

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

MEETING MINUTES

Open Session

March 22, 2006

Call to Order: The MSP Redevelopment Commission meeting was called to order at 1:00 p.m. Vice Chairman Jim Wunderlich presided over the meeting.

Roll Call:

The Following Commission members were present. Bushmann, Meyer, Riddick, Schreiber, Wunderlich. Five members were present at this meeting; a quorum was not present. (Six members must be present to constitute a quorum – there are 2 vacant positions.)

The Following Commission members were absent: Mahfood, Peerson, Sheehan.

The Following Facilities Management, Design and Construction staff members were present: Director David Mosby, Deputy Director Walter Johannpeter, Charlie Brzuchalski, Lisa Cavender, and Dianne Beasley.

Special Guests: Rich Anderson, DNR

Charlie Brzuchalski provided a PowerPoint presentation to discuss the meeting agenda items.

I. Approval of Minutes

Since a quorum was not present at the meeting, the meeting minutes from the November 16, 2005, meeting, and the December 20, 2005 meeting could not be approved. This business will be taken up at the next meeting on April 26, 2006.

II. Status Update on Caretaking/Interim Uses Management of MSP – FMDC Director David Mosby

The Director of the Division of Facilities Management, Dave Mosby, provided an update on the following issues:

- Roof Repairs and Environmental Controls
 - Charlie reviewed some slides and identified the scope of the roof repair and the environmental controls projects relating to the MSP housing units to be retained and restored. Mark Schreiber submitted a letter to the Commission identifying some facts, issues, etc., which will be discussed later in the meeting.

- Lewis and Clark Office Building Sewer Revision
 - Sewer problems are causing difficulties at the Lewis and Clark State Office Building. The State is in the process of constructing a replacement sewer line from the building to Chestnut Street. This construction is anticipated to begin this week. (A new trench must be dug and new sewer pipe installed.)

III. Review and Update on Redevelopment Project Status – Charlie Brzuchalski

- GSA Federal Courthouse Project – Charlie Brzuchalski
 - Demolition Project – An overview of the project boundaries and scope was given and the buildings that must be demolished to make room for the Federal Courthouse were identified. The demolition project is planned to begin July 2006 and will take six (6) months to complete.
 - Gene Bushmann asked how the demolition would occur. Charlie B. stated that the first phase would be to salvage what can be salvaged. We would also be checking for asbestos and other hazardous materials during this process. The second phase would be to take the hazardous materials out and dispose of these materials appropriately. The third phase is the actual demolition process. The bulk of the building materials would be crushed and used as fill elsewhere in the redevelopment area. As many of the cell doors and other items that can be salvaged will be salvaged to be placed in the museum. The funding for the project will come from an appropriation that is now in the budget process.
 - GSA Project Report / Schedule – The Federal Courthouse project is progressing. A short list of Architect / Engineering firms has been developed. The process began with 51 firms applying; the selection is down to six (6). The firms were from all over the United States. Interviews are scheduled in late April 2006. The selection process is planned for completion by the end of April. Negotiations will then begin with the firm selected. This process is similar to the process the State of Missouri uses to select design firms.
 - Sarah Riddick asked if GSA was receptive to maintaining the integrity of the site. Charlie B. stated that the GSA has indicated that they will include conformance with the Design Guidelines and Development Standards as adopted by MSPRC. GSA has requested the input of the Commission throughout the project and Charlie B. will be fulfilling that role on a daily basis and updating the Commission as the project progresses.

- Gene Bushman asked on what criteria were the selections based. Charlie B. stated that the selection process is based on the past project experience of the firms being considered and discussions of design philosophy relative to the scope of the proposed project and that this will be discussed in detail at the interviews. The timeline is to have the firm selected and on board by September 2006. The beginning of construction coincides with the October 2008 Federal budget cycle. The plan is to occupy the Federal Courthouse in August 2010.
- MRRL Library Project Update – Charlie Brzuchalski
 - After additional staff discussions with the MRRL Library Board and FMDC staff, the MSP Redevelopment Commission will be asked to consider an area in the upper yard between HU#2 and the wall, and between Cherry and Lafayette Streets as the site for the future library. More specific details will follow. Those Redevelopment Commissioners present were in favor of continued discussions.
- Missouri Naval Museum Proposal – Charlie Brzuchalski
 - The Missouri Naval Museum wants to build a naval museum in Jefferson City on the MSP site. The officers of the organization are from Columbia; they appear to be a legitimate group, and they have filed corporate registration papers as a not-for profit organization. They have identified several decommissioned US Navy ships for inclusion in the museum and have expressed their desire to have the USS Jefferson City located here following its decommissioning in approximately 2025. They want to open Veterans Day 2008, which appears to be an ambitious schedule. They are looking at the area that is on the river side of the railroad tracks in the area shown on the Master Plan as river boat dock space. They also need approximately 5,000 sq. ft. of space on the land side for office and display space in addition to the riverfront space for the ships. They have already had a couple of fundraisers. They want to pattern this museum after the museum located in Little Rock, Arkansas. Additional details will be presented to the Commission as they become available.
- Missouri Riverfront Development Projects – Charlie Brzuchalski
 - There continues to be a lot of interest in development of the riverfront. There are several other groups becoming actively involved and working to develop the riverfront besides MSPRC. The Chamber of Commerce is working to focus this effort and has reactivated their Riverfront Committee to assist in that effort. Several meetings are scheduled and we have been invited to attend. The general consensus is to look at

