

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION
(DRAFT)
MEETING MINUTES
Open Session
September 27, 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. The meeting was held at the New Health Lab Building at 101 North Chestnut in Jefferson City, MO.

Roll Call:

The Following Commission members were present. Bushman, Meyer, Peerson, Schreiber, Sheehan, Wunderlich. Quorum present. (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: Deputy Director Walter Johannpeter, Charlie Brzuchalski, Lisa Cavender, and Dianne Beasley.

Special Guests:

Jefferson City Chamber of Commerce – Randy Allen

Eastside Neighborhood Development Association – Cathy Bordner

- October 25 is the next Commission meeting. Charlie B. needs to know whether or not Commission members will be able to attend on this date. This will be a work session and requires a quorum in attendance. Representatives from the City of Jefferson will be in attendance along with State of Missouri support staff and the Commission Members.

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

I. Approval of Minutes

The meeting minutes from the April 26 (open and closed) and May 4 (closed) meeting minutes were approved. A motion was made to approve the minutes and seconded. The July 26 (open) meeting minutes will be sent to the Commission Members for approval at the next meeting.

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

- MSP Grounds:
 - Relocation of Maintenance and Security Staff, Carpool Parking, and Equipment Storage

- Final preparations to utilize the old gymnasium are underway.
- Video Security System Reconfiguration:
 - Reconfiguring the Video Security System is being reviewed for upgrade because of the number of failed cameras due to moisture condensation, aging, and general conditions. These were all consolidated in money for appropriations in funding.
- Building Envelope Repairs Housing Units, 1, 3, and 4:
 - Plans for the repairs for Housing Units 1, 3, and 4 are being assembled. The Building Envelope is to make sure the buildings are secure.
- Climate Control System Installation in Housing Unit 4
 - The climate control project is also coming up soon.
- DNR Wind Energy Study Tower
 - The Wind Tower at the Lewis and Clark Building has been installed. The tower will remain in place from 12 to 14 months for study purposes and then the tower will come down. If a permanent tower is requested, the request will come before the Commission for approval prior to installation.
- Requests for Photo and Video Production usage of MSP Property
 - Charlie B. suggested that a set of guidelines be prepared to follow regarding requests for photos and video productions on the MSP Property.
 - Photos and videos can be a good way of getting exposure. However, the argument is on whether these photo opportunities are done for profit or not for profit by the parties taking the photos. Many TV stations across the State have requested to be allowed to get shots of the cells inside the old prison.
 - Charlie requested input from the Commission Members. The members responded that a documentary of the progress of the redevelopment needs to move forward for historical purposes. Discussion of charges to photograph the area took place such as standard fee, minimum amount base the session on a percentage basis. This could be a source of revenue in the future for the Commission.
 - A specific set of guidelines must be developed and defined for use of the facility. Charlie B. will do more research and will follow-up with the Commission when more information is available.

- John Sheehan asked if the buildings on the MSP property would continue to weaken since there are no suggested repairs currently. Charlie B. stated that the major structures are within normal depreciation. A capitol improvement (CI) appropriation is being requested to address these issues.
- John Sheehan asked about the filming of the redevelopment process and documentation of the aging of the buildings as time goes on. Mark Schreiber stated he has Missouri State Penitentiary historical video footage. This documentation will be presented to the Missouri State Archives and Missouri State Museum. Housing Unit #1, #3, and #4 are the most historical buildings. Housing Units 3 and 4 will be considered to be requested as historical buildings. This is currently underway.
- Gene Bushmann asked if the CI comes from the Office of Administration. Charlie B. affirmed this question. The CI appropriation is currently being prepared for the next fiscal year. Gene asked what would be included in this request. Charlie B. stated that the request will continue the things are being done this year. Also considered will be the water main extensions for the city. Money must be available before the pieces of the property are sold off.
- Gene Bushmann asked the status of the proposed legal title transferring to the Commission. Charlie B. stated that this will be discussed later in the agenda.

