

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – May 27, 2009

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

Roll Call: The following Commission members were present: Michael Berry, Frank Burkhead, Gene Bushmann, Dan Carr, Bob Meyer, Kathy Peerson. Quorum present. (Six members must be present to constitute a quorum, 1 vacancy)

The following Commission members were absent: Pam Neugebauer, Darrell Roegner, John Sheehan

Present: John Kuebler (Attorney), Mike Ryer, Project Manager with US GSA, Mike Dusenber P.E. from MoDoT, Randy Allen, Executive Director of Jefferson City Chamber of Commerce

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, Lisa Cavender, and Crystal Arnel.

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- I. Approval of Previous Meeting Minutes
 - i. Discussion was initiated to approve the minutes from the open and closed sessions of the February 11, 2009 meeting, and the open session of the April 22, 2009 meeting. No changes or amendments were requested. Frank Burkhead moved to approve minutes with no changes, Michael Berry seconded the motion. Voted all in favor to approved minutes. Michael Berry abstained from vote as he was absent from the April 22, 2009 meeting.
 - II. Status update on MSP Caretaking/Interim Uses Management
 - i. Charlie Brzuchalski gave an update regarding the MU Fire School Training. It is to be held June 1-7, 2009 and Housing Unit 3 will be utilized.
 - ii. There were no updates for carpool/shuttle parking.
 - III. Review and Update on MSP Redevelopment Project Status

- i. Federal Courthouse Project – Update Report was given by Mike Ryer, Project Manager, US GSA
 - Last update was present to the Commission back in 2008. The Courthouse will be a 5-story building with roughly 120,000 gross square foot and 28 interior parking spaces. United States District and Bankruptcy Courts will be housed in the building, including 4 courtrooms and 8 chambers. Design was started in 2007, 4.79 acres of land of the total 8 acre site was transferred in 2008. Work on the site started in November of 2008, completion is expected to be the summer of 2011. Samples were presented of the limestone and granite that will be used on the building.
 - Gene Bushmann asks the question, if there is money left over, will GSA participate with the City to build a parking lot across the street? Mr. Ryer answers that the money is only for building, however they are working with the City to work out parking arrangements. Specifically, their intent is to work out an agreement to lease parking from the City in the lower lot area. Construction funds cannot be used to build parking lots.
- ii. Rex Whitton Expressway Study – Mike Dusenberg, P.E., MoDoT
 - The last update on the Whitton Expressway was presented to the Commission in May of 2008. The Whitton Expressway EIS was originally started about a year and a half ago, and the initial reason was to identify access into MSP and improving storage capacity on the expressway. The study is currently at Step 5, which is completing the Draft and Environmental document for the EIS and identifying the next steps. Once the draft is approved by the Federal Highway Administration and MoDOT, the next step is to present it for public comments including Federal and State agencies.
 - Mr. Dusenberg discussed and presented slides showing the different options that were explored as possibilities during the course of the study. Regarding funding for this project, there is no funding specifically identified for this project past the Environmental Document stage. There are some potential Federal earmarks for this project. There is a \$950,000 TCSP program grant which is a community grant program. That money cannot be used until the study is completed.

iii. Chamber of Commerce – Randy Allen, Executive Director

- Mr. Allen appeared to express the Chamber's support for MSP Redevelopment efforts and specifically the Lafayette Street interchange. The Chamber's view is that one of the most important things for the MSP project is the access to it. If there is anything the Chamber can do for the Commission, please let him know.

iv. Infrastructure Projects

- Mr. Brzuchalski states that the Lafayette water main complete. The State Street water main pipe is partially done. The City and the County have been working on an agreement as to how they each allocate and use their half-cent sales tax money on the identified projects. Currently sales tax money coming in has slowed down. Dan Carr asks the question, how much total money has the City expended to date on this project? Mr. Brzuchalski answers that \$700,000 has been spent on the Capitol Avenue/Chestnut Street project (community block grant money), \$510,000 on the Capitol Avenue, \$3.5 Million in funds remain for projects. Mr. Carr reiterates that once design on Lafayette is started, he would like the Commission to be consulted so input can be given. Mr. Brzuchalski states that the design concept on Lafayette would be same as Capitol Avenue, which includes three lanes for traffic and parking bump-outs, and also include streetscape plantings.

v. Historic Tour Update

- An update presented regarding the MSP Historic Tours. To date, 7 groups consisting of 132 people have gone on the tour since the end of May. CVB has booked tours up through the end of July, with each date being sold-out. They are limiting the size of the groups due to logistics. Steve Picker has had inquiries on doing evening tours, and he is researching logistical data on that.
- Mark Schrieber was present at the meeting and stated that there is lots of interest and good publicity surrounding MSP site. The tours are currently running 2-2 ½ hours in length.
- Mr. Brzuchalski also states that there have been several inquiries from paranormal groups interested in the MSP site. The groups have been

asked to provide more information before a decision can be made regarding those requests.

IV. Pending Items from Previous Meetings

i. Funding for MSP Projects – FY 2010 Legislative Report

- HB22 only included funds for Highway access to MPS (\$10 Million); no other funding for MSP was included. Will hopefully have more information by the next meeting or two.
- Did receive in HB17 the re-appropriation for all funding already in place so work that is underway can be completed.

ii. Master Developer – Redevelopment Project Activity

- No changes in status, nothing new to report. Mr. Carr states that the final execution of the agreement with the master developer cannot happen at this time due to not having any funding in place to pay them. Hopefully it will happen sometime in June or July.

With no further business for open session, the motion was made by Michael Berry to move into closed session. Vote was made by roll call, and approved to go into closed session. Returned to open session to finish discussing agenda items.

During the course of the closed session portion of the meeting, the Commission voted to transfer the remaining parcels of land to GSA for the Federal Courthouse. The resolution for the transfer of property was approved by unanimous vote.

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: June 24, 2009 – 1:00-3:30PM (Tentative)

Truman State Office Building

Room 850

Jefferson City, Missouri