

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – December 17, 2009

Call to Order: Call to order by Dan Carr at 10:30 a.m.

Roll Call: The following Commission members were present: Michael Berry, Frank Burkhead, Gene Bushmann, Dan Carr, Bob Meyer, Kathy Peerson, Darrell Roegner, John Sheehan. Quorum present. (Six members must be present to constitute a quorum, 2 vacancies)

The following Commission members were absent: John Sheehan

Present: John Kuebler (Attorney)

The following Facilities Management, Design and Construction staff members were present: Director Jeff Schaeperkoetter, Charlie Brzuchalski, Cindy Layton, Deputy Director John Hequembourg, Deputy Director Cathy Brown, and Crystal Arnel.

I. Approval of Previous Meeting Minutes

- i. Discussion was initiated to approve the minutes from the open session of the, August 12, 2009 meeting. No changes or amendments were requested. Gene Bushmann moved to approve minutes with no changes, Michael Berry seconded the motion. Voted all in favor to approved minutes. Motion passes.

II. Status update on MSP Caretaking and Interim Uses Management

- i. Charlie Brzuchalski gave an update regarding caretaking and interim uses. He presented the Commissioners with a slideshow of the new aerial photos of the site that were taken in October 2009. No significant changes to the property for the last two months, and no caretaking updates to report.
- ii. Historic Tour Update – presented by Steve Picker, CVB
An update was presented by Steve Picker of the Jefferson City Convention and Visitors Bureau regarding the MSP Hard Hat Tours. He reported the following statistical data update: 3,000 people have toured the MSP site, 150 tours from all over the country. Changes are planned for next year, and to date have 60 bus tours booked for 2010 (anticipate 54 people on each bus). Gene Bushmann asks

if volunteers from the Cole County Historical Society are needed to help with tours? Mr. Picker answers that at this time, they are only utilizing paid tour guides trained by the CVB in order to ensure reliability and consistency of the tours. Mr. Picker also reports that there have been no accidents.

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

i. Federal Courthouse Project

- There has been construction progress on the stonework and the windows. The crane is now gone.

ii. Rex Whitton Expressway Study (MoDOT, County, City)

- The environmental impact statement is due on 12/16/09, and MoDOT is preparing for the public hearings. CAMPO is preparing a transportation implementation plan which includes the acquisition of the church. Mr. Brzuchalski provided a brief summary of the process, which includes holding the hearings, finalizing the plans, approving the designs. Construction could start in 2011-2012, contingent upon funding.

iii. Lafayette St./Lafayette St. Extension/State St. Reconstruction

- City of Jefferson has taken the lead on planning; bidding will be occurring in March or April of 2010. Chairman Carr asks about the plan, Mr. Brzuchalski states that there should be a proposal by January. Anticipate a presentation to be made to the Commissioners.

IV. Pending Items from Previous Meetings

i. Infrastructure Improvements Agreement

- Up for discussion and approval was an MOU between the City of Jefferson, Cole County, and the State. Charlie Brzuchalski explained each section of the MOU to the Commissioners. He pointed out that the State will be the managing authority for the pertinent grants. The City and the County are in a parallel process of approving the MOU document.
- Gene Bushmann questions the use of the phrase “the work” on “other infrastructure”? Mr. Brzuchalski answers that it is referring to sewer, utilities, etc. Mr. Bushmann just wants to be clear that the City is bound by the design standards of the master plan. He also asks if the State is

aware of any underlying conflicts? Mr. Brzuchalski answers, no, he is not aware of any conflicts.

- Director Jeff Schaeperkoetter states that he views the approval of the MOU as the first step to enhancement of the master plan. The County has already approved the MOU and the City has it on their next council meeting agenda. He anticipates some changes to happen at the site over the next few months, Surplus property is moving out and will be developing more parking areas for the Lewis and Clark State Office Building. He is encouraged that there is progress happening.
 - Chairman Dan Carr opens up the floor for comments or questions in order to gain approval from the Commissioners. Mr. Bushmann states that approval of this MOU will be the Commission's reaffirmation of collaborative efforts. No other comments were presented by the Commissioners.
 - Darrell Roegner motions for the approval of Chairman Carr to sign the MOU document. Gene Bushmann seconds the motion. With there being no further discussion, by vote of Commissioners, it is approved to move forward and Chairman Carr sign the MOU.
- ii. Letter Re: Lot 191 & 192 – Federal Courthouse Project
- Charlie Brzuchalski states that a letter has been received from the title company. The title company is requesting a letter from the Commission regarding the driveway, in order to get a clean title transfer.
 - Chairman Carr asks for Commission's approval to send a letter to the title company. Michael Berry motions to execute letter, Kathy Peerson seconds the motion. With there being no further discussion, by vote of Commissioners it is approved to move forward and Chairman Carr sign the letter.

V. Upcoming Agenda Items

- i. Work Session dates were discussed, tentatively set to precede the next Commission meeting which is tentatively scheduled for Wednesday, January 27, 2010. Charlie Brzuchalski will distribute a proposed meeting schedule for the year.

- ii. Chairman Dan Carr asks that at the next meeting, a presentation be made regarding the Infrastructure/ Highway plans.
- iii. Jeff Schaeperkoetter brings up discussion of appointments to fill vacancies on the Commission. He encourages the Commissioners to present him with any suggestions or recommendations.

With no further business, the motion was made by Frank Burkhead to adjourn and was seconded by Michael Berry. All in favor; motion carried. Adjournment at 11:25 a.m.

Next Meeting: January 27, 2009 – 1:00-3:00PM (Tentative)
Truman State Office Building
Room 850
Jefferson City, Missouri