Secretary of State. Promotes Inmate rights.

Professionals



DR. SAM ZAND

Psychiatrist, writer, Advisory Board member. Passion to help people be the best version of themselves through empowerment and helping instill Hope. Alternative therapies with medication management,



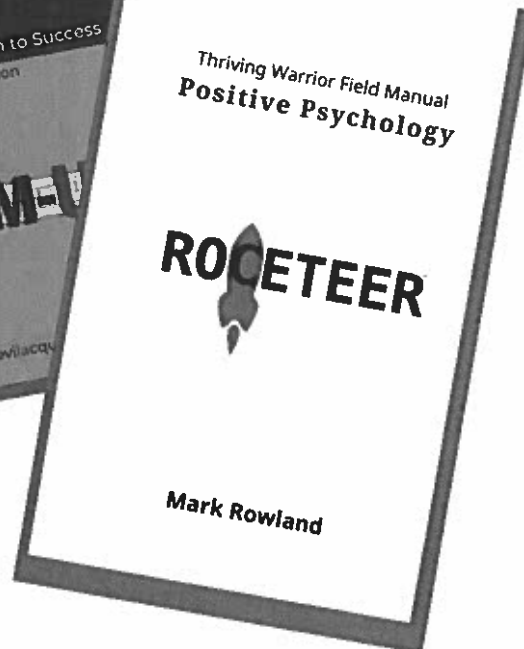
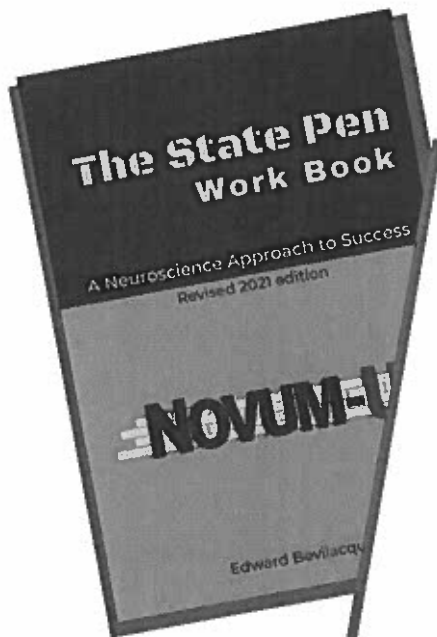
DAVE MARLON

Built one of the most successful addiction recovery centers in the country after successfully addressing his own struggles with substance abuse, President of (SNAAP) and received the 2018 National Advocacy Award from NAADAC.



JOSEPH PERRONI LMFT

LMFT, Advisory Board member, body building champion. Existential-humanistic practitioner that provides an empathetic, non-judgmental environment.



Knowledge is the secret sauce

90-DAY INTENSIVE MIND/BODY COURSE
FOR ADULTS W/OUT A GOOD PLAN
(NO DIVERSIONS,
NO DISTRACTIONS, AND
NO TRIVIAL INTERRUPTIONS)

#1

DISCOVER YOURSELF

WHAT DO YOU HAVE TO LOSE
(OTHER THAN A FRUSTRATING LIFE)?
LEARN TO CONTROL YOUR FUTURE.
ONLY \$750 (FINANCIAL AID AVAILABLE)

