

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION  
MEETING MINUTES  
Open Session  
April 26, 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, Peerson, Schreiber, Sheehan, Wunderlich. Six members were present at this meeting constituting a quorum. (Six members must be present to constitute a quorum – there are 2 vacant positions.)

The Following Commission members were absent: Mahfood, Riddick.

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

Special Guests:

MRRL – Betty Hagenhoff, Keith Miller, Mark Allinger, Dave Davidson, Jack Polling (Design Architect)

Jefferson City Convention and Visitors Bureau, Inc. – Jill Johnson

Eastside Neighborhood Development Association – Cathy Bordner

Dave Mosby introduced Charlie Ferrell to the group. Charlie is responsible for the caretaking of the MSP property. He worked at MSP for 25 years and knows the property well.

- ◆ Charlie provided an update to the group of activities taking place on the MSP property. The Jefferson City Fire Department, Capitol Police and the University of Missouri Summer Fire School are utilizing the property for ongoing training at various times. State Fleet parking is currently located at MSP. Charlie will be attending the MSPRC meetings in the future.
- ◆ The cats are not coming back into the property.
- ◆ A butchered deer was found on the property. A couple of men have pitched a tent.
- ◆ No security issues. It is fairly quiet.

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

I. Approval of Minutes

A motion was made to approve all minutes with no revisions (open and closed) from previous meetings, which included minutes from meetings on

November 16, 2005, December 20, 2005, and March 22, 2006. The vote was taken; all in favor. These minutes will be marked final and placed in the electronic folder and posted to the website.

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

State Health Lab

John Sheehan asked about the status of the completion of the State Health Lab and if there are any conflicts or influence with it and the MSP property. Charlie B. stated that there are no problems except parking.

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

- Relocation of MSP Security and Caretaker Offices and Carpool Parking
  - The relocation of MSP Security, Caretaker Offices, and Carpool (Fleet) parking will take place. Discussion on the relocation is underway.
- University of Missouri Fire School
  - The Fire School training is scheduled through June 6, 2006, in cell block 7.

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

- GSA Federal Courthouse Project – Charlie Brzuchalski
  - Demolition Project –. Costs are being evaluated prior to working on the demolition project.
  - GSA Project Report / Schedule – The Federal Courthouse project is progressing. GSA has been very good about involving the State in the process.
    1. The architect selection process is complete. The selections are currently at GSA's upper management and waiting for approval.
    2. Construction is planned to begin November 2008 and be completed by August 2010.
- Missouri Riverfront Development Project – Charlie Brzuchalski
  - There continues to be interest in development along the Missouri Riverfront.
- Chestnut Street Project
  - The City of Jefferson is working on the Chestnut Street project which involves High Street to the entrance of the parking lot. The work on this project will spill over into Capitol Avenue to the

- corner of Cherry. A lot of work is going on. A bid will go out by fall 2006
  - There are some concerns on how to get out of the Health Lab during this project. Shuttles run from the Lewis and Clark State Office Building. This shuttle route is highly used. The driveway will be a service drive. The Health Lab is near completion. It is built up now for contractor's entrance. This will be updated for shuttle parking. A photo of the Health Lab was shown to the group. The photo was taken February 2006.
  - Gene Bushmann asked if the house along Capitol Avenue would be acquired soon. Dave Mosby stated that the money is in appropriations since HB1021 is completed and is in affect July 1, 2006.
- PUD Zoning Revision – Charlie Brzuchalski
  - 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. An update of the Master Plan will be available at the next meeting.
- Forum Web Application for MSPRC Demo – Dave Mosby / Dianne Beasley / Karen Witt
  - A demo of the MSPRC Forum web application was presented to the group. Karen Witt went through the application for the benefit of the commissioners and staff. The commission members agreed that the site would be beneficial for interactive communications on an ongoing basis. The site can be closed per vote by the commission.
  - The application will be activated and User IDs established. A link will be established on the MSPRC website. Instructions and additional information will be available at the next meeting.
  - The question was asked on whether a search function would be available on the forum. This issue will be researched and discussed at the next meeting.
- Historic Preservation Commission
  - A presentation is planned on May 4 at the City Council Chamber at 4 p.m. on the MSP prison wall for Historic Preservation Week.
- MRRL Library Project Update
  - Betty Hagenhoff (Interim Director), Keith Miller, Mark Allinger, Dave Davidson, and Jack Polling (Design Architect) attended to discuss the proposed site on the MSP property for the new library.
  - The group reported they had an opportunity to see the site at MSP located on the corner by East Lafayette. Lisa Cavender walked them through the space.

