

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – February 24, 2010

Call to Order: Call to order by Dan Carr at 1:00 p.m.

Roll Call: The following Commission members were present: Michael Berry, Frank Burkhead, Dan Carr, Bob Meyer, Kathy Peerson, Darrell Roegner, John Sheehan. Quorum present. (Six members must be present to constitute a quorum, 2 vacancies)

The following Commission members were absent: Gene Bushmann

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, Deputy Director Cathy Brown, and Crystal Arnel.

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- I. Approval of Previous Meeting Minutes
    - i. Chairman Dan Carr proposed postponing the approval of minutes until the end of the meeting, to give the Commissioners ample time to review the minutes.
  - II. Review and Update on MSP Redevelopment Project Status
    - i. Rex Whitton Expressway Study (Mike Dusenberg, MoDOT)

MoDOT has finished the Draft Environmental Impact Study update. The public hearing was held on February 2<sup>nd</sup>; they presented the Final Draft Recommendations. Expected to have another 7,000 trips per day once the MSP site is fully re-developed. Mr. Dusenberg presented the Commissioners a summary of the six options that were developed and explored during the study. The identified preferred alternative is a combination of alternatives “6” and “G”, which is an overpass on Madison and full diamond on Lafayette, and roundabouts at Clark Ave. The next steps are compiling public comments, making additional recommendations and adjustments, and then final approval by FHWA. The final step will be identifying funding. The project will be built in phases, as needed.

John Sheehan asks if it is known what the ultimate funding package is? Mr. Dusenberg answers that MoDOT must get through the environmental process which will take 6-12 months, then the next step will be securing funding. Construction probably wouldn't start until 3 years down the road, because of property acquisitions. He suspects that anywhere from 3-5 years would be a good estimate.

III. Status update on MSP Caretaking and Interim Uses Management

i. 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. The 2009 Financial report was included in each Commissioner's meeting materials. Overall net income was negative \$5,328.74, but that is not including the other revenue throughout the City. He also reports that for 2010, there are 73 bus tours scheduled. The 2010 tour season starts on March 6<sup>th</sup>, bringing in visitors from out of state and hoping to bring in lots of revenue to Jefferson City. On March 5<sup>th</sup> there will be an Open House/Tour Kick-off at the CVB from 11am-2pm. All Commissioners are invited (as well as the public).

ii. Building Weatherization – presented by Charlie Brzuchalski

Crews working last week and this week on Housing Units 3 and 4, replacing glass in windows and closing windows. There is roof repair planned on the gas chamber building. There will also be an inmate labor crew coming to do clean-up around the site.

iii. Tree Program – presented by Charlie Brzuchalski

Have received grants and currently growing trees at the greenhouse on the MSP site. Once the trees are grown, they will be placed along Capitol Avenue and around the Capitol Complex. He notes that these trees match what is used in the master plan and what is currently in the area.

IV. Review and Update on MSP Redevelopment Project Status – update presented by Charlie Brzuchalski

i. Federal Courthouse Project

- The construction is moving right along. They are hanging stone and windows are in place on backside. Still anticipating a Summer 2011 completion date.
- ii. Lafayette St./Lafayette St. Extension/State St. Reconstruction
  - The City and County have taken the lead on this project and hope to have it completed by late 2010. They are currently looking at a March or April bid date. The Commissioners were presented with slide of the streetscape of Lafayette Street. Coming up in the next month there will be a property description for Lafayette right of way in order to be transferred to GSA.
- iii. Intergovernmental Projects
  - Environmental Assessment
  - Section 106 & Programmatic Agreement
  - Michael Berry asks for copies of grant applications, documents, etc. that have been submitted on behalf of the Commission.
- iv. Parcel Allocation Plan Revision - Development Standards & Design Guidelines Amendment
  - Commissioners were presented with a revised Parcel Allocation plan based upon the original master plan. This document is to establish which entity is responsible for development, and identifies areas of primary responsibility. OA/FMDC will be asking the MSP Commission to approve the amendment of the original master plan to includes these updates
  - John Sheehan asks about the timeline of progress at the site happening, Charlie Brzuchalski answers that it is totally dependent upon funding.
  - Michael Berry inquires if there are any state building projects planned at the site. Mr. Brzuchalski answers that most likely, yes, however currently there is no budget appropriation for such.
  - Discussion was started among the Commissioners regarding the master developer and the area of land that will be transferred to MSPRC in order to make parcels available to private industry developers. Chairman Dan Carr states that he would like to have answers to questions before approving the amendments to the original master plan. Frank Burkhead suggests that he would like to have a closed session discussion among the Commissioners before the next meeting. Michael Berry proposes to hold

a work session one week before the next regularly scheduled meeting. Frank Burkhead suggests using the March 24<sup>th</sup> meeting as a work session instead of a regular meeting. John Kuebler states that he will have to consult the Sunshine Law regulations to see if a closed session discussion is possible regarding these subjects.

V. Pending Items from Previous Meetings

i. Approval of meeting minutes from the August 12, 2009 and December 17, 2009 meetings

- Discussion was initiated to approve the minutes from the open session of the August 12, 2009 meeting. No changes or amendments were requested. Frank Burkhead moved to approve minutes with no changes, John Sheehan seconded the motion. Voted all in favor to approved minutes. Motion passes.
- Discussion was initiated to approve the minutes from the open session of the December 17, 2009 meeting. No changes or amendments were requested. Kathy Peerson moved to approve minutes with no changes, Darrell Roegner seconded the motion. Voted all in favor to approved minutes. Motion passes.

VI. Upcoming Agenda Items

- i. Work Session dates were discussed, tentatively set to precede the next Commission meeting which is tentatively scheduled for Wednesday, April 24, 2010. Charlie Brzuchalski distributed a proposed meeting schedule for the year.
- ii. Charlie Brzuchalski reported to the Commissioners that there was a news story filmed at the MSP site. The story is about former inmate Joshua Keezer, and it is scheduled to air on March 13<sup>th</sup>.

With no further business, the motion was made by Frank Burkhead to adjourn and was seconded by Bob Meyer. All in favor; motion carried. Adjournment at 2:25 p.m.

**Next Meeting: April 24, 2010 – 1:00-3:00PM (Tentative)**  
Truman State Office Building  
Room 850

MSP Redevelopment Commission

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Jefferson City, Missouri