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

- Public Forum Report
 - A Public Forum was held with GSA on Monday, September 25 at the James Kirkpatrick State Information Center. Charlie B., Kathy Peerson, Gene Bushmann, and Jim Wunderlich attended. There was a good turn out by the public. Several questions were asked at the forum.
 - The most asked questions related to the Wall, residential usage, and Housing Unit 2.
 - The Wall: the question was asked on whether or not a piece of the Wall that had fallen down would stay down or be replaced. Charlie B. stated that the Master Plan addresses this issue as leaving the Wall down. The area in question is looking at a portion of the wall on Capitol Avenue. It is under review on whether or not this piece should come off. It is imperative that the character be preserved with the Wall. There are weak portions of the Wall from here to the River. Most of the stone in the Wall in this area suffered damage. What can be salvaged will be saved for potential use.

- Mark Schreiber further stated that the spiral stone staircase inside Tower #10 is still in place. Tower #10 is by the river side of the wall.
- Gene Bushmann asked if the plan was to keep the towers on each side of the gate. Charlie B. stated that was indeed the plan.
- Charlie B. asked Randy Allen from the Chamber of Commerce to make a statement. Randy A. stated that the Chamber had received an inquiry about the development of the residential areas in the redevelopment area. The suggestion was in two (2) parts:
 - Reevaluate the Master Plan recommendation for Housing Unit 2 and take look at the whole picture in the residential development area, look at the access of the Department of Natural Resources area and the residential use of high rise condos and family buildings, larger buildings on site, lofts, condos, etc. The Chamber will look further to provide more information.
 - Housing Unit 2 – look at more suitable or public use of this building and develop an RFP on the structure. This suggestion came from the Public Forum and will be discussed further. A report will be presented to the Commission.
- Other comments from the Public Forum:
 - Gene Bushmann stated that it is always the cheapest for people to want to develop and keep green space and also a push convert part of this to a project. Gene B. stated that once the green space is gone; it is gone. Gene B. stated that he would like to continue the discussion of the use of the green space for hiking, walkways, etc.
 - John Sheehan asked what other opportunities are available for consideration to date. Charlie B. stated that part of the program should be that solicitations in progress be open to comment from anyone.
 - Mark Schreiber stated that the intent was not to ruin the views and the vistas on the property. Charlie B. stated that Sherets were done.
 - Randy Allen stated that the Chamber does not support the concept of the converting the green space to condos. The Mayor pointed this out at the forum. It is intriguing to turn the space in to a 24 hour space and getting more people downtown for revitalization of the area. There were a lot of comments from people asking if the Commission has considered the usage. The consensus was they do not want to fill in the space with office space.
 - Charlie B. stated that there was a lot of discussion with valid points made.

- Federal Courthouse Project – Charlie Brzuchalski
 - Demolition Project – Looking at a time frame for fall of 2006 to begin the demolition project September or early October 2006 the project will begin.
 - GSA Project Report/Schedule
 - The Construction Manager is on board to help evaluate and construct the building design. An appropriation of 5.3 million was received for the design.
 - Senator Bond was successful in getting 61 million in the budget for construction of the Federal Courthouse Building. There are a couple of issues that must be finalized before the funds are available. However, the project is a sure thing and will move forward.
 - Construction is scheduled to begin in mid 2008 and is scheduled for completion and ready for occupancy late 2010 or early 2011 depending on the construction schedule.
 - Gene Bushmann asked if the MSP Property has to be transferred to the Commission before GSA begins construction. He also asked if there is a legal description of the property. Charlie B. stated yes to both accounts. There is one piece on Marshall Street that is not properly recorded. This area will have a legal description. The property will be cleared and ready for transfer in October 2007.
- Chestnut Street Project
 - The Chestnut Street project is progressing.
 - Water Main Extension - There is a \$28,000 total on water extensions on the State's part. This will run from Lafayette Street and goes under the new pavement. The City of Jefferson is doing this construction. The City is using a block grant totaling \$680,000 for this project to replace storm sewers, telecommunications, electric, etc. The electric lines are being replaced with fiber and underground. This is just one of the projects associated with this construction.
- Solid Waste Fill Area Reclamation Project
 - Charlie B. stated that a project is being assembled to remediate the area behind the Potato House. A lot of large metal debris was left behind by the Department of Corrections.
 - A meeting with the Department of Natural Resources was held. An agreement has been reached to remove the large objects from the surface and cap with earth. The project will use the earth that was stored in the stockpile area to the North.

