

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – March 24, 2010

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, Darrell Roegner, John Sheehan. Quorum present. (Six members must be present to constitute a quorum, 2 vacancies)

The following Commission members were absent: n/a

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.

- 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. Status Update on MSP Caretaking and Interim Uses Management – presented by Charlie Brzuchalski
 - i. Building Weatherization & Clean-up: H.U. 4, 3 & 1
Reports that glass and windows on H.U. 3, 4, and 1 are being repaired so that buildings are no longer open to the elements. H.U. 4 has been cleaned, as well as the gas chamber. Currently looking at possible roof repair on H.U. 3 and gas chamber.
 - ii. MU Fire School has requested to use site for training possibly in early June. The details and logistics have not been worked out yet; will report back to the Commission when he has more details.

- III. Review and Update on MSP Redevelopment Project Status – presented by Charlie Brzuchalski

- i. Federal Courthouse Project
 - A picture slideshow of progress was shown to the Commissioners. The construction is moving right along. Reports are that they are on schedule and still anticipating a Summer 2011 completion date.
- ii. Lafayette St./Lafayette St. Extension/State St. Reconstruction
 - The City is in the process of finalizing plans. Charlie Brzuchalski explained via slide the details of the lanes, curb line, and parking. There will be a property description forthcoming in order to transfer land to City for maintenance, etc.
- iii. MSP Greenway Trail Project
 - FMDC has received the grant award letter, currently working with DNR on the administrative details.
- iv. Intergovernmental Projects – City of Jefferson
 - Environmental Assessment (Phase 1 and Phase 2)
The City has received the report; MSPRC and OA are listed as a party on the EPA so each party is able to make use of the document.
 - Section 106 & Programmatic Agreement
Chairman Carr asks if the Commissioners can be furnished with copies of all the grant documents. Charlie Brzuchalski answers that the City is in possession of the documents, but he will work on getting copies and distributing them to the Commissioners.
- v. Demolition Projects (Grants)
 - This is a grant that the City has been working on obtaining – Targeted Brownfield Assessments / EDPA (Federal Stimulus money). The City applied on behalf of the MSP site, because of possible future interest in the re-development of the site.
 - Frank Burkhead asks, once the assessment are completed, how does the City legally give MSPRC or the State the money to demolish the buildings? Charlie Brzuchalski answers that it will be through an MOU, and all parties will be working together. Jeff Schaeperkoetter adds that OA anticipates talking to the City to contract out and coordinate the actual work and demolishing. The City will work with the State since the property is still owned by the State.

- John Sheehan asks if at the conclusion of Phase 1 and 2, will the parcel(s) be ready for a willing buyer to purchase? Charlie Brzuchalski answers that yes, the buyer would have all of the information they need to know in order to make an educated purchase (i.e. all EPA reports)
- As requested by Chairman Dan Carr, Charlie Brzuchalski provides an overview of the timeline of the process:
 - EPA issued a notice to proceed, and have the funds to pay the contractor.
 - Contractor will be on site within the next 2 weeks to a month, with schedule of project.
 - Reports should be complete by the end of the summer.

vi. Update on CDBG grant

- The City has received the funds and currently working on the administrative part; they will keep the money until the work is completed (the bills will be paid directly by the City). Work will proceed with a month or so, the buildings should be gone by the end of 2010. Gene Bushmann asks if there are sufficient funds for Phase A and B? Charlie Brzuchalski answers no, Phase B has more environmental issues and more definitive information is needed on those parts. Chairman Dan Carr asks about what is behind the wall that is going to be torn down, what is it going to look like once the wall comes down? Charlie Brzuchalski shows the Commissioners a slide of the specific area, and states that most likely a chain-link fence will be installed once the wall is down. He also shows the Commissioners (via slide) the order in which the buildings will be demolished; he states that effort will be given to protect the artwork by removing chunks of the walls. Therefore more money is budgeted for I-hall.

