

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – December 17, 2008

Call to Order: Call to order by Can Carr at 1 p.m.

New Commissioner from Cole County, Frank Burkhead, was introduced to the group replacing Jim Wunderlich. Kathy Peerson was reappointed by the County. Bob Meyer will remain on the Commission through March 2009.

Roll Call: The following Commission members were present: Michael Berry, Frank Burkhead, Gene Bushmann, Dan Carr, Bob Meyer, Darrell Roegner (Six members must be present to constitute a quorum, 1 vacancy)

The following Commission members were absent: Pam Neugebauer, Kathy Peerson, John Sheehan

Present: John Kuebler (Attorney), Steve Picker, Jefferson City Convention and Visitors and Bureau

The following Facilities Management, Design and Construction staff members were present: Interim Director Walter Johannpeter, Charlie Brzuchalski, Lisa Cavender, Dianne Beasley

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

I. Approval of Minutes/Agenda

- Minutes from the October 24 meeting included in packets. Vote will be taken at the next meeting pending review by the Commission members.

Skip to Historic Tours Proposal

II. MSP Historic Tours Proposal – Steve Picker

- The Jefferson City Convention and Visitors Bureau promotes Jefferson City with National exposure supporting events to bring people to the community.
- People are interested in seeing the old prison. The Bureau receives a lot of phone calls requesting permission to tour the MSP site from within Jefferson City and outside the area. The concept of developing a way to provide tours of the site to the public was developed as a result of this interest.

- The Jefferson City Convention and Visitors Bureau would take care of everything including the purchase of liability insurance, pay tour guides, and get port a potties. The length of the tour would be approximately two (2) hours.
- Mark Schreiber, Commission Historian, will assist with developing the tour and train tour guides.
- Reservations would be made through the Convention and Visitors Bureau. Charges would be assessed to cover expenses.
- These tours would increase the number of visitors to Jefferson City.
- MOTION: Dan Carr asked if there was a motion to proceed with developing the tours of the MSP site. Michael Berry made a motion to proceed. Gene Bushmann seconded the motion. Motion carried.
- Gene Bushmann asked if funds were available to clean up the area to make the site presentable for the tours. Charlie B. stated that no money is specifically allocated for this project. However, the State will look to see how the tours can be supported as we move forward.
- Steve Picker mentioned the possibility of producing gift items for purchase to support the tours and upkeep of the grounds in the future. The topic of gifts will be discussed as the project moves forward.

Vote was made to go into closed session. Returned to open session to finish discussing agenda items.

III. Status Update on MSP Caretaking / Interim Uses Management – No update

IV. Review and Update on MSP Redevelopment Project Status

- Federal Courthouse Project
 - i. GSA Project Planning & Construction in Progress
 1. Transferred ground to GSA.
 2. Building equipment is on site. Structured steel in place
 3. Still on target for 2011 completion date for project.
- Infrastructure Projects
 - i. E. Capitol Avenue Reconstruction Complete
 1. Still in negotiation on right of way or greenway. Concept agreement is to run the greenway below the building.

- ii. Lafayette Street / Lafayette Street Extension / State Street Reconstruction
 1. Working on Lafayette Street. Completing the demolition of the kitchen/dining hall so that the extension project can proceed.
 2. On target to bring utilities to Lafayette Summer 2009. City/County sales tax is financing this project.

V. Pending Items from Previous Meetings

- MSP Historic Tours Proposal (already discussed)
- Utilization of MSP Property – Current RFP for State Occupied Facility (Lisa Cavender) – Discuss in Closed Session
- Economic Development Incentives (Gene Bushmann)
 - i. Requested the transfer all or part of the property to the Commission soon.
 - ii. Appoint a sub-committee of Commissioners to work with the City to move forward to provide tax abatement of real estate taxes as an incentive to promote the property. Since the State owns the property, currently there are no real estate taxes, however, when the property transfers to the Commission, the property can be taxed.
 1. Sub- Committee members: Gene Bushmann, Frank Burkhead, Michael Berry

VI. Upcoming Agenda Items

- Rex Whitton Expressway Study (MoDOT, County, Cole)
 - i. Update at the next meeting on January 28, 2009.
- Street and Utility Infrastructure Projects (County, Cole)
 - i. Update at the next meeting on January 28, 2009.

Discussion on how often to include McCormick Baron Salazar (MBS) in the upcoming Commission meetings. MBS will be attending the January 28 meeting. It was determined to include MBS in the meetings on a monthly basis.

Work Session: Charlie B. – Intent is to come to mutual agreement in the work session on January 28 and get timeline for meetings to discuss moving forward. Give topics to discuss at work session to Charlie. City and County will be at the work session.

Railroad is amicable about resolving the issue of where the property lines fall.

Darrell Roegner asked whether any type of stimulus money or infrastructure funds would be available to help with the redevelopment project. Charlie B. stated that it is a tough year for projects moving forward. The answer to this question is not known at this time.

With no further business, the motion was made by Dan Carr to adjourn and was seconded by Frank Burkhead. All in favor; motion carried. Adjournment at 1:50 p.m.

Next Meeting: January 28, 2009 – 1:00 p.m. – 4 p.m.
Truman State Office Building
Room 850
Jefferson City, Missouri

Work Session: January 28, 2009 – 10:00 a.m. – Noon
Truman State Office Building
Room 850
Jefferson City, Missouri