

MISSOURI STATE PENITENTIARY
REDEVELOPMENT COMMISSION

MEETING MINUTES

Open Session

May 28, 2003

The MSP Redevelopment Commission meeting was called to order at 1:00 p.m., with Vice Chairman Jim Wunderlich presiding.

The following Commission members were present:

Jim Callis, Kas Mahfood, Bob Meyer, Sarah Riddick, Mark Schreiber, Duane Weaver, Jim Wunderlich

The following Commissioner was absent: John Sheehan

I. Approval of Minutes

The minutes of the January 22, 2003 meeting were reviewed and approved. A motion for approval was made by Duane Weaver and seconded by Mark Schreiber.

The minutes were approved by the following Commissioners:

Callis, Mahfood, Meyer, Riddick, Schreiber, Weaver, Wunderlich

Absent: Sheehan

II. Green Building Up-date – Charlie Brzuchalski

Mr. Brzuchalski gave an over-all review, along with a slide presentation of the site. Construction began approximately thirty days ago.

The four-story, 120,000 s.f. building is of sustainable design features, using natural light, particularly on the north side, where much glass is used. It will also contain recycled (brick/steel) and low energy consumption material.

Three floors will contain office space, while the remaining floor will hold conference rooms. Temporary parking will be provided. Shuttle buses will be provided until a parking structure is built. A web site address was given for those interested in site up-dates.

III. Health Lab Up-date – Charlie Brzuchalski

This \$24.5m project will be located at Chestnut St. and Capitol Avenue.

Approximate bid date is the Fall of 2003.

The city of Jefferson Housing Authority and the Land Clearance Authority are working cooperatively on neighborhood planning; specifically, the areas south of the prison - between the Expressway and the prison, west to Jackson and east to Grant St. Cole county Public works and MoDOT have joined together to study traffic patterns on the Expressway from the tri-level all the way to Eastland Drive. Accesses to the expressway are also being reviewed.

IV. Legislation Up-date – Randy Allen

Senate Bill 275 gives the Governor the authority to transfer all the property to the Commission. Now that the GSA does not want the property, Senator Russell sponsored a bill to rescind the transfer of the Old Post Office for the Federal Court House. This bill will allow that transfer.

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V. Other Points of Discussion:

- A budget of \$200,000 was also approved for continued planning.
- Former Legal Counsel for Design and Construction, Pamela Henrickson, may be retained for legal services to this Commission.
- Directors and Officers Insurance is not available under MoPERM (Missouri Public Entity Risk Management). The Attorney General states that the Commission does not fall under the normal criteria for being insured by the state, under the legal expense fund.
- The Commission could expedite taking control of the property; however, until JCCC is unoccupied, there is no need.
- The MSP Commission has two vacancies. One is to be appointed by the city and one to be appointed by the Governor. Potential candidates are currently being considered for appointment.

A motion to close the Open Meeting was made by Sarah Riddick and seconded by Bob Meyer.

Those in favor: Callis, Mahfood, Meyer, Schreiber, Riddick, Weaver, Wunderlich

Absent: Sheehan