

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – April 22, 2009

Call to Order: Call to order by Dan Carr at 1:05 p.m.

Roll Call: The following Commission members were present: Frank Burkhead, Gene Bushmann, Dan Carr, Bob Meyer, John Sheehan. Quorum not present. (Six members must be present to constitute a quorum, 1 vacancy)

The following Commission members were absent: Michael Berry, Pam Neugebauer, Kathy Peerson, Darrell Roegner

Present: John Kuebler (Attorney), Stan Mulvihill and Richard Baron (McCormack Baron Salazar), Steve Picker (Jefferson City Convention and Visitors Bureau)

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

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I. Approval of Previous Meeting Minutes

- Discussion of minutes for February 11, 2009 meeting was tabled until the next Commission meeting, due to not have a quorum present.

II. Update from Master Developer

- i. Stan Mulvihill (McCormack Baron) states that they have submitted to the Department and the Commission what they can according to the proposed MOU activities, and are prepared to follow-up and follow through as quickly as they can. Administratively (with the MOU work plan) there have been a couple things come up in terms of process with OA and they are waiting to hear from OA before proceeding. McCormack Baron is continuing to work the problem and the opportunity of MSP and wishes to stay consistent with what the Commission wants to see happen, but also acknowledging the changes that have taken place over the past several months. McCormack Baron is here as a resource for the Commission and everyone involved. Mr. Mulvihill wants to make sure that McCormack Baron is not over-stepping their boundaries or being presumptuous

since they are not actually signed on as developer. Even though there is an MOU, administratively some things still need to be worked out with OA.

- ii. Richard Baron states that beyond the immediate issues related to the budget and what is occurring in the legislature, he thinks there are some interesting possibilities in Washington to help support the remediation and development of the MSP site. The sooner they can get going and really sort out the things we need to look at in terms of the remediation and preservation of historic buildings. They think that the MSP project would be a good candidate for these funds, and the sooner they can get going on the project the better. He is concerned they are going to miss the window on these special resources.
- iii. Frank Burkhead states that he appreciates what McCormack Baron is doing in all the various interactions with the Commission. He is a bit concerned regarding communication with the Commission. For example, the presiding Cole County Commissioner asked Mr. Burkhead about the \$47 million dollars in funds in a bill in the budget, and was listed as a "MSPRC request". Mr. Burkhead would like to know more about the proactive side of what is going on, versus only the reactive side. Gene Bushmann asks the question of whether or not the time period is "now running" on the First Stage? Mr. Mulvihill answers that he doesn't think that they are considered officially started until the MOU is actually executed. McCormack Baron's MOU with the Commission has been executed, but there is still another piece of the MOU that needs to be finalized with the State/Administration. John Sheehan asks the question, once we formally execute the MOU, funding is obtained, and First Stage started, what is the next step in the process? Mr. Mulvihill answers that the first step as stated in the schedule would be to do a preliminary feasibility study. The MOU is designed to look at the big picture items.
- iv. Chairman Carr asks for an update from Director Jeff Schaeperkoetter: Mr. Schaeperkoetter takes the opportunity to introduce new staff members Cathy Brown (Deputy Director), John Hequembourg (Deputy Director) and Cindy Layton (Liaison). Doug Nelson, OA Deputy Commissioner is also present. The recent legislative situation and proposals regarding budgets numbers for MSP have thrown the division into a bit of a "flux". In response to Mr. Burkhead's previous question regarding the \$47 million dollar figure, Mr. Schaeperkoetter state that yes, those figures were provided to the legislature by FMDC, in

response to requests for expenditures of the one-time stabilization funds. In addition, they put in the \$50 million dollar new office building at the MSP site, in order to facilitate moving away from leasing buildings for state government use. The legislative/budget process is very precarious at this point.

- v. Doug Nelson took a moment to make a statement to the Commission regarding the lack of communication that was discussed previously. What the Federal Stimulus and Stabilization dollars have done to state government is historically unique and the demands placed on this staff in particular are historically unique as well and they have worked under extremely tight timeframes to get information to the Senate and the House. It was not the intent of anyone on the staff to intentionally not share the information with the Commission, but frankly it was the pace in which the information was requested.
- vi. Discussion was started by Gene Bushmann of the subject of the \$10 million dollars in the legislative bill that is for the Lafayette Street interchange. Mr. Schaeperkoetter wished to point out that he was "warned" by Representative Icet to not keep asking for more money for same project every year. Mr. Bushmann wished to make a statement of his personal preference, which is to concentrate the money for the reconstruction of Housing Unit 1. Otherwise, two years down the road when there is a new state office building and a new street in place, what do you see - nothing but a dilapidated building at the entrance of the site.