PAHRUMP, NV

CAMP RAINMAN

765-537-8480



#2

The Oasis in Amargosa Valley

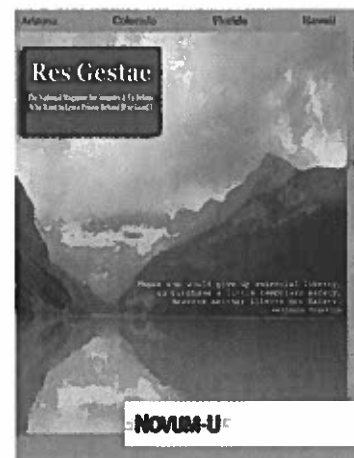
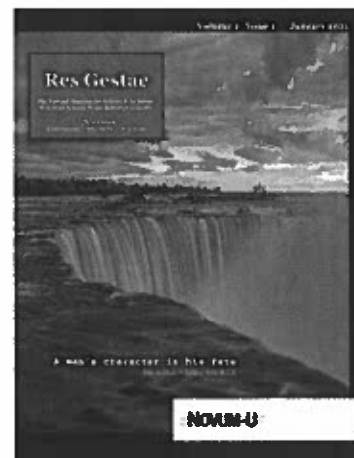
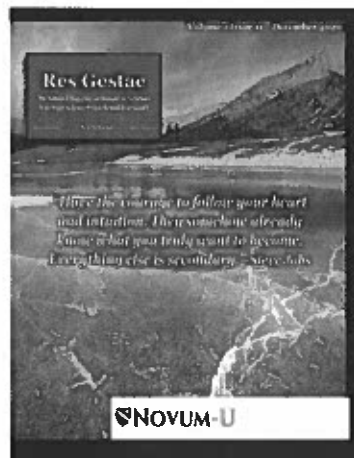
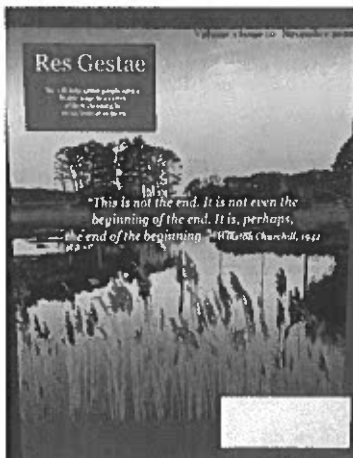
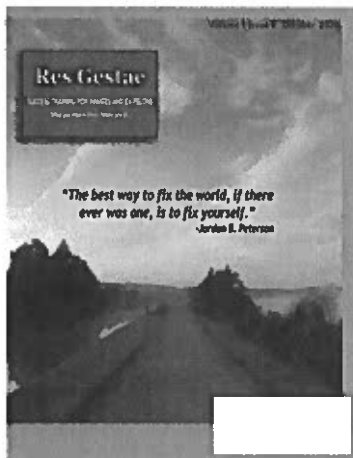
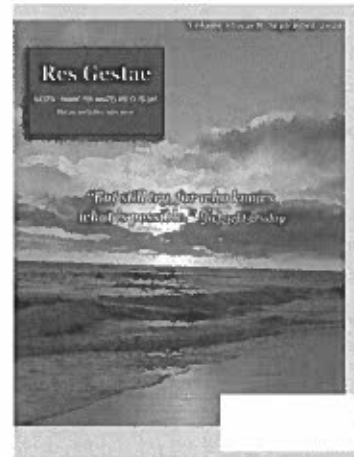
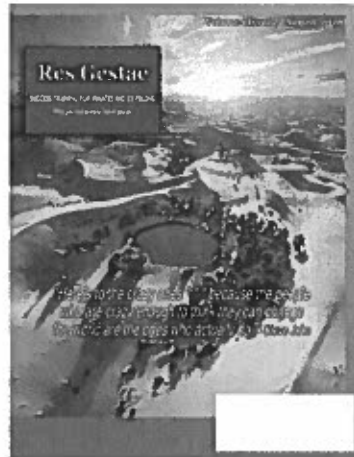
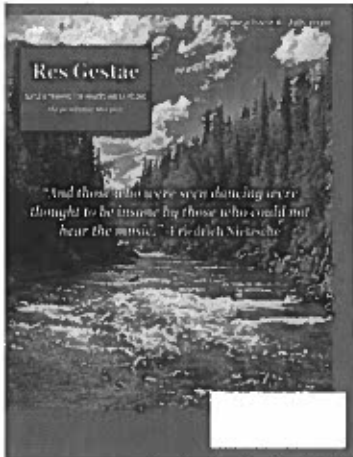
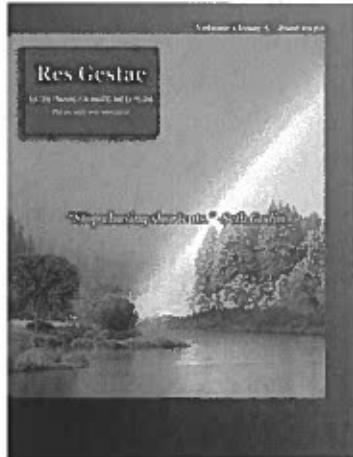
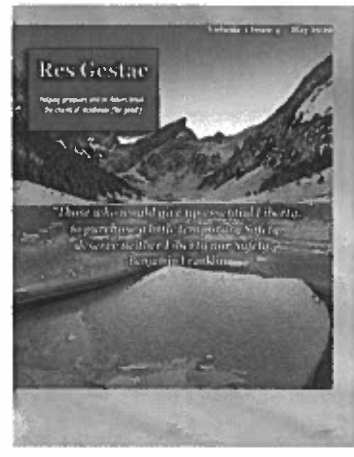
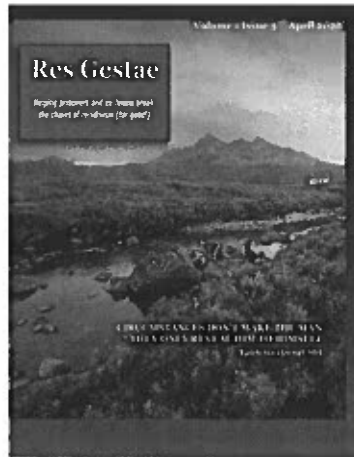
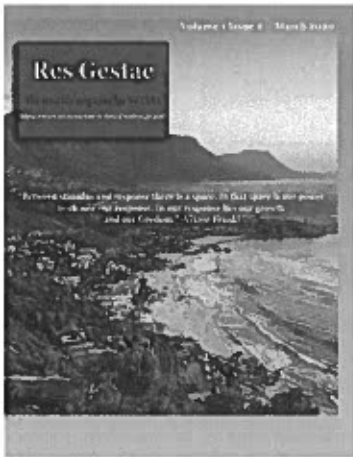
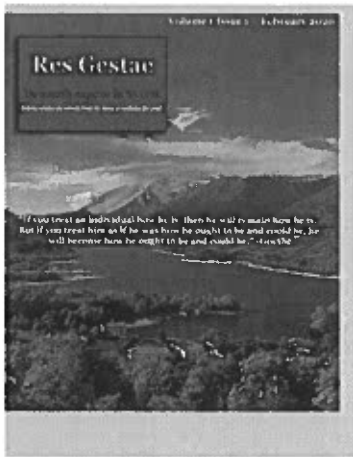
THE NEWS HOGGIES, 41 Fish St.

