

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION  
DRAFT  
MEETING MINUTES  
Open Session  
May 28, 2008

Call to Order: Chair 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, Gene Bushmann, Dan Carr, Pam Neugebauer, Kathy Peerson, John Sheehan, James Wunderlich. Quorum present. (Six members must be present to constitute a quorum - 1 vacancy.)

The Following Commission members were absent: Darrell Roegner.

Present: John Kuebler, Attorney

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

Guests: Bob Miserez, Missouri Development Finance Board (MDFB)  
Mike Golden, Missouri Development Finance Board (MDFB)  
Mike Downing, Department of Economic Development (DED)  
Ann Perry, Department of Economic Development (DED)  
Shawn Sapenfield, Jefferson City Chamber of Commerce  
Mark Mehmert, Jefferson City Chamber of Commerce  
Nathan Nicholas, City of Jefferson Attorney

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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 Closed Meeting and the minutes from the Open/Closed meetings from April 23, 2008. The quorum voted all in favor to approve the 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.
  
- II. Status Update on MSP Caretaking / Interim Uses Management
  - Training:
    - MU Fire School is using the MSP property the week of June 2 for training.
    - Charlie B. stated that he has been contacted to use Housing Unit #3 about developing a fall program for a specialized training demo on site. Working on details.

- HAZMAT training was held during the past week.
- Missouri State Highway Patrol training is ongoing.

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

- Economic Development Incentives
  - Dan Carr stated that different people representing various programs will be brought in each month to discuss economic development incentives for the project.
  - Bob Miserez from the Missouri Development Finance Board (MDFB) discussed the role of the board. MDFB was confirmed by the Senate for the development and financing of economic development activities and public sector infrastructure improvements. The board does not have its own programs but approves projects through borrowers. MDFB is interested in helping the city, state, and county to redevelop the MSP property.
    - John Sheehan asked if the board provides loans. Bob Miserez stated that most money is issued through revenue bonds and loans through public entities with help by Federal assistance. Repayment is through sales taxes, property taxes, and other services of revenue such as rentals and other ways.
    - Michael Berry asked how entities qualify for tax credits. Bob Miserez stated that the MDFB is a qualifying entity and works with credits and works closely with the US Bank and Bank of America, etc. and helps with creditor problems in rural areas.
    - Dan Carr asked what projects the MDFB has for ideas for talking to developers for this project. Bob Miserez stated that there are many ways to do this since there are many programs available.
  - Mike Downing and Anne Perry from the Department of Economic Development (DED) discussed the different types of programs available through the Department of Economic Development. A handout was distributed to the group containing information on various programs available through the department. For the property to be considered as a candidate for these programs, it has to be part of the downtown area in the City of Jefferson, which it is.
  - The paperwork for all of these programs can be found at the Department of Economic Development website.
  - More than one program can be utilized if the property qualifies.

- Nathan Nichols, Attorney for the City of Jefferson, stated that some projects are large and some are small, qualification sometimes depends on the size of the project and some depends on the developers. Nathan also stated that the programs are easier to setup when there is one owner; it is much harder when the land is split up.
- The Missouri Housing Development Commission also has programs.
- The Census tracks areas that show eligibility and qualification for programs.
- Mark Mehmert from the Jefferson City Chamber of Commerce stated that the role of the Chamber is to help the Commission meet its mission whether it is through marketing or helping with proposals, brainstorming, etc.
- Dan Carr asked if about possible Grant programs. Anne Perry stated that there are grant programs available through the Department of Natural Resources. Charlie B. advised about the Brownfield Assessment Grant.
- Dan Carr asked that since the State still owns the land, when the Commission should approach the City of Jefferson or wait for Master Developer. Mike Downing stated that developers need their interest enhanced to put them in line with the incentives. Bob Miserez stated that the Commission should follow through with receiving the RFPs before moving forward. Then analyze the RFPs to determine the best mechanism to use in moving forward.
- Programs available through the Department of Economic Development are:
  - Gilmore & Bell – Summary of Economic Development Tools (January 1, 2008)
    - Tax Increment Financing
    - Sales Tax Rebate/Development Agreements
    - Transportation Development Districts
    - Community Improvement Districts
    - Neighborhood Improvement Districts
    - Property Tax Abatement Under Chapter 353 RSMO
    - Property Tax Abatement Under Chapter 100 RSMO

- Brownfield Redevelopment Program
  - Provides financial incentives for the redevelopment of commercial/industrial sites that are contaminated with hazardous substances that have been abandoned or underutilized for at least three years.
- Historic Preservation Tax Credit Program
  - Provides an incentive for the redevelopment of commercial and residential historic structures in Missouri.
- Missouri Downtown Economic Stimulus Act (MODESA)
  - Facilitate the redevelopment of downtown areas and the creation of jobs by providing essential public infrastructure.
- Missouri Quality Jobs Program
  - Facilitate the creation of quality jobs by targeted business projects.
- Neighborhood Preservation Act
  - To provide an incentive for the rehabilitation or construction of owner-occupied homes in certain areas of the state.
- Rebuilding Communities Tax Credit Program
  - To stimulate business activity in Missouri's "distressed communities" by providing tax credits to eligible businesses that locate, relocate, or expand their business within a distressed community.

Dan Carr thanked everyone for coming to discuss these programs.

- Federal Courthouse Project
  - GSA Project Planning – Federal Courthouse Project planning is 40% complete. Currently targeted to start foundation work October 2008. Currently working on a time to get to Kansas City to look at integrating projects to make the schedule timelines match.
- Infrastructure Projects
  - East Capitol Avenue Reconstruction – Additional work on waterlines and water mains is ongoing.

- Lafayette Street / Lafayette Street Extension / State Street Reconstruction – ongoing.

IV. Pending Items from Previous Meetings – Charlie B.

- Master Developer Selection Process
  - Final RFP document is in the packets.
  - Selection Committee Report – no report.
- Environmental Assessment Update – no report.
- Budget Committee Report – no report.
  - Gene Bushmann asked if money was available for an assessment of the Wall.
  - John Sheehan asked if money was available for caretaking costs.
  - Charlie B. stated that money has been allocated for these projects.

V. Upcoming Agenda Items

- MSP Historic Tours
  - Charlie B. stated that he has received requests for tours of the old prison site.
- Recommendations for MSPRC Staff Position Descriptions – None.
- Draft Policy for Training, Photo and video Production Usage of MSP Property – None
- Commercial Banking Provider Selection Process - None

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

**Next Meeting:** July 30, 2008 at 1:00 p.m. in Room 850 in the Truman Building located at 301 W. High Street. June meeting was canceled.