- PUD Zoning Revision – City Council Hearing October 16, 2006
 - The zoning issue will be and was discussed at the various City Council meetings. A request to reclassify the entire project area to rezone the area from residential to zoned for other used will be presented to the City Council.
 - The Planning and Zoning Commission met on September 14. A Comprehensive plan for PUD Zoning and the Master Concept plan were all approved at that meeting.
 - October 2 – going before the City Council Administration. Everything should be fine.
 - A public hearing is scheduled on October 16 with the City for a comprehensive plan. Charlie B. is presenting a 15 to 20 minute overview of the Master Plan.
 - The Master Plan lists a number of uses for the buildings. A concept building will be selected for the concept plan and other projects will arise as projects develop. Projects will be reviewed. This is not a cumbersome process to review and amend the plan. If something is not already included, it can be added easily and modified with the planning and zoning. Residential had not been discussed before. If there are major changes to be made, it would be necessary to go back to the Planning and Zoning Commission. Jim Wunderlich stated that some people have not idea what is going on and want to take everything out and put in a high rise. Charlie B. stated that the PUD Zoning extended beyond the MSP property boundary and includes private property. This is not the case.

- Missouri Riverfront Development Project
 - Randy Allen stated that the Riverfront Development Project is in process. The funding is in place. A study is being done in order to make a recommendation. There is some tax money in Series B that has not been allocated for this purpose. The city is working on a way to access this for the redevelopment project for the Commission (MSPRC). The city is focusing on Adrian Island to develop cost estimates and a feasibility study. The City Council is approving the final money, RFP, and a consultant for the bid. Charlie B. showed the Adrian Island area on the slide.

- Missouri Naval Museum
 - The Missouri Naval Museum is progressing with their plans to provide a museum on the MSP property.
 - The goals for 2006 are to identify a location for the museum.
 - More information will be available in the near future.

- Recommendations for Selection of Commercial Banking Provider
 - John Sheehan stated that he and Charlie B. held a meeting to look at options for a Commercial banking provider. Some criteria to consider are the availability of online and electronic transfer capability, programs, loan services, etc.
 - A draft is being put together for a RFQ for review by the Commission and will be shared soon. Other items to consider are what capabilities there are, needs, experience, local banks, statewide, border to border, etc. Members need to decide how far this should go. John S. asked the members to think about this for future discussion.

IV. Upcoming Agenda Items –Other Items:

- Vacancies
 - The Commission still has vacancies that need to be filled. The status will be checked on with the Governor's office. Charlie B. suggested that the filling of vacancies could be addressed in the bylaws with the appointment of offices, etc.
- Election of Officers needs to be held.
- Recommendations for MSPRC Staff Position Descriptions
 - Descriptions of staff people for the Commission need to be put together and discussed.
- Master Developer Selection Recommendation
 - The final stages of the draft of the RFQ should be ready by the next meeting.
- The Web Forum is available for the use of the members and support staff. To date the site has been used much. This is a good tool to share information.
- Parking Passes will be provided in Lot 11 by the Truman Building for future meetings to the Commission Members.
- Kathy Peerson suggested that the next meeting be held at the Lewis and Clark Building. This request will be considered. Jim Wunderlich also asked about having a meeting at the new JCCC. Charlie B. will check the schedule to see if this is possible.
- John Sheehan asked if a new time line could be provided. The last one is now two years old. Charlie B. will work up a new timeline for the Commission Members.

Vote was taken to close the meeting. Mark Schreiber voted to close the meeting. John Sheehan seconded the motion.

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Next Meeting: **October 25, 2006** from 1:00 p.m. to 4:00 p.m.
Truman Building, Room 850
Jefferson City, Missouri