- An architect looked at the site. The Building Committee is interested in the site. The MRRL Board wants to put forth an agreement to move forward.
- Jack Polling stated that the MRRL Board has 12 issues of varying importance to discuss with the MSPRC.
  1. The Board is familiar with the site and likes the site. The MRRL would like a commitment from the MSPRC to hold the site and the two entities need to come to an agreement on a date. The MRRL would like to move forward by next spring.
  2. The cost of the site and cost of demotion is another concern. Phase 1 analysis was completed on the previous site. The question was asked by MRRL if this proposed site had an analysis completed. Charlie B. stated that a partial analysis was completed.
    - a. This site is part of the original prison building. The previous site was not part of the original building. There are a lot of archeological artifacts on this site. There is concern on who is responsible for the items if an artifact is dug up.
  3. The soil needs to be examined and reports provided.
  4. The actual size of the site needs to be documented. Charlie B. stated that the proposed site runs from Lafayette from the upper half of the garage and ends at the parking ramp. The area by the garage is where the original prison was located.
  5. MRRL has questions on the status the wall. Does the wall stay or not? The prison wall is an historic landmark. There are issues with the visual appeal of the structure is the wall stays in tact. The Commission members are in agreement that the wall is part of history, along with the towers, and will not be torn down. The option of leaving the part of the wall that fell down and put in wagon gates on both sides to open the wall for a visual of the new library structure. This could be done without harming the integrity and historical significance of the area. Further discussion needs to take place.
  6. Wall maintenance and responsibility is another concern. Who is responsible and who will maintain the wall?
  7. Parking is a huge issue. Previous issues were not resolved. Charlie B. stated that no timeframe has been set to build the ramp. The Library would explore the option to provide its own parking. The possibility of having parking under the new structure was discussed as well as building an elevated parking garage next to the structure. It may be just an issue of moving around soil to get parking on the site. However, this issue must be addressed before moving forward. MRRL is concerned that if the Library uses the ramp for parking that it would make the available parking for the Library behind the building. These issues need to be explored.

8. The Design Guidelines – this is a known issue and is moving forward.
9. The MRRL is concerned about a large tree that is located in the middle of the parking area. Charlie B. stated that the tree is dying.
10. other issues not discussed
  - o Charlie B. stated that on most of the issues discussed, more discussion needs to take place on how the prison site fits with the needs of the Library and what is acceptable to the Commission in moving forward. The Commission is agreeable to the Library using this site for the new structure.
  - o Dave Mosby asked about the timing in relation to the parking. Parking is a key to all of the issues discussed. FMDC plans on working on an RFP to move Corrections from leased property to a site on the MSP grounds. The State could build parking into the RFP. There are also options for city parking, etc.
  - o Jack from the MRRL Board stated that the building is planned to open in mid to late 2009. Everything hinges on the referendum approval.
  - o Mark Schreiber stated most of the issues discussed are resolvable except the option to tear down the wall. The wall is a piece of history. The plan by the Commission is to keep the wall and have it refurbished. From the design concept, the plan has been to stabilize the wall, not to destroy it. The oldest portion of the wall is the portion on Lafayette and Capital. The wall defines the parameter of what we know as MSP.
  - o Jack from the MRRL Board stated that the wall is a physical con to the Library and the city for the site. The structure would be behind the wall and not visible coming from the Capitol. The Library needs to start thinking about this and see how to open the site from Lafayette and Capital. The issue of the wall is integral to the decision by the Library on whether or not to approve the site.
  - o Charlie B. stated that the wall has been in place since 1895. Mark Schreiber stated that old wall stone was incorporated into the later portion of the wall.
  - o Jim Wunderlich asked about the number of parking spaces needed by the Library. The answer of 166 minimum to 200 spaces. A multi-level structure is desired.
  - o Charlie B. stated that we need to look at the service vehicles using the service drive.
  - o Gene Bushmann asked where the by products from the demolition will be placed. Charlie B. answered that the by products will be placed behind the diesel plant as backfill. There will be about 50,000 lbs of material.

Charlie B. stated that at the last meeting, he asked the Commission members to let him know which media (PDF document, CD or paper hardcopy) was preferred to obtain a copy of the design guidelines, etc. If no objections, Charlie will proceed with sending out the information on CD to the members.

John Sheehan stated that there is continuing interest in the whole MSP property site.

Jill Johnson, Executive Director of the Jefferson City Convention and Visitors Bureau, attended the meeting.

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Cathy Bordner, President of the Eastside Neighborhood Development Association, attended the meeting. The association was created as part of a forum for East Side betterment. The Executive Advisory Committee was assigned to meet with all stakeholders. The group has met twice this year to check the level of interest. Cathy stated that it is time to move forward with a meeting to make a formal decision with the stakeholders to provide a forum for anyone to participate and offer input to the Commission for action. A meeting will be scheduled late summer or fall of this year.

Cathy Bordner  
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Kathy Peerson read the vote to close the meeting. Seconded by????

“The tentative agenda of this meeting also includes a vote to close part of this meeting pursuant to Section 610.021 (2). ROMs (2000), to discuss possible transfer of property in the redevelopment area; and Section 610.021 (1) ROMs (2000), to discuss confidential communications with representatives and attorneys.”

The Commission took a five (5) minute break before continuing into closed session.

IV. Upcoming Agenda Items – were not discussed

**Next Meeting:** The June meeting was canceled.  
**Next meeting: July 26, 2006** from 1:00 p.m. to 4:00 p.m.  
Room 850 – Truman State Office Building  
Jefferson City, Missouri