

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION  
FINAL  
MEETING MINUTES  
Open Session  
July 30, 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, Bob Meyer, Pam Neugebauer, Kathy Peerson, James Wunderlich. Quorum present. (Six members must be present to constitute a quorum - 1 vacancy.)

The Following Commission members were absent: Darrell Roegner, John Sheehan.

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: Jason Van Eaton, Mike Mills – Spectrum Consulting Group, LLC

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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 April 8 Closed session, and minutes from the Open/Closed meeting on May 28, 2008. Change made to May 28 closed minutes. The quorum voted all in favor to approve the minutes. The June meeting was canceled; no minutes for that meeting.
  
- II. Status Update on MSP Caretaking / Interim Uses Management
  - Carpool parking is located on the MSP property.
  
  - A power outage occurred in the gas chamber. This has been fixed and power is restored. Jim Wunderlich asked about a collapsed ceiling in the gas chamber. Charlie B. stated that plaster is down, however, there is funding available to fix the problem. The project is currently in process.
  
  - Gene Bushmann asked for clarification on whether or not money was available to continue with Phase II along with Phase I of the demolition project. Charlie B. stated that there are environmental funds available that covers both Phase I and Phase II.

- Dan Carr stated that he toured the MSP property this morning (July 30).

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

- Funding and Financial Opportunity Advocacy – Spectrum Consulting Group, LLC
  - Jason Van Eaton and Mike Mills from Spectrum Consulting Group addressed the Commission on the infrastructure detail for the development of feeder and internal roads to the Federal Courthouse. Spectrum will work with the City of Jefferson, Cole County, and the State for funding sources.
  - Jason Van Eaton stated that he worked for Senator Bond for 13 years and worked on similar projects to this one. He also worked on the Federal Courthouse proposal.
  - Senator Bond and Congressman Skelton are working on getting a bill passed October 1 of this fiscal year through Senate Appropriations. There may be other things that can be done on the Federal level to help move the project forward.
  - Dan Carr stated that he not heard of Spectrum prior to this project and asked how they are paid. Jason Van Eaton stated that payment is done through the Federal appropriation process. Requirements for all funding requests are submitted prior to the beginning of the budget cycle for a deadline of at least one month before the cycle begins. The process looks at ways to leverage Federal dollars with other dollars. The budget was passed December because of the election since two (2) Senators were running for President.
  - Gene Bushmann asked if there were any limitations on how to spend the money. Jason Van Eaton responded that that the money has to be spent on State and Federal roads with a 80/20 match. Road exchanges can be done. Interstates can be a 90/10 match. The Lafayette Interchange is eligible.
  - Dan Carr stated that the City of Jefferson and MoDOT will be at the next meeting to provide an update.
  - Dan Carr stated that Charlie B. and Jason Van Eaton discussed the Master Developer plan and possible conflict of interest with their current project with the State. The work is being done on behalf of the State and is complimentary to the Master Developer process. However, there is no conflict at this point between the State project and the Master Developer project.

- The FY09 Federal Appropriation Datasheet was distributed for review. Correction to \$2 M each for a total of \$4 M. Charlie B. asked the Commission members to review for consideration and move forward.
- Gene Bushmann stated that a parcel of the MSP grounds was given to the Federal Government for the Federal Courthouse and asked if other ground was available to give to others for other projects. Jason Van Eaton stated that there is a hospital/clinic project they are working on and would be interested in making this project part of the MSP redevelopment.
- Federal Courthouse Project
  - Received signoff from the Governor on the bill. Moving ahead on the project.
  - GSA Project Planning is 70% complete. Foundation funding in September/October 2008 timeframe. Scheduled to beginning digging the foundation in October 2008.
  - Design is 95% complete. Should be complete by late September 2008. An updated is scheduled for December.
  - Construction documents released for bid soon.
  - Groundbreaking ceremony October 1; date not confirmed.
- Infrastructure Projects – funded with sales tax money.
  - East Capitol Avenue Reconstruction – ongoing
  - Lafayette Street / Lafayette Street Extension / State Street Reconstruction – ongoing
  - Charlie B. discussed the progress of the projects and the affects to the Wall, the site, and the Federal Courthouse. Dan Carr asked Charlie B. to keep the Commission informed of the progress of the project.
  - Dan Carr stated that an update is scheduled with the City of Jefferson next month. Charlie B. stated an update from MoDOT for the Expressway project is scheduled at the next meeting. The city and county will also be in attendance.

IV. Pending Items from Previous Meetings – Charlie B.

- Master Developer Selection Process – RFPs given to the Selection Committee. Discuss criteria before making final draft of the letter.

Charlie B. advised the group of possible conflicts for August 5 and 6 for the interviews and advised the group that it was beneficial to delay the meetings. Now looking at August 12 and 13 for the interviews. Charlie B. will send out an e-mail to update the calendars.

- Question by Michael Berry about discussing the selection criteria in open or closed session. John Kuebler advised that per Section 610.021 (11, 12) RSMo (2006) discussion of specifications for competitive bidding and/or documents related to bids, proposals and negotiated contracts prior to execution are to be discussed in closed session.
- Pam Neugebauer asked if all Commission members could attend the interviews or if it was only for the subcommittee members. All Commission members are welcome to attend the interview process.
- Dan Carr advised the Commission to push the dates for the interviews and not drag out the process further.
  - Selection Committee Report – none
- FY09 Project Funding Update – Charlie B.
  - Charlie B. provided an update on HB2023. One item was removed from the \$1.2 M appropriation which was for Wall stabilization before the bill was approved.
  - Charlie B. is evaluating what can and can not be done regarding the Wall. Kathy Peerson asked about the options for the Wall. Charlie B. stated that the concrete cap may be taken off the Wall. Dan Carr stated that the Master Developer does not know about the plans for the Wall and that a lot of money should not be spent on it if it will be taken down. Gene Bushmann stated that the Wall has historical significance and the property will lose some of its historical impact if the Wall is removed. Charlie B. stated that the Commission has already made a position on the Wall in the Master Developer Guidelines. Michael Berry stated that the Wall could fall on its own if stabilization is not addressed.
  - An additional appropriation allows money received to go into a Missouri State Penitentiary Redevelopment Fund that is held by the Treasurer. Money can be spent from the account for the benefit of the Commission.
  - Surplus Property – moving to Church Farm property. This project is in process. Timeframe has not yet been determined. The current Surplus Property site is 10 acres.

- Received approval for the caretaking budget to provide lights and security for the site.
- Work on Housing Unit #4 and Housing Unit #3 for roof repair coming soon.
- Stone from the demolition of the buildings on the property is being stored at MSP.
- Environmental issues on the property are being addressed. Dan Carr stated that it is important that the Master Developer is aware that money is available to address these issues.

V. Upcoming Agenda Items

- Environmental Assessment Report (Phase I)
- Rex Whitton Expressway Study (MoDOT, County, City) – Update next meeting.
- Draft Policy for Training, Photo and Video Production usage of MSP Property
- MSP Historic Tours (Jefferson City CVB Pod-Casts)
- Recommendations for MSPRC Staff Position Descriptions – no money in the budget to staff the Commission.
- Commercial Banking Provider Selection Process - None

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

**Next Meeting:** August 27, 2008 at 1:00 p.m. in Room 850 in the Truman Building located at 301 W. High Street.