

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION
FINAL
MEETING MINUTES
Open Session
April 23, 2008

Call to Order: Vice Chair Michael Berry called the MSP Redevelopment Commission meeting to order at 1:00 p.m.

Roll Call: The Following Commission members were present. Michael Berry, Gene Bushmann, Pam Neugebauer, Darrell Roegner, John Sheehan, James Wunderlich. Quorum present. (Six members must be present to constitute a quorum - 1 vacancy.)

The Following Commission members were absent: Dan Carr, Bob Meyer, Kathy Peerson.

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

Vice Chair, Michael Berry, advised the group of a procedural error in the confirmation of Commissioner Dan Carr resulting in him not being confirmed. Vice Chair, Michael Berry, performed the role of Chair for this meeting.

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

- I. Approval of Minutes/Agenda
 - Vote was taken to approve meeting minutes from the March 26 Open Meeting. The quorum voted all in favor to approve the minutes. Vote will be taken in closed session to approve the March 26 Closed Minutes. The April 8 Meeting Minutes from the special meeting are in the process of completion by Karen Witt and will be presented for approval at a later meeting.
 - The March 26 Closed Meeting Minutes will be voted on in Closed Session. (did not occur)

- II. Status Update on MSP Caretaking / Interim Uses Management
 - Getting close on electrical project to take it off the central system and put them on the system in the parking area. Electrical work will begin outside the walls. Charlie B. will inform the Commission of the status of this project as it progresses.

- III. Review and Update on MSP Redevelopment Project Status – Charlie Brzuchalski
 - Federal Courthouse Project

- GSA Project Planning – Design Development Stage of Document Preparation – No updates
- Gene Bushmann asked about the final design of the building. Charlie B. presented the final design sketch on the screen for viewing by the group. The project is still in the design phase. The next pictures will be less sketchy.
- Gene Bushmann asked about the timeline.
 - Charlie B. stated that GSA is working on completion by 2010 or early 2011. Some site work will begin late summer of 2008 for the foundation. More information will be available when the design development work is complete.
- Infrastructure Projects
 - East Capitol Avenue Reconstruction
 - Coordination meeting scheduled on Friday, April 25, to work out details.
 - Project out for bid soon.
 - Lafayette Street / Lafayette Street Extension / State Street Reconstruction
 - Lafayette Street and Cherry Street along Capitol Avenue and Cherry Street intersection and Lafayette - The 20 volt lines will be disengaged.
 - Final scope has been given to them.

IV. Pending Items from Previous Meetings – Charlie B.

- Master Developer Selection Process
 - RFP will be addressed in closed session.
 - John Sheehan asked about the progress of discussions for incentives for private business. Charlie B. stated that this was part of the Master Developer selection process and is complete. The actual selection of the Master Developer is the next step.
- Environmental Assessment Update
 - Charlie B. is getting a revised Environmental Assessment. Given the range of prices, some type of arrangements needs to be made.
 - Michael Berry stated that the assessment is already under contract. Charlie B. stated that the assessment has not been fully reviewed at this time. Michael Berry further stated that this document will be treated accordingly as an open or closed document.
 - Gene Bushmann stated that the assessment is comprehensive.

V. Upcoming Agenda Items

Michael Berry asked if anyone had anything to address on the following items:

- Economic Development Incentives/Opportunities – Charlie B. - None

- Commercial Banking Provider Selection Process – None
- Policy for Training, Photo and video Production Usage of MSP Property – None
- Recommendations for MSPRC Staff Position Descriptions – None

Other Items for Discussion:

- Packages for Master Developer Process - John Sheehan asked about the utilization of the packages developed for the Master Developer Selection. Charlie B. advised that packages will be available at the next meeting.
- Legislation – John Sheehan stated that by the next meeting, the Legislation process will have concluded and asked if the 2009 funding be concluded at that time. Charlie B. stated that funding will be concluded at that time. 1.2 Million was passed in the Governor's recommendation which is still in the budget.
- MSP Property Land Transfer
 - John Kuebler stated that the following issues remain to be resolved. Gene Bushmann stated that the Commission could approve in principle. John Kuebler further stated that conveyance will be done when the title search is complete.
 - Discuss whether to request parcel for parcel for the Federal Courthouse to be transferred to GSA.
 - Discussion transfer of remaining land.
 - Discuss boundaries to make determinations for remaining land.

Motion was made by Michael Berry and seconded by Jim Wunderlich to convey the Federal Courthouse site to GSA. All in favor, motion carried.

With no further business, the motion was made by Jim Wunderlich to move into closed session. All in favor, motion carried.

Next Meeting: June 25, 2008 at 1:00 p.m. in Room 493/494 in the Truman Building located at 301 W. High Street.