

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION
(DRAFT)
MEETING MINUTES
Open Session
July 26, 2006

Call to Order: The MSP Redevelopment Commission meeting was called to order at 1:05 p.m. Vice Chairman Jim Wunderlich presided over the meeting.

Roll Call:

The Following Commission members were present. Meyer, Riddick, Schreiber, Sheehan, Wunderlich. Quorum not met for this meeting. (Six members must be present to constitute a quorum – there are 2 vacant positions.)

The Following Commission members were absent: Mahfood, Peerson.

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. John Kuebler (attorney) was also present at the meeting.

****Special Guests:

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

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

Eastside Neighborhood Development Association – Cathy Bordner

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

I. Approval of Minutes

Since a quorum was not met at this meeting, the meeting minutes from the April 26 and May 4 meetings will be voted for approval at the next meeting.

II. Status Update on Caretaking/Interim Uses Management of MSP –

- MSP Grounds:
 - University of Missouri Fire School: Charlie B. stated that the Fire School was held in June on the MSP grounds. Everything went well.
 - Status of Grounds: Charlie also stated that everything on the grounds seems to be intact and nothing is falling down at this point.

- Graffiti: Charlie B. informed the group that the graffiti on the wall is being looked at in order to find a method of removing the graffiti without damaging the wall itself. The State is researching a solution that would remove the paint without damage to the stone.

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

- The State is looking at bidding for the demolition of the Boyer House. This will be included in the Chestnut Street project.
- GSA Federal Courthouse Project – Charlie Brzuchalski
 - Demolition Project – Looking at a time frame for fall of 2006 to begin the demolition project.
 - GSA Project Report / Schedule – The Federal Courthouse project is progressing.
 1. GSA is looking at making sure the expedition meets the guidelines on the Federal side along with the guidelines on the State side.
 2. It is hoped to have the Architect under contract and proceed with the plan.
 3. Employing a Manager for at Risk using a process based on past quality of contractors is being considered. Submittals are due on July 28, 2006. They will go into the selection process mid August then in September go into contract negotiations.
 4. Senator Bond was successful in receiving \$61 million from the Sub Committee for appropriations on House and Senate floor debate for inclusion in the 2007 budget. The funds were received earlier than anticipated. GSA is looking at the impact on the schedule and the possibility of moving forward sooner than planned to take advantage of the summer construction schedule. Everything appears to be on track for a larger appropriation than expected. This funding is in addition to the \$53 million already in hand.
 5. GSA is very agreeable to engage the State in the process.
 6. Next step is to look at the transportation issues, talk to the city, county, and MoDOT to see what can be done.

Jim Wunderlich asked the timeframe for the demolition. Charlie B. stated that the demolition will take 120 days (6 months) to complete.

John Sheehan asked if there were any other issues to complete.

- Charlie B. – issues to complete
 - Transfer documentation needs to be completed.
 - Historic presentation for investigation so the property can be transferred and to relay knowledge about the site.
 - GSA – response to verify what is provided.
 - More than enough time to compile everything so that by 2007, everything will be in line to begin.
 - GSA is looking at 2008 time frame to begin construction of the Courthouse.

- Chestnut Street Project
 - The City of Jefferson bid the project for reconstruction of Chestnut Street. There are some issues about the right of way and entrance to the parking lot. The low bidder was \$642,000. Will move forward with the project. Discussion with the City Council will take place mid to late August 2006. Construction will begin mid September. The project will take 120 days to complete. The State will work with the city on cooperative dollars.
 - Water Main Extension - There is a \$28,000 total on water extensions on the State's part. Still working on the process.

- Solid Waste Fill Area Reclamation Project
 - The Department of Corrections left items on the MSP property which requires removal.
 - The State is working on a project to remove these items and check the soil. This project will begin this fall (2006).

- Missouri River Regional Library (MRRL) Project Update
 - No news other than the article that was in the News Tribune.
 - Bob Meyer asked what the MRRL's time frame was.
 - Charlie B. will look at the date and inform the Commission members.

- PUD Zoning Revision – Charlie Brzuchalski
 - In order to transfer the MSP property to the developer (Master Plan), the zoning (PUD Zoning) must be changed or the developer can not get funding to proceed. This issue on the agenda of the Planning and Zoning Commission.
 - The Planning and Zoning Commission is meeting on September 13. The plan has to go to the city council for approval.
 - John Sheehan asked if there was a strategy to consider. Charlie B. stated that the reason for asking for this on the MSP property is a form of protection for the property.

- Missouri Riverfront Development Project
 - The Jefferson City Chamber of Commerce is moving along on this project.
 - The final draft RFQ to select the planner to find a method to get across the railroad tracks is ready for review.
 - The Chamber is seeking funding partners to fund the planner.
 - This project will be reviewed again in about a month by the Chamber.
 - Jim Wunderlich and Charlie B. asked to sit in on their meetings. Charlie B. attends all of these meetings.