IV. Pending Items from Previous Meetings

i. Parcel Allocation Plan Revision

- Development Standards & Design Guidelines Amendment – This is what the State developed as an answer to the MSPRC question of how much land the State wishes to retain control of. It is important to note that the

current version of the map is not cast in stone, it is a living document and open to modifications.

- Gene Bushmann asks if the State has made a determination of who is responsible for maintenance of the historical areas? Jeff Schaeperkoetter answers that no concrete determination has been made; it will be a joint effort and notes that the cost element is weighing on everyone's mind.
- Frank Burkhead asks if we are at a point where we can begin to give the CVB more leeway on tours, to possibly bring in more money? Jeff Schaeperkoetter answers that there are still some liability issues involved at the site, and would like to include all parties on these kinds of discussions.

ii. Master Developer

- Chairman Dan Carr states that the MSPRC needs to focus on the master developer issue, where they need to go from here, and the upper yard area. He emphasizes the need to discuss among the Commissioners if they feel the focus should be on the long term parcel plan vs. short term and parcels that are currently ready? Frank Burkhead asks Jeff Schaeperkoetter if the State is able to be the master developer on the project? Mr. Schaeperkoetter answers that he suspects there might be enough talent within the Commission to figure out a plan, and also adds that there is currently not any State funds for employing developers. Per the legislation, FMDC cannot function as the master developer for the MSPRC. He wishes to leave it up to the Commissioners to make that decision, however FMDC and DED would be willing to provide input as needed.
- Michael Berry states that he would like to have some kind of mechanism of receiving proposals from developers, etc. John Sheehan suggests developing sub-committees to perform all of the different tasks, and possibly implement a public/private collaboration of the Commission, City, County, State, and private entities.
- Chairman Dan Carr asks for a motion to form two sub-committees:
 - John Sheehan and Gene Bushmann will serve on the "MSP Development Sub-committee". John Sheehan motions to form

- sub-committee, Bob Meyer seconds the motion, all vote in favor, motion passes.
 - o Michael Berry, with Kathy Peerson assisting, will form second sub-committee for collaboration with the CVB, City etc – the “City/Neighborhood Sub-Committee”. John Sheehan motions to form sub-committee, Frank Burkhead seconds the motion, all vote in favor, motion passes.
- iii. Approval of Parcel Allocation Plan Revision
 - Chairman Dan Carr asks for a motion to approve the revisions of the Master Plan, according to the proposed Parcel Map. Kathy Peerson motions approval of the revisions, Gene Bushmann seconds, all vote in favor, motion passes.
- V. Approval of meeting minutes from the February 24, 2010 meeting
 - Discussion was initiated to approve the minutes from the open session of the February 24, 2010 meeting. No changes or amendments were requested. John Sheehan moved to approve minutes with no changes, Michael Berry seconded the motion. Voted all in favor to approved minutes. Motion passes.
- VI. Upcoming Agenda Items
 - i. Chairman Dan Carr requests that agendas for future meetings be distributed to the Commissioners about a week before the meetings.
 - ii. Frank Burkhead requests that sub-committee updates be added to future meeting agendas.
 - iii. Darrell Roegner raises the question of DED’s involvement in marketing the available parcels of land. For example, will they make calls to developers, etc.; he wants to ensure that DED is aware that there is land available at the MSP site. Jeff Schaeperkoetter answers that yes, DED is aware and involved in the process. In fact, have been working closely with them in the CDBG grant process. Also , the Governor has directed all agencies be cooperative and involved in the MSP project.

With no further business, the motion was made by Gene Bushmann to adjourn and was seconded by Bob Meyer. All in favor; motion carried. Adjournment at 2:35 p.m.

MSP Redevelopment Commission

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Next Meeting: April 28, 2010 – 1:00-3:00PM (Tentative)

Truman State Office Building

Room 750

Jefferson City, Missouri