

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – February 11, 2009

Call to Order: Call to order by Dan Carr at 1:07 p.m.

Introductions were made by each Commission member and attendee to new FMDC Director, Jeff Schaeperkoetter. Mr. Schaeperkoetter provided a brief personal and professional background of himself; he emphasized Governor Nixon's high interest in the MSP Redevelopment project. There is approximately \$930,000 in pending appropriations for FY09 budget for consultant fees and demolition of Surplus Property site. There is \$1.5 Million in the FY10/11 CI budget for work at the MSP site. The Governor has just submitted this budget to the Legislature. Mr. Schaeperkoetter believes one of the challenges the Commission faces is the MOU between the Commission and OA. With the knowledge he has of the Governor's vision of the MSP site, he believes that the MOU needs to be significantly revisited. MSP redevelopment is one of the "Top 3" priority items of Governor Nixon. Mr. Carr stated that the major question is the transfer of the grounds to the Commission. Mr. Schaeperkoetter states that issue is at the top of the list, however at this point in time there is not a definite answer. The land for the Federal Courthouse has been transferred. He hopes to have an answer to that question by the next Commission meeting. Mr. Schaeperkoetter is committed to providing staff to the Commission and specifically producing meeting minutes in a timely fashion.

Roll Call: The following Commission members were present: Michael Berry, Frank Burkhead, Gene Bushmann, Dan Carr, Bob Meyer, Pam Neugebauer, Kathy Peerson (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), Mark Schreiber (Historian), Matt Morasch (JC Community Development), Larry Benz (Cole County Public Works), Stan Mulvihill (McCormack Baron Salazar), Dave Lovetere (MC Realty), Mike Mills (Spectrum), Jason Van Eaton (Spectrum)

The following Facilities Management, Design and Construction staff members were present: Director Jeff Schaeperkoetter, Charlie Brzuchalski, Walter Johannpeter, Gary Claspill, Lisa Cavender, and Crystal Arnel

I. Approval of Previous Meeting Minutes

- Discussion was initiated to approve the minutes from the both the open and closed sessions of October 24, 2008 and December 17, 2008 meetings.
- Mr. Bushman suggested that the minutes from the closed session meetings be discussed during the closed session of the current meeting.
- Vote was taken to approve the open session minutes for October 24, 2008. The quorum voted all in favor to approve the minutes.
- Vote was taken to approve the open session minutes for December 17, 2008. The quorum voted all in favor to approve the minutes. Ms. Neugebauer abstained from vote, as she was absent at the December 17th meeting.

II. Status update on MSP Caretaking / Interim Uses Management

- Mr. Brzuchalski presented an update on the caretaking and uses of the site. Several training sessions were held this month. Some additional parking was added to the east near the DNR building. The shuttle is still running between the shuttle lot, Capitol Complex, and DNR building. The gas chamber roof has been repaired and even with the rain we received today, he had not received a call to say it was leaking, so we may have the roof leak fixed.

III. Review and Update on MSP Redevelopment Project Status

i. Federal Courthouse Project

- GSA Project Planning & Construction in Progress
 1. Last section of kitchen dining/hall gone, leaves us free to move ahead with the Lafayette street projects.
 2. Federal Courthouse project is moving ahead well. About 40-45% complete with the piers. They have encountered some kind of soil contamination and had classified (most likely methane gas) and hauled off. Site plumbing and electrical is underway. Have received bids for the super structure of the projects and working on the evaluations. GSA is looking at June to July 2011 target completion date. Mr. Berry questions if they will release progress information to the public? Mr. Brzuchalski states that GSA Project Manager will be attending an upcoming, hopefully the next, MSPR Commission meeting.

ii. Infrastructure Projects

- Lafayette Street / Lafayette Street Extension / State Street Reconstruction

1. Mr. Brzuchalski gave a brief update on the extension of the water main work on Lafayette Street (900 feet of 12 inch water main), will serve Federal Courthouse and Housing Unit 1. Anticipate that project to be ready for the courthouse project to be able to start drawing water from that in late March/early April.

IV. Pending Items from Previous Meetings

i. Street and Utility Infrastructure Projects (City, County)

- Matt Morasch, P.E., JC Community Development and Larry Benz, Cole County Public Works

1. City has worked on and completed Chestnut St. from the Health Lab Drive to McCarty, \$735,000 spent, mostly from CDBG funds.
2. Capitol Ave – Lafayette to Cherry: includes wide turn lane, sidewalks, and lighting. \$510,000 spent by the City.
3. Three projects remaining. The numbers assume the City half-cent sales tax contributing \$2 million & \$2 million sales tax from Cole County. Total expenditure expected to be \$5 million; with approximately \$3.5 million remaining funds.
 - a. Lafayette - Capitol up to MSP Parkway (Federal Courthouse); Design process started. Budgeted at \$ 1.5 million
 - b. Lafayette – McCarty to Capitol; Budgeted at \$1.8 million
 - c. State Street – Lafayette to Marshall: \$200,000 in funds remain for that portion. Federal Courthouse includes sidewalks and curbs on State Street.
4. Dan Carr asks about doing a design Charrette to include the Master Developer, the City, the County and the State to ensure each knows how much money will need to be spent. Mr. Carr also questions the budget – is the money for Master Developer included in budget? Charlie Brzuchalski answers that the \$1.5 million only includes funds from the sales tax (City). The money

the State is spending is separate and above that amount. Pam Neugebauer questions start date and final pavement and gutter. Mr. Brzuchalski answers that July, 2011 is target opening date for Federal Courthouse and we don't want to install the pavement too soon only to have it torn up with the courthouse construction.

- ii. Charlie Brzuchalski brings up for discussion the letter from Attorney General regarding opinion on transfer of title (copy was given to Commissioners in their meeting packets). Gene Bushmann suggests the discussion would be more appropriate for closed session due to the item pertaining to title issues.

V. Upcoming Agenda Items

- i. Rex Whitton Expressway Study (MoDOT, County, Cole)
 - Mike Dusenberg, P.E., MoDOT
- ii. Federal Courthouse Project Report (US GSA)
 - Mike Ryer, Project Manager
- iii. Increased Communication between Staff and Commission
 - Dan Carr would like to have increased communication between Staff and Commission, possibly a conference call every two weeks to discuss projects with the Master Developer. Charlie Brzuchalski states that Jeff Schaeperkoetter recommends that whenever possible, to hold in-person meetings since the Governor does not want to rely upon telephonic meeting to conduct meetings. Michael Berry would like to receive briefs on progress. Pam Neugebauer suggests email updates be sent out. Mr. Berry suggests trying it for a month. Mr. Brzuchalski states will continue physical monthly meetings, and at mid-point send out report of progress and broadcast via email and could be published to the new media and public. Gene Bushmann asks if questions can then be asked regarding information in the reports. Mr. Brzuchalski states a reminder that all questions and answers will need to be treated as open documents and the Commission needs to err on side of being open with public in order to comply fully with the Sunshine Law. He is cautionary in the fact that no votes, motions, etc. by email; all communications should be kept to basically informational communications only.

Vote was made to go into closed session. Returned to open session to finish discussing agenda items.

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 3:50 p.m.

Next Meeting: March 25, 2209 – 1:00-3:30PM (Tentative)
Truman State Office Building
Room 850
Jefferson City, Missouri