- development of access to the Riverfront in the area from the old river bridge at Bolivar Street all the way east to the MSP site. This includes the area all along the Adrian's Island site.
- The City of Jefferson, in partnership with the Office of Administration, has received a Transportation Enhancement grant from MoDOT to develop the concept of extending the Katy Trail across the river to the Capitol Complex and to construct a Katy Trailhead Park to be located east of the Capitol Building. We understand that other grant applications are being developed and will be submitted to MoDOT for consideration of other projects utilizing transportation enhancement funds. The projects include a dedicated structure as part of the Missouri River Bridge and other trail enhancements to link to the existing Katy Trail spur on the north side of the river. The goal is to complete a connection the Katy Trail with the City's trail system.
 - Mark Schreiber discussed some photos included in the slide presentation of the Tennessee riverfront. These pictures were taken in Clarksville on the Cumberland River. The city did a beautiful job of incorporating the walkways, benches, and the playground for children. Private contributions were used to accomplish a lot of this work. Charlie B. stated that the benches and light fixtures in the photos are similar to those proposed for the Jefferson City riverfront project. The picnic area is a covered area with bathrooms. The walkway in the picture is also partially covered. If anyone wants to see more pictures, contact Mark Schreiber or Charlie B. to view the digital pictures.
- DNR Meteorology Tower (Wind Tower) – Charlie Brzuchalski, Rick Anderson
 - An application has been received by the Division of Facilities Management, Design and Construction (FMDC) from the Department of Natural Resources (DNR) to do an energy study at the Lewis and Clark State Office Building on the old water tower site. The tower would be up for approximately 30 months (10 ft. tall). If it proves that the wind and energy are viable, it could become a permanent site if approved. Rick Anderson from DNR is working on this project. Charlie B. stated that it is worthwhile to work with DNR to conduct the study. DNR will come back with an analysis of whether this is a viable site for a permanent wind tower. Rick Anderson stated that the plan is based on where to put the tower without modification to the site. This site was chosen because this pilot tower is not the size of a permanent tower. There have not been any discussions on where a permanent tower would be placed; that is the second part of the conversation. Charlie B. recommended that DNR proceed to fulfill their mission and asked if the Commission had any questions or concerns. Wunderlich expressed concern if this site was selected as a permanent site on what impact this might have to the redevelopment effort; he had no concerns for

the pilot temp site. Charlie B. stated that a permanent site would be discussed if the study shows it is feasible to do so. More discussion will follow.

- Bob Meyer asked about the status of the State's Surplus Property building. Dave Mosby responded that FMDC is involved in discussions with the City of Jefferson. This project is tied with the new convention center for the city. The EDP and Health Lab Building is being conveyed to the city. FMDC is working with the city to relocate Surplus Property. Dave will be meeting with the Mayor and the new City Administrator to discuss this further and will provide details as they develop.
- PUD Zoning Revision – Charlie B.
 - Charlie B. is working with the city to have the MSP Master Plan adopted as the PUD plan for the site as we transition from the current residential land use classification and zoning overlay to PUD Zoning Area in accordance with City ordinances. Private developers would find that the City and financial institutions will require proper zoning and building permits for any work they might do on the site and this is the first step toward that. The revision gets the City of Jefferson on board and enables them to have mechanisms in place for zoning reviews and building permits, etc. The next Planning and Zoning Commission Meeting is scheduled for May 11, 2006.
 - Charlie B. stated that the final MSP Development Standards and Design Guidelines document has been received and is available on CD in pdf format and in paper printed version. The Commission members should let him know which format they prefer to receive for their use. These will be posted on the Web-Site
- Mark Schreiber letter and recommendations –
 - Historical recordation of MSP property – Mark is coordinating the general recordation of MSP for general historical purposes and Charlie will be taking care of the specific recordation requirements for fulfillment of Section 106 as administered through the State Historic Preservation Office.
 - Housing Unit #4 – We are developing a project to install heating and general humidity control before the next heating season. Gene Bushmann asked if anything in Housing Unit #4 was susceptible to damage now. Charlie B. stated that some of the items are affected by low temperatures, however in the next six (6) months, temperatures will be rising and will believe that no irreparable damage will occur. Walter Johannpeter stated that there is no heat, and dampness is our only real issue in the coming months. Mark Schreiber stated that extreme humidity could cause damage but if not prolonged should not be a problem.