### III. Status update on MSP Caretaking / Interim Uses Management

- i. Mr. Brzuchalski presented an update on the caretaking and uses of the site:
  - A computerized check-in/check-out system was installed at the OA Carpool lot.
  - There has been minimal activity over the past few months for training. Have relocated some of the training into the metal hobby/craft building.
  - Grounds keeping activities are starting.
  - Still have a number of materials from Mansion being stored in buildings.
  - There will be a student film project happening on May 3rd, using the ball field and driveway opening, in order to make it look like a bus crashed through the wall. They anticipate being finished in one day.

- ii. Gene Bushmann asks if a solution has been figured out regarding how to close the windows in Housing Units 3 and 4 to keep the birds out? Mr. Brzuchalski states that there is some funding still available from last year, and a project will be put together to get this completed.

#### IV. Historic Tours Update

- i. Steve Picker from the Jefferson City Convention and Visitor's Bureau presented information on the Hard Hat Tours. Tours are of no cost to the Commission or the State. The cost of insurance and the tour guides will be covered by the CVB. The first public tour is to be held on May 2<sup>nd</sup>. The St. Louis Post Dispatch is doing a story about prison tours, and several other travel writers are interested in doing stories on MSP. There is definitely lots of media interest. CVB has not started selling tickets yet, but will do so as soon as the Commission gives the "okay" for them to proceed. The tickets will cost \$12 per person which covers the cost of the insurance and the Handi-Johns. Mark Schrieber is the tour guide and will be paid by CVB. Mr. Picker understands that modifications will have to be made to the tour as construction happens at the site. The CVB is asking the Commission to approve them to proceed with the tours. Charlie Brzuchalski expects to receive the certificates of insurance in order to verify the insurance coverage. The tours will enter through the Lafayette entrance, and attendees must wear hard hats. The tours will be two hours in length and start at main entrance. Then proceed to A Hall, then Housing Unit 3, then the gas chamber, then Housing Unit 5. Tours will take place every Saturday in May except for the 12<sup>th</sup>. Chairman Carr states that the Commission cannot have an official vote since there is not a quorum present. However, based upon previous meetings and discussions the Commission fully supports the tours, and the CVB should consider it "full steam ahead" as soon as the insurance policy is reviewed.

#### V. Review and Update on MSP Redevelopment Project Status

- i. Federal Courthouse Project: GSA Project Planning & Construction is in Progress. Mr. Brzuchalski showed slideshow of the progression of work, which were pictures from their wireless camera which is placed at the corner of Lafayette and State streets. Chairman Carr asks if the project is currently on time? Mr.

Brzuchalski answers that they are projecting a mid-2011 occupancy (July) and at this point they are on time.

- ii. Chairman Carr asks about an update on the Surplus Property building. Director Schaeperkoetter answers that May 31st is the supposed completion date. There is still an issue of the date of when the Division of Purchasing will actually make their move, due to difficulty with consolidation of space.
- iii. Chairman Carr asks about discussions with the Railroad. Mr. Brzuchalski states that the conversations are ongoing and are positive, just waiting to see what funds will be available. He will keep the Commission updated on what progresses.
- iv. Director Schaeperkoetter mentions the execution of deed for Lots 191 & 192. The deeds are ready for Chairman Carr's signature in order to complete the transfer to GSA. John Kuebler states that the City of Jefferson attorney has been successful in negotiating the purchase of Lots 187 & 188. There is a question of conveyance – directly to GSA or through the Commission? Gene Bushmann would like to point out that the City is not actually purchasing, that the Park Board is submitting money for that land.

#### VI. 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

Commission was not able to go into closed session, due to not having a quorum present. With no further business, the motion was made by Dan Carr to adjourn and was seconded by Gene Bushmann. All in favor; motion carried. Adjournment at 2:20 p.m.

**Next Meeting: May 27, 2009 – 1:00-3:30PM (Tentative)**  
Truman State Office Building  
Room 850  
Jefferson City, Missouri