

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – August 12, 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, John Sheehan. Quorum present. (Six members must be present to constitute a quorum, 2 vacancies)

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. Approval of Previous Meeting Minutes
  - i. Discussion was initiated to approve the minutes from the open and closed sessions of the, June 24, 2009 meeting. No changes or amendments were requested. Frank Burkhead moved to approve minutes with no changes, Gene Bushmann seconded the motion. Voted all in favor to approved minutes. Motion passes.
  
- II. Status update on MSP Interim Uses Management
  - i. Charlie Brzuchalski gave an update regarding caretaking and interim uses. He states that there is nothing new or significant to report. Law Enforcement training exercises have been conducted inside the institution. Work continues on groundhog abatement. No significant changes to the property for the last two months.
  - 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. There are 12 large (private) tour groups scheduled for next year. To date 1,083 people have gone on the

tour. CVB has added 52 additional tours for 2010. There is a new website up which was done by inmates at JCCC. CVB has implemented a new online reservation system, hired a tour manager, 4 more tour guides, and 6 assistants to manage tours. Mr. Picker states that they have had several volunteer offers to clean-up the grounds, but there is a question of that type of work being covered by insurance. Gene Bushmann adds that he has had questions asked to him about doing an overnight at the site. Frank Burkhead inquires about the projections for 2010? Jeff Schaeperkoetter adds that safety & liability are major issues for nighttime tours or overnight stays. Dan Carr asks if there are plans in the future for a gift shop? Mr. Picker answers that there are currently no plans for an on-site gift shop, but the CVB is looking at different gifts for souvenirs (to be sold elsewhere). Gene Bushmann asks where do the tour attendees park? Mr. Picker answers that they park on Lafayette Street, there are signs directing the attendees and there is a new walkway and fencing.

- iii. Filming for TV News Magazine Story at MSP – Charlie Brzuchalski states that more information will be released once the story is complete.
- III. Review and Update on MSP Redevelopment Project Status – update presented by Charlie Brzuchalski
  - i. Federal Courthouse Project
    - Currently working on the third floor flooring; on schedule to remove crane by October; constructed a mock up of stone impressionsDan Carr questions if the conveyance of the site has been 100% completed? Mr. Brzuchalski answer that OA and MSPRC has done all that needs to be done, now just waiting on GSA, city status the same
  - ii. Rex Whitton Expressway Study (MoDOT, County, City)
    - No updates
  - iii. Infrastructure Projects
    - Water main work is complete
    - City and County have finalized an agreement to spend their money; to be approved at City Council meeting then it will go to the County Commission for approval
- IV. Pending Items from Previous Meetings
  - i. Funding for MSP projects

1. Recreational Trails Grant Application

- The estimated cost is \$400,000
- MOU is presented to the Commission for approval
- City to provide upkeep once trail is completed (per Gene Bushmann); Mr. Bushmann asks if the MOU should be changed to include MSPRC; and what is OA's long term plan? Jeff Schaeperkoetter states that this is part of the trail plan in context of the original master plan. The maintenance required is only long-term concern. Michael Berry states that the MOU gives no obligations or rights, and he is opposed to proceeding in this way. He also adds that money is needed quickly for the rest of project. Mr. Bushmann states that the only fear is of the State's power to do something contrary to master plan, therefore he is in favor of MOU in order to prevent the state from changing plans. Mr. Berry states that he is not opposed to trail. Dan Carr asks John Kuebler if he would suggest making any modifications to the MOU? Mr. Kuebler responds that he would suggest that MOU be changed to specifically mention the Commission.
- Commissioner Gene Bushmann motions to approve the MOU with modifications.  
Commissioner John Sheehan seconds the motion; 2 primary parties MSPRC interested party; John Kuebler suggests that the Commission be added as a party so that Chairman Carr can sign the MOU. Mr. Sheehan adds that the Commission has no property rights. Michael Berry states that in his opinion, the MOU presents no benefits to MSPRC. John Kuebler adds that the MOU is not necessarily legally enforceable. It is Mr. Bushmann's opinion that this is a step in right direction, and he sees no downside.  
Michael Berry requests the record show that he abstained from voting.

Motion passes by majority voice vote approval.

2. Brownfield Voluntary Clean-up Program & Grant Application – update given by Charlie Brzuchalski

- Environmental assessment has already been done; Michael Berry inquires how much money is available? Mr. Brzuchalski answers that the funds would cover phase one.

ii. Tour for Missouri Legislators

- Tour scheduled on September 15, 2009 for Joint Committee on Capital Improvements

iii. Master Developer – Status

- Budget actions – money for payment to Master Developer has been withheld. Jeff Schaeperkoetter states that he preferred to tell the Commission first before informing McCormack Baron. Dan Carr asks if there is money allocated and Gene Bushmann asks if there is a new scheme planned for next appropriation. Mr. Schaeperkoetter states that there is the possibility of a mid-cycle review of the CI budget, especially for MSP

V. Approval of Previous Meeting Minutes

- i. Discussion was initiated to approve the minutes from the open and closed sessions of the, June 24, 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.

With no further business, the motion was made by Gene Bushmann to adjourn and was seconded by Michael Berry. All in favor; motion carried. Adjournment at 2:30 p.m.

**Next Meeting: September 23, 2009 – 1:00-3:30PM (Tentative)**  
Truman State Office Building  
Room 850  
Jefferson City, Missouri