

MISSOURI STATE PENITENTIARY
REDEVELOPMENT COMMISSION

MEETING MINUTES
Open Session
April 28, 2004

Chairman Bill Carr called the Missouri State Penitentiary Redevelopment Commission meeting to order at 1:05 p.m.

The following Commission members were present:

Bill Carr, Jim Callis, Kas Mahfood, Bob Meyer, Sarah Riddick, Duane Weaver, Jim Wunderlich,

Absent: Gene Bushmann, Mark Schreiber, John Sheehan

The following Design and Construction staff members were present:

Randall G. Allen, Charlie Brzuchalski and Charlotte Collet

Order of Business:

Mr. Carr began the regular order of business by asking for a roll call.

- I. Presentation from Guests
Janice Gentile and Cole County Prosecuting Attorney Bill Tackett, on behalf of the Rape and Abuse Crisis Center (RACS), contacted the Commission via D&C staff, Randy Allen. The purpose was to ask permission from the Commission to use the site to hold a fundraiser. Mr. Allen suggested that they address the Commission at this meeting. Presenters were Janet Wear-Enloe, officer of RACS and employee of the Jefferson City Medical Group in Jefferson City and Mr. Tackett. A copy of that presentation is attached. Consensus of the Commission was that they had no objections to a fundraiser. The exact location within the site and the date will be determined after the facility is vacated.
- II. Approve minutes from January 23 meeting.
The minutes were approved by motion of Duane Weaver and seconded by Bob Meyer.
- III. Summary Report – Charlie Brzuchalski
 - a. Care taking – DOC will move to the new facility late summer/early fall, which will fall into Fiscal Year '05. Funding items to be considered:
 - Minimum security patrols (use of contract security v. DOC officers)
 - Limited security lighting
 - Utilities
 - Essential maintenance and repairs
 - b. Funding
DOC has agreed to assume some minor care taking responsibilities, although DOC has concerns of securing the property after the inmates leave. A Memorandum of Understanding will be prepared to determine who has what role.

- c. Health Lab
Brush and trees are being removed. In keeping with the approach taken at the beginning of the project, whenever possible, recycling is done, such as using the trees as mulch. This mulch will be used wherever needed at other state facilities.
- d. Lewis and Clark State Office Building – (Green Building)
Construction is fifty percent complete. The sheets metal work is being completed on the east wing, windows have been installed on the lower levels; finish work inside is near completion. The super structure is nearly completed on the west wing.
- e. Property Value Assessment
The “as-is” condition gives a value of the property with the buildings in place as a prison. This will help determine the value of the property to begin the Master Plan.
The “as conceived” value includes the value of the land as it is to be improved. The as conceived value does not include any value for the buildings. (There a \$1-m difference between as-is value v. as conceived value.)
- f. Grading Plan
Includes locating sewer and waterlines and obtaining the correct elevation for the building pads.
- g. Site Storm Water Plan
The area is not included in the City Storm Water Planning. Because there is a 1-2 block strip of the city that currently drains to the prison property, this plan will provide information needed to plan for the storm water retention ponds.
- h. Site Utility Plan
This plan determines for the utility companies where their electrical duct banks, gas lines and communication lines will be located. This is critical for street construction.
- i. Design Guidelines
Addresses information regarding preserving historical character of the historic buildings on the site. Guidelines will be established for what will or will not be allowed when others begin development.
- j. Decommissioning Plan
Addresses what necessary things need to be done in order to make portions of the project available for others to begin development. This Plan and the Project Phasing Plan are compliant with one another.
- k. Care taker/Property Management planning – Fiscal year '06 – (begins July '05)
Includes security, grounds keeping maintenance, environmental abatement, and funding that is available. Once MSP is vacated, these items will need to be addressed:
 - Utility infrastructure
 - Interim uses – making warehouses available
 - Tours and events

- IV. Insurance Coverage
- Directors and Officers
- General Liability
Availability: Legal Expense Fund, MO Public Entity Risk Management (MoPERM) or Commercial Insurance
Legal Counsel, Pamela Henrickson, advises that the Commissioners cannot be covered by the Legal Expense Fund because not all the members were "state" appointed. This also applies to the MoPERM coverage.
To be allowed coverage by these two sources, a statutory change would be required. At this point, a motion was offered by Kas Mahfood to change the status of the commissioners, in order to be covered by MoPERM. Duane Weaver seconded the motion. Legislation to be drafted.
- V. Allied Studies
1) Eastside Neighborhood Planning Study: The city of Jefferson, Cole County and Housing Authority have joined together to fund the Central Eastside Neighborhood Planning Study. This is the area adjacent to and surrounding the MSPR project - Jackson Street to Riverside Drive; the secondary study goes to Grant Street, near Riverside Park. The study will focus on infrastructure and the goals for improving and preserving historic structures.
2) Whitton Expressway: MoDOT, Jefferson City and the County have partnered together and have hired George Butler and Associates to begin a study encompassing the area from Dix Road to Eastland Drive, as traffic impact will become problematic when development begins.
3) Surplus Property: The study will analyze their operation, what has to be moved and assist with options and best methods for relocating.
- VI. Other Business
Commissioner Kas Mahfood commented that she has received information from other agencies or other persons regarding the MSP Redevelopment. Such as, the date the Commission takes possession of the property, as well as the tentative date for the MSP move. Further, that a Foundation for Funding Museums was going to be formed. She feels that the information should come from either the Chairman or D&C staff, or preferably e-mail. While she feels more frequent meetings are not necessary, she asked that more frequent updates be delivered.
Chairman Carr urged Ms. Mahfood, as well as the other members, to contact either him or staff member Randy Allen, should information of this kind be heard outside the meetings, so that the facts could be verified.

With no further business, a motion was made by Jim Callis to close the meeting. The motion was seconded by Kas Mahfood.

Those in favor: Bill Carr, Jim Callis, Kas Mahfood, Bob Meyer, Sarah Riddick, Duane Weaver, Jim Wunderlich

Absent: Gene Bushmann, Mark Schreiber, John Sheehan

The meeting adjourned at 3:20 p.m.

These minutes were approved July 28, 2004.