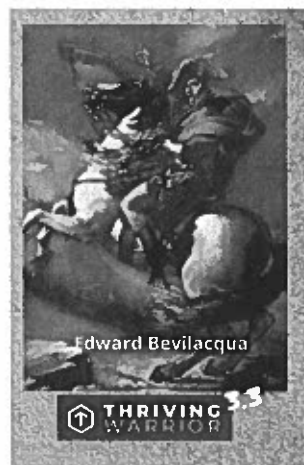
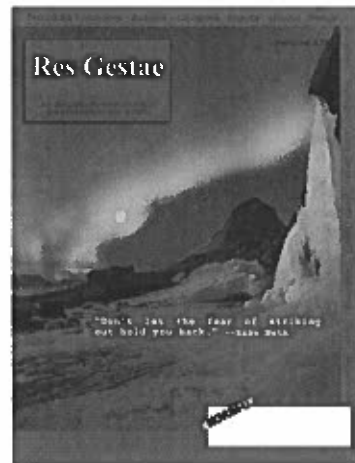
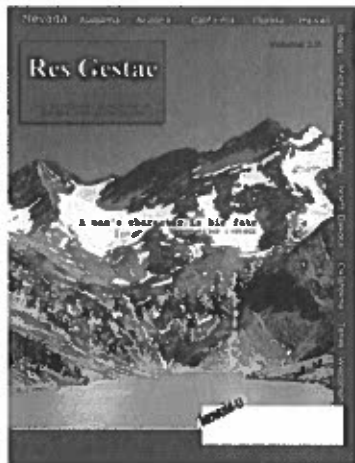
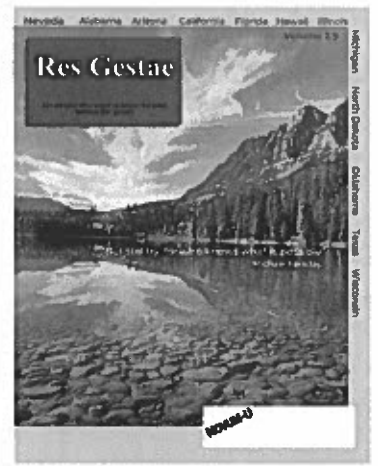
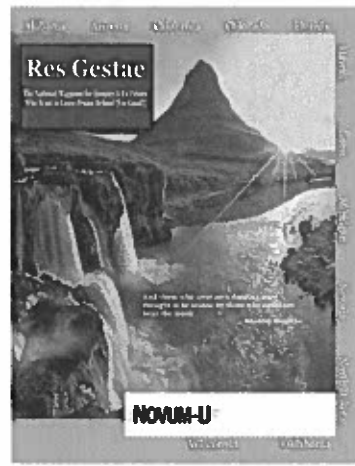
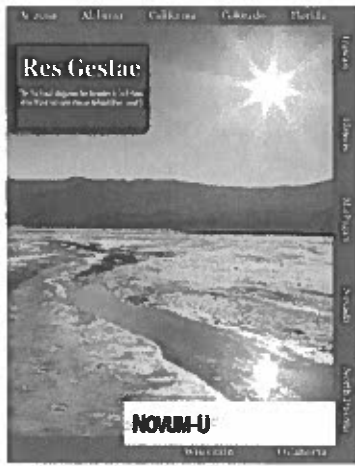
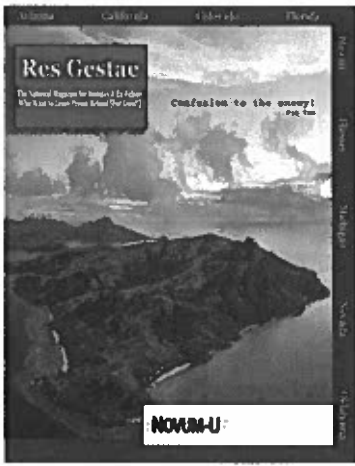
MEN WANTED

