

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – June 24, 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, Pam Neugebauer, John Sheehan. Quorum present. (Six members must be present to constitute a quorum, 1 vacancy)

The following Commission members were absent: Kathy Peerson, Darrell Roegner.

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, Lisa Cavender, and Crystal Arnel.

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- I. Status update on MSP Interim Uses Management
    - i. Charlie Brzuchalski gave an update regarding the MU Fire School Training. The Fire School was conducted June 1<sup>st</sup> – 7<sup>th</sup>, there were 103 participants and it consisted of 5 sessions, most activity was conducted inside Housing Unit 3.
  - II. Historic Tour Update
    - i. An update was presented by Charlie Brzuchalski regarding the MSP Historic Tours. To date, 324 people have gone on the tour. Forty tours have been scheduled to occur between June and August. Jefferson City Convention and Visitors Bureau have booked tours up through the end of August, with each date being sold-out. They have also inserted weekday tours for certain groups. There have been no accidents, injuries, etc to report.
    - ii. Mr. Brzuchalski states that the Missouri Film Commission has “advertised” the MSP site in their newsletter, as a possible location. (A copy of the newsletter was included in each Commissioner’s meeting folder.)
    - iii. John Kuebler adds that some groups that participating in the Hard Hat Tours have been scheduling their dining at Prison Brews and purchasing souvenirs there.

- iv. Gene Bushmann asks about the possibility of “special” tours of MSP for the appropriation committees during the veto session? Jeff Schaeperkoetter answers that JCCI has scheduled tours for a variety of state institutions in anticipation for making recommendations to the Legislature for Capital Improvement purposes. He notes that it is worth discussion for the appropriation committee members to tour MSP to see the needs at the site. He will contact Angie Giddings about scheduling tours of MSP for JCCI.
  - v. Mr. Schaeperkoetter comments about the waivers/releases for tour participants. He shared the forms with OA Risk Management. Risk Management has checked with the CVB to ensure waivers are being signed. He reports that Risk Management was pleased with the form being used, and the diligence to have the participants complete the forms before going on the tour.
- III. Pending Items from Previous Meetings
- i. Funding for MSP Projects – FY 2010 Legislative Report
    - Michael Berry brings up discussion about the budget situation.
    - Mr. Schaeperkoetter states that the Governor is signing budget bills tomorrow, and he will send a message out to the Commissioners with the results when he finds out.
    - Charlie Brzuchalski state that there is approximately \$400,000 in funds allocated but not yet spent, those are funds from HB17 that were re-appropriated from last year. Caretaking, maintenance, etc. will be paid for by FMDC E&E funds.
    - John Sheehan asks if the \$400,000 is subject to be spent at the discretion of this Commission? Mr. Brzuchalski states that those funds have already been allocated for various projects. \$350,000 is being held for payment of the master developer, the remaining \$50,000 will go to finish up projects at the site.
  - ii. Caretaking Update
    - Frank Burkhead asks about the weeds, overgrowth, etc. on the grounds. Is there anyone taking care of these types of things, especially with the tours, etc. that are occurring? Mr. Brzuchalski states that the various agencies (FMDC, CVB, DOC) are trying to get volunteers, etc. to work on the grounds since FMDC does have limited funds and crews during the

summer months. John Hequembourg and Jeff Schaeperkoetter add that we do have some crews that can work on clearing some of that out.

iii. Master Developer – Redevelopment Project Activity

- Frank Burkhead brings up discussion regarding the \$350,000 of reserved funds for the master developer; what is the status of the MOU? Mr. Schaeperkoetter states that there are no changes in status, in a holding pattern waiting for the Governor’s office to sign budget bills. Regarding the MOU, Gene Bushmann asks if there could be a list made of the “deliverables”, i.e. what is it specifically that we are going to receive for the \$350,000 and items identified in the first phase.
- Mr. Sheehan brings up discussion regarding the future plans of the MSP project and the prospect of the State of Missouri to have specific office buildings and/or sites on the MSP campus. Mr. Schaeperkoetter answers that there have been announcements from the Governor’s Office regarding bond issuances. He states that the bond issuance process will reveal the Governor’s thought process on future Capital Improvements projects, including MSP. That process will likely include input from this Commission regarding ideas that the Commission might have on Capital Improvements related to the MSP site. He thinks that the land that the state already owns, such as the MSP site, will be a priority when considering future needs of state offices buildings, warehouses, etc.
- Gene Bushmann asks about the clearing off of the Surplus Property site? Mr. Brzuchalski answers that Surplus Property is in the process of moving out into their new site, and the process will likely take until the end of the year. Once they have completely vacated the site, there will be an assessment of what we have inherited and move forward from there.

IV. Review and Update on MSP Redevelopment Project Status

i. Federal Courthouse Project

- Mr. Brzuchalski gives an update of the construction process, currently drilling piers and the second floor flooring is being put in place.
- John Kuebler states that the transfer of the deed for Lots 191 and 192 to the GSA is in process. It has been delivered to Cole County Abstract and is in the final process, he believes they are waiting on the recording of the document due to issues with the title insurance commitment.

- ii. Rex Whitton Expressway Study
    - Mr. Brzuchalski states that MoDOT is finishing up paperwork, and moving on with the study. Other than that, there are no new updates.
  - iii. Infrastructure Projects
    - Mr. Brzuchalski states that the City and County are working together on an agreement regarding on how to combine their resources to do the project. They should be ready to start discussing design scope with the Commission very soon. Mr. Carr suggests that the Commission form a sub-committee to attend the meetings with the City and the County. Members of this sub-committee will be: Frank Burkhead, Gene Bushmann, and John Sheehan.
- V. Approval of Previous Meeting Minutes
- i. Discussion was initiated to approve the minutes from the open and closed sessions of the May 27, 2009 meeting. No changes or amendments were requested. Gene Bushmann moved to approve minutes with no changes, Frank Burkhead seconded the motion. Voted all in favor to approved minutes. Pam Neugebauer abstained from vote as she was absent from the May 27, 2009 meeting.

With no further business, the motion was made by Michael Berry to adjourn and was seconded by Gene Bushmann. All in favor; motion carried. Adjournment at 1:50 p.m.

**Next Meeting: August 12, 2009 – 1:00-3:30PM (Tentative)**  
Truman State Office Building  
Room 850  
Jefferson City, Missouri