- Missouri Naval Museum
 - The Missouri Naval Museum is progressing with their plans to provide a museum on the MSP property.
 - They are currently working on fund raisers and continuing to move forward. As soon as information is available, the information will be shared with the Commission.

- Recommendations for Selection of Commercial Banking Provider
 - This issue needs to be discussed in closed session.
 - Information will be gathered and mailed to the Commission members.

- Forum Web Application for MSPRC
 - The MSPRC Forum web application is up and running. There were some firewall issues with the State Data Center. Dianne Beasley asked all members to try to access the site and to let her know if any problems are encountered.

- Q&A
 - John Sheehan asked the status of the Master Plan development process. Charlie B. will provide updated information to the Commission.
 - Charlie B. stated that the qualifications listing is about 90% complete. Other staff is reviewing the information. A date will be scheduled to discuss further.
 - Sarah Riddick asked if a more user-friendly name could be attached to the MSP Redevelopment site. Her husband works with the Missouri Parks Foundation and told Sarah that the name of the redevelopment site is not conducive to friendly banter. Now that things seem to be rolling, a new name needs to be found for the site.
 - This item will be added to the forum so that all members and support staff can provide comments.
 - John Sheehan asked how many packets have been distributed to interested developers. Charlie B. stated that six (6) full packets have been distributed.

- Dave Mosby stated that he had a meeting with a developer from Miami, Florida, on July 25. This was a nationwide development company that Dave met at the NASFA Conference.
- John Sheehan stated that other projects in the nation involving public property converting to private use.
- Dave Mosby stated that there are BRAC issues involving the military that use public property and private property usage. Charlie B. stated that BRAC guidelines were used in the Master Plan development. The packet was given to the Commission members on how other projects are being done of this nature. The Master Developer knows all the pieces if the package is put together right.
- The Governor Office Building is a successful example of such a project. This is now a very nice building with cheap rent for State Offices. It is hoped that this concept will also work for the MSP property.
- Sarah Riddick stated that the museum is coming along beautifully.
- Dave Mosby stated that the Master Planner needs to develop the scope of the project, not an ordinary broker. We need plenty of resources in order to make this work.

Cathy Bordner, President of the Eastside Neighborhood Development Association provided an update on the concerns of the Association:

- Some of the citizens are concerned about the property and the parking issues.
- The Association is paying close attention to what the Commission is doing.
- The Association is very excited about the Federal Courthouse project.
- The Association supports the city's support of the building codes. The building codes and the neighborhood district ordinances will be discussed further at their next meeting.

Dave Mosby stated that the State is in active negotiations with the City of Jefferson regarding the EDP Health Lab. The Legislative conveyance was approved. The Office of Administration's budget is carrying forth to construct a new Surplus Property building. This project is not site dependent. The next thing the State needs to do is to move Surplus Property out of the redevelopment area.

Sarah Riddick asked about the environmental clean up on the redevelopment site. Steve Mahfood, former Director of the Department of Natural Resources, had indicated initially that there could be issues on the MSP site with contaminants. Charlie B. stated that the area housed a chemical plant but that the tank was decommissioned. The soil has not been tested. There have been other areas identified as hot spots. These items are being dealt with on an item per item basis. The Capital Improvement (CI) budget is biennial. Funding is required to solve these issues. The Lewis and Clark Building site exposed metal and other debris. Appropriate measures are

being taken to clean this up to meet environmental standards. Sara stated that any developers that are interested in the site need to be informed about any clean up efforts. Tax credits are allowed for these types of situations. Mark Schreiber stated that there was some concern with the property where Surplus Property is located; however, the samples came back clean.

The Commission members were in agreement to cancel the August meeting. The next meeting is scheduled on September 27.

Without a quorum, the Commission could not vote to go into closed session.

Chairman Wunderlich stated that the Commission is waiting for action from the Governor's Office regarding the appointment of new Commissioners to fill vacancies and expired positions.

Miscellaneous:

- Parking: Discussion took place on finding parking for the Commission Members for future meetings. Dianne Beasley will follow-up.
- Forum: Two topics will be added to the MSP Web Forum in addition to the meeting minutes.
 - Meeting Minutes
 - Video/Photo/opportunities on the MSP property
 - Project "name"

The meeting was adjourned at 2:45 p.m.

IV. Upcoming Agenda Items – were not discussed

Next Meeting: **September 27, 2006** from 1:00 p.m. to 4:00 p.m.
Room 1100 – Missouri Public Health Laboratory
101 N. Chestnut Street (Enter building by flagpoles and follow signs)
Jefferson City, Missouri