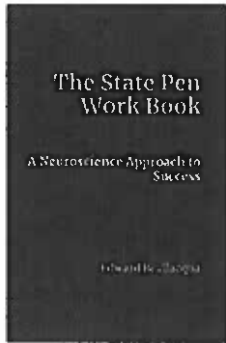
for hazardous journey, small wages, bitter cold, long months of complete darkness, constant danger. Safe return doubtful, honor and recognition in event of success.

Ernest Shackleton









The State Pen Work Book: A Neuroscience Approach to Success

Paperback – May 9, 2020

by Edward Bevilacqua (Author), Maren Gumsalus (Author)

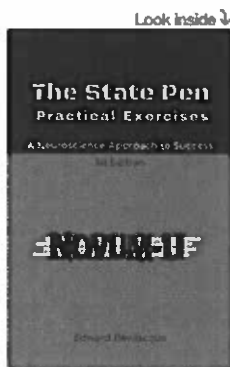
Searching +*+ **S+**

See all formats and editions

Paperback
\$29.57

4 Used from \$29.08

This is a neuroscience-oriented brainstart program designed to help struggling, yet motivated, adults (especially those in prison) learn the tools and techniques for success (i.e. the skills needed to obtain stable and meaningful employment). Students learn the fundamentals of how the brain works in order to answer two questions: 1) Who am I? and, 2) Why do I behave as I do? --The goal is to "dial-in" who one needs to be in the moment. This program has been taught in Nevada State prisons and to Nevada inmates since 2013.



The State Pen Practical Exercises: A Neuroscience-oriented Approach to Success Paperback – June 6, 2021

by Edward Bevilacqua (Author), Lucia Femina (Contributor), Mark Rowland (Contributor)

Best price **S+**

See all formats and editions

Paperback
\$19.95 ~~price~~

4 New from \$19.95

The State Pen Practical Exercises is the companion for internet-enabled students in the Novum-U Apprentice Course, a Neuroscience-oriented approach to success. The State Pen Work Book is for students who do not have access to the Internet. The 200-page Practical Exercises are designed to be used by students on a daily basis to learn, repeat and reinforce the skills learned in the Apprentice program.

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Remember This... Paperback – August 11, 2019

by Edward Bevilacqua (Author)

Searching +*+ **S+**

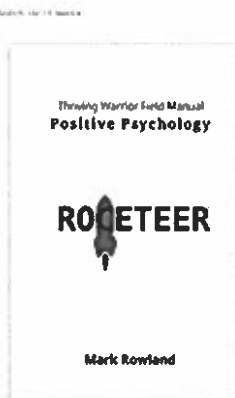
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Paperback
\$5.64 ~~price~~

1 Used from \$9.59
3 New from \$5.64

The ability to memorize what we read is essential, the ability to recite what we've memorized distinguishes us from our peers. This book provides the poems and speeches of traditional American culture, the materials we should know in order help us along our path to create a life of meaning and purpose.