- Drawings at MSP – Walter Johannpeter and Charlie B. will be bringing the plans and specifications, currently stored in the garage area at MSP, to the Truman Building to review and determine what we have and to combine the documents into one set of everything we have. We will know what we do have and what we don't have within one or two months.
- Charlie Ferrell is holding the keys to MSP and provides the maintenance when needed. The keys are kept secured. The keys are antiques and are no longer in production.
 - Sarah Riddick stated that the Commission should consider having an auction for multiple items. Schreiber stated that some of the keys are not multiples, and in fact, some keys were handmade by MSP staff and the Commission should not be too hasty to determine what to do with the cell doors. Selling the doors instead of scrapping them was discussed.
 - Gene Bushmann stated that since the keys are unique; the locks are also unique and should be preserved. Charlie B. stated that indeed the locks and the keys are synonymous. Most of the locks and keys are no longer in production. Mark Schreiber stated that the Department of Corrections frequently had to make keys and locks because the companies that originally produced them were no longer in operation.
 - Charlie B. stated that cultural assessments are to be done as projects develop and identification of any artifacts that are found will be done in that manner also.
 - Gene Bushmann asked about retaining the prison wall. Charlie B. stated that the Master Plan includes a significant part of the Wall. The wall along the railroad side of the site was built after the railroad came through in 1857.
 - Mark Schreiber stated that with regard to the design guidelines, one of the towers inside MSP has a unique internal stairway. Charlie B. stated that tower and stairway was included in the site guidelines as a keeper.
- Forum Web Application for MSPRC – Dave Mosby / Dianne Beasley
 - Dave Mosby asked Dianne Beasley to provide a brief overview of the forum web application. A demo will be available of the forum web application for the Commission at the next meeting. A web forum is a way to interact to conduct business without having to actually hold a meeting. A forum is more interactive than a blog site. A blog site is basically a method to post questions and receive comments back. By using a forum, topics for discussion can be posted, responded to, and new topics added for discussion, sharing of files and images are also possible with a forum, etc. The site will be password protected

and blocked for view by non-users. The link will be located on the MSP website off of the FMDC Internet site.

IV. Upcoming Agenda Items

- a. Election of Officers – After some discussion it was conclude that this will be deferred until new appointments are made.
- b. Options for Insurance Coverage – This is being developed and we hope to have it for consideration at the next meeting.
- c. Commissioner vacancies – Dave Mosby stated that James Harrison in the Governor's Office is the Director of the Boards and Commissions. We believe he is working on appointments to be made by the Governor. Commission members are encouraged to contact Dave with any ideas.
- d. Recommendations for MSPRC Staff Positions (Job Descriptions) – Charlie B. will send the job descriptions to the members via e-mail.
- e. Recommendations for selection of commercial banking provider – Charlie B. stated since there is beginning to be considerable interest from private developers and property acquisition, it is probably time to consider making a selection f a commercial banking provider for the Commission.

IV Other Discussion:

- Dave Mosby stated that the site selection by GSA for the Federal Courthouse has generated a lot of interest in other MSP property. There appears to be a lot of opportunity for the MSP property to be developed. We have provided copies of the Master plan and the Pro Forma Submittal information sheet to those who have inquired but have received no written responses to date.
- A brief overview of the agenda items listed for closed meeting.
 - Discussion of legal representation (potential change in attorney of record) – Pam Henrickson's contract with FMDC expires in June 2006 and will not be renewed. FMDC is currently using and will continue to use John Kuebler. The Commission may want to consider switching the attorney of record. If the Commission wants to continue with Pam Henrickson, then her fee would need to be paid out of the Commission's funds and not from appropriations funds from FMDC.
- Discussion of potential Real Estate transactions
 - MRRL Library Project – The Library wants to commit to a site. They are interested in a new site on the MSP property. Margaret Conroy has accepted a position with the Secretary of State's Office as the State Librarian.

Since a quorum was not present, there was not need to vote to adjourn and the Commission could not go into closed session.

Next Meeting: April 26, 2006. - 1:00 p.m. to 4:00 p.m.
Room 850 – Truman State Office Building
Jefferson City, Missouri