

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION  
Final  
MEETING MINUTES  
Open Session  
February 27, 2008

Call to Order: Chairman Dan Carr called the MSP Redevelopment Commission meeting to order at 1:00 p.m.

Roll Call: The Following Commission members were present. Michael Berry, Dan Carr, Bob Meyer, Pam Neugebauer, James Wunderlich. Quorum not present. (Six members must be present to constitute a quorum - 1 vacancy.)

The Following Commission members were absent: Gene Bushmann, Kathy Peerson, Darrell Roegner, John Sheehan.

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

Guests: Mark Mehmert from the Jefferson City Chamber of Commerce, Mike Dusenberg from the Missouri Department of Transportation, Steve Picker from the Jefferson City Convention Center and Visitors Bureau, Brad Luecke from the US Courts Western District, Denise Ryerkerk from GSA as the Assistant Project Manager, Mike Ryer from GSA as the Project Manager, John Cuning from Department of Natural Resources.

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

- I. Approval of Minutes/Agenda
  - Since a quorum was not present, the minutes will be reviewed and voted on at the next meeting in March 2008.
- II. Status Update on MSP Caretaking / Interim Uses Management – Charlie Brzuchalski
  - Training ongoing for the Missouri State Highway Patrol for rescue training.
  - Continue to receive requests to utilize the storage units.
- III. Review and Update on MSP Redevelopment Project Status – Charlie Brzuchalski
  - Federal Courthouse Project
    - Dan Carr advised the group that a meeting was held last week with GSA. GSA is in attendance to provide an overview of the project
    - GSA Project Planning – Mike Ryer, GSA Federal Courthouse Project Manager
      - Mike Ryer presented a PowerPoint presentation to update the group on the status of the Federal Courthouse Project. A link to

- the presentation is available on the website. 35% of the design is completed.
  - Currently looking at materials to use in the building.
  - Plan to dig the foundation this year, finish the design, and transfer the land.
  - Greenway trail has been taken into consideration in the plan.
  - Demolition Status – Charlie B.
    - In final clean up stage and ready for following projects on the site.
- Infrastructure Projects – Dan Carr/Charlie B.
  - Lafayette Street Extension and East Capitol Avenue Reconstruction- City working on street projects and negotiating contracts for street work. This includes improvements on State Street to Marshall. There are sewer and electrical issues to deal with.
- Rex Whitton Expressway – Environmental Impact Study (EIS)
  - Project Status – Next Steps – Timeline – Mike Dusenberg, P.E., MoDOT
    - Mike Dusenberg presented a PowerPoint presentation on the EIS, Next Steps, and Timeline (hardcopy was distributed and placed in file). A link to the presentation is available on the MSPRC website.
    - Mike Dusenberg advised Dan Carr of the timeframe which is 6 months for the Federal Highway Department to review the study.
    - Charlie Brzuchalski is on the MoDOT Advisory Council.
- Missouri Department of Natural Resources Letter of Interest – Historic District Property
  - The Director of the Department of Natural Resources (DNR), Doyle Childers, sent a letter to Dan Carr stating the department's interest in acquiring possession of some of the historic buildings on the MSP site.
  - Charlie B. stated that parcel lines are already drawn on the plan for Housing Unit 3 for the museum, the dining hall conversion to conference rooms, etc. Housing Unit 1 as the visitors' center and Housing Unit 4 for some purpose. The Gas Chamber is being discussed. There are questions about its historical presence and that it should not be moved. Dan Carr stated again that there is no timeline since there is no money. DNR wants to move some staff into the building.
- Trail System Grant – Dan Carr will make an application for a grant for funds when the time is right.

IV. Pending Items from Previous Meetings – Charlie B.

- Master Developer Selection Process – Selection Committee Report
  - Review Status of Master Developer RFQ/RFP
  - Michael Berry reported that six (6) entities are interested. Letters were sent to meet with them during the first two weeks in March.
  - Information gathered helps the entities understand what is needed and how to get what is needed. All six entities have replied.
  - Charlie B. stated that the Master Developer should be selected by the end of May and a timeline in place by the end of the summer.
  - Dan Carr stated that he is pleased with the responses.
  - Michael Berry stated that the entities are a diverse group and that each one had something to offer.
  - Dan Car stated that a presentation will be made to the Commission to discuss each entity so that everyone is aware of the status of the Master Developer selection. Once the Master Developer is selected, the developers will come.
- Budget Committee – report at next meeting

V. Upcoming Agenda Items

- “Due Diligence” Web-Forum – look at making the web page more user friendly and easier to find. Also look at getting a direct web page apart from FMDC’s webpage.
- Economic Development Incentives/Opportunities – Charlie B.
  - Charlie B. stated that he is looking at getting a meeting scheduled including local, state, and economic programs to discuss available incentives.
- MSP Historic Tours – Putting together a plan for tours; working with the Jefferson City Convention and Visitors Bureau.
- Commercial Banking Provider Selection Process – discuss at next meeting.
- Draft Policy for Training, Photo and video Production Usage of MSP Property – Working on a draft policy for video opportunities and training programs at MSP site.
- Recommendations for MSPRC Staff Position Descriptions – Look at the following positions for the Commission. Further discussion when funding is available.
  - Executive Director
  - Program Manager
  - Administrative Assistant
  - Historian Position

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- Dan Carr suggested inviting speakers for future meetings and asked the Commission Members to think about this and let him know who they would like to attend for more information. Dan thanked GSA and MoDOT for their attendance and presentations.

With no further business, the meeting was adjourned. No Closed Meeting.

**Next Meeting:** March 26, 2008 1:00 p.m. room 493/494