Report incorrect product information.



Thriving Warrior Field Manual / Positive Psychology Paperback – May 26, 2022

by Mark Rowland (Author), Edward Bevilacqua (Editor)

Searching +*+ **S+**

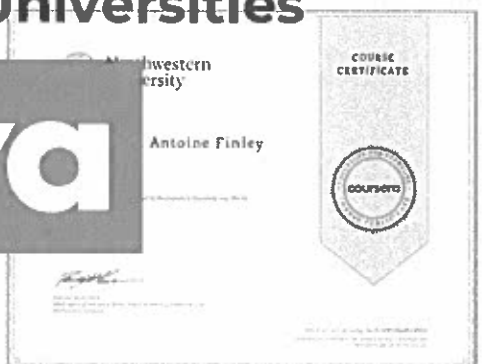
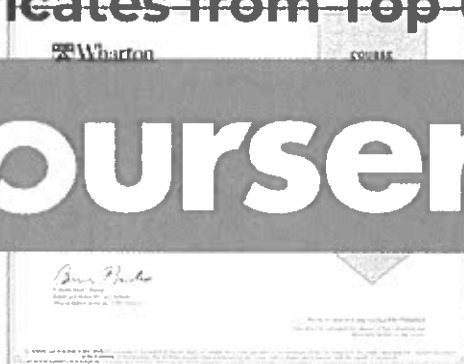
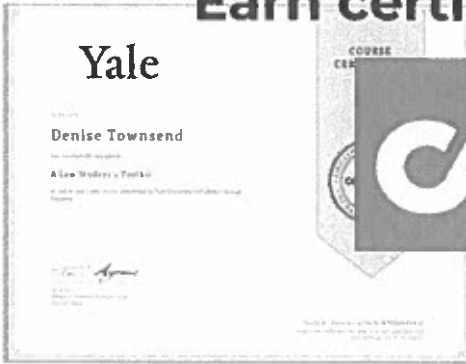
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Paperback
\$23.68

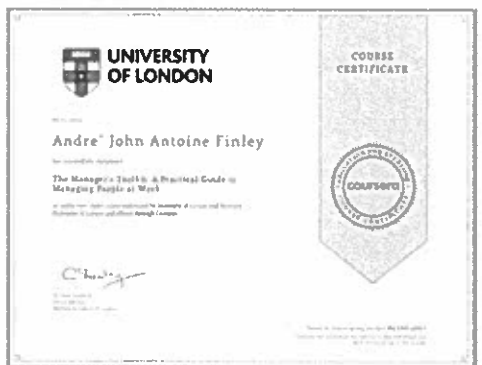
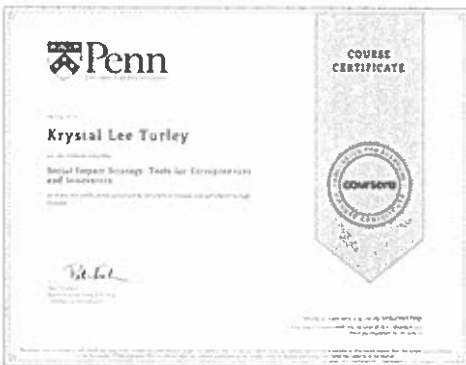
3 New from \$23.68

This book's practical, pragmatic approach to facing Life's challenges in a positive manner provides several benefits, including: - Making it easier to do hard things, and - Attracting other. Few people are interested in dealing with their own Life-struggles and with negative people. Be positive.

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Earn certificates from Top Universities



Foundational Employers

Retail  **7-ELEVEN**®

 **Nailor**® union fabricator
Industries Inc.

Food production  **GET FRESH**
HARVEST | CUTS | MARKET

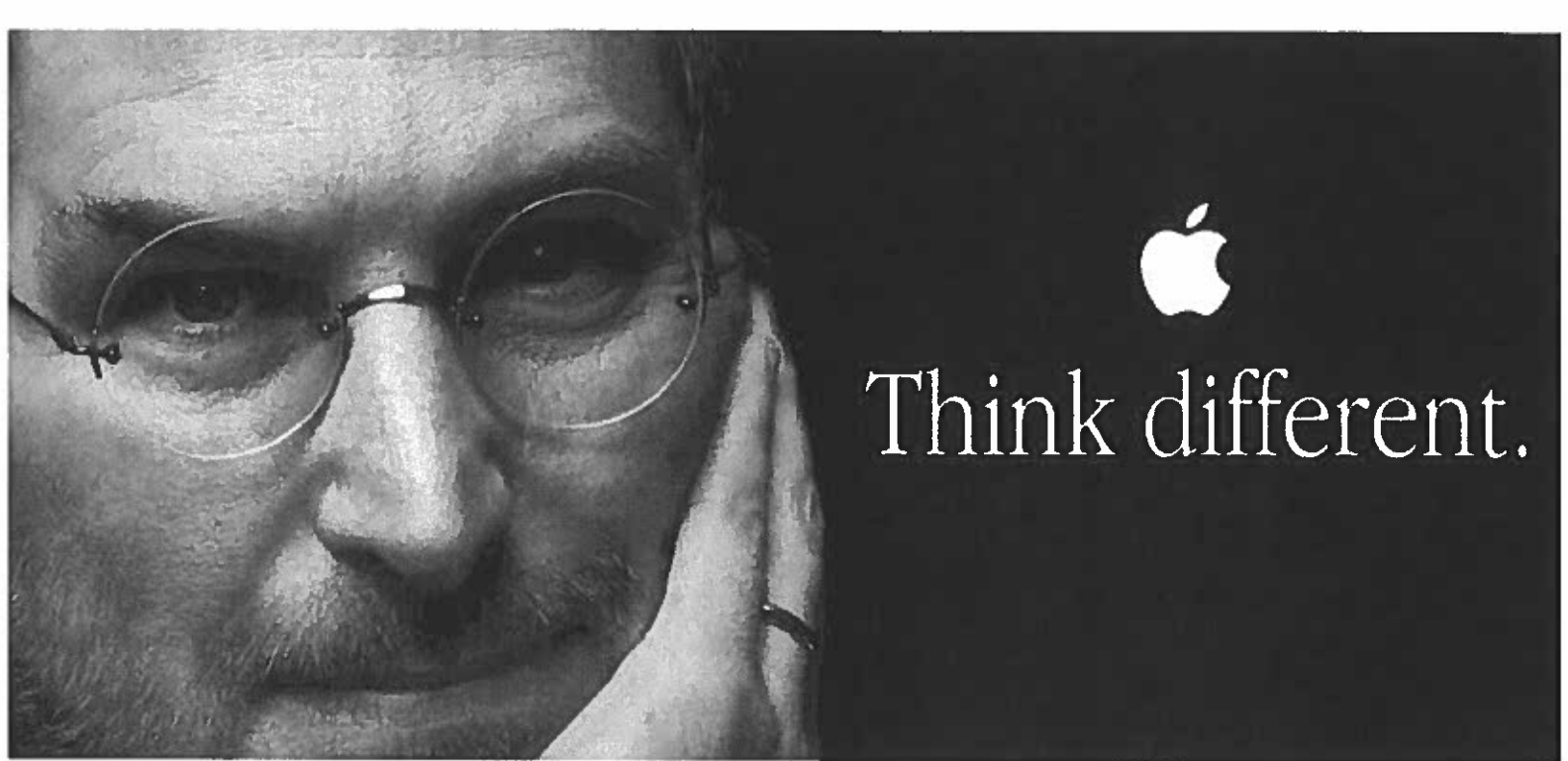
 | **GT Ventures** Logistics



Restaurant

1. Closes the employment gap,
2. Practice being a good employee,
3. Removes pressure to find a job,
4. Provides \$\$\$ to pay program fees and leisure activities

"First job is worst job" (because the next is better)



Here's to the crazy ones...

**The misfits.
The rebels.
The troublemakers.
The round pegs in the square holes.
The ones who see things differently.**

**They're not fond of rules. And,
They have no respect for the status quo.**

**You can quote them,
disagree with them,
glorify or
vilify them.**

**About the only thing you can't do is ignore them.
Because they change things.**

**They push the human race forward.
And while some may see them as the crazy ones, we
see genius.**

**Because the people who are crazy enough to think
they can change the world, are the ones who do.**

Notes



NOT SECRET

To apply:

Send email with contact
information to
TW.LV2022@gmail.com
we will send a reply with an
application

