

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – April 28, 2010

Call to Order: Call to order by Dan Carr at 1:08 p.m.

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

The following Commission members were absent: 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, 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. Pending items from previous meeting
 - i. Appearance of McCormack Baron/DST
 - Stan Mulvihill of McCormack Baron spoke to the Commissioners, just informing that McCormack Baron is available if MSPRC needs further help.
 - III. MSPRC Sub-Committee Reports
 - i. City/Neighborhood sub-committee – Michael Berry and Kathy Peerson
 - They have talked, but have not held a formal meeting so there is nothing to report at this time.
 - ii. MSP Development sub-committee – Gene Bushmann and John Sheehan
 - They are focusing and giving priority to the 2 “red” parcels on the map (Lafayette Street), the goal is to generate interest. They have made progress in re-establishing communication with McCormack Baron. In

fact, held some meetings this morning and felt that they were productive and positive.

- IV. Status Update on MSP Caretaking and Interim Uses Management – presented by Charlie Brzuchalski
 - i. There are several law enforcement training sessions scheduled, utilizing the Chapel, Education Building, Hobby Craft Building, and H.U. 2. These training sessions are being scheduled around the tour schedules. The MU Fire and Rescue school is scheduled for June 8th-13th, and will be utilizing the MSP site for training exercises.
 - ii. Building Weatherization & Clean-up: H.U. 4, 3 & 1: Continuing cleaning and weatherization. Will be focusing efforts on H.U. 3 next. The CVB and tour guides have been volunteering to help with the clean-up efforts.

- V. Review and Update on MSP Redevelopment Project Status – presented by Charlie Brzuchalski
 - i. Federal Courthouse Project
 - Progress is moving along well; stones and granite going up on North face. Reports continue to be that they are on schedule and still anticipating a Summer 2011 completion date.
 - ii. Lafayette St./Lafayette St. Extension/State St. Reconstruction
 - The City received bids on April 20; the apparent low bid is \$1.76 Million. They are in the process of awarding the project and anticipate a start date of June 2010.
 - The deeds for the right of way are moving along through the process, but still don't have them completed yet. These consist of 3 components: Right of way, storm drainage, and construction easement.
 - Chairman Dan Carr asks for a motion to sign these documents, subject to John Kuebler's approval, once the documents are completed. Michael Berry motions to give permission to Dan Carr to execute all documents and deeds once they are approved by John Kuebler. Bob Meyer seconds the motion. All vote in favor, motion passes.

- iii. MSP Greenway Trail Project
 - In the process of scheduling and developing bid packets. The City will maintain the trail. Will have more details to share at the next meeting.
- iv. Intergovernmental Projects – City of Jefferson
 - Environmental Assessment (Phase 1 and Phase 2)
Included in the Commissioners' meeting packets was a copy of the press release from EPA regarding the Brownfield Assessment for the entire MSP site. The EPA has contracted with Tetra-tech of Kansas City to do the work. They will be testing lead-base paint, mold, and asbestos; will start assessments in early May. Tetra-tech will also be testing soil and groundwater (geo-probe and drilling), Phase A should be completed by mid-May. The final reports will be a very detailed analysis, and expect to be completed with 6-8 weeks.
 - Section 106 & Programmatic Agreement
FMDC and DNR are currently working on the Programmatic Agreement; close to a final draft and should have the document for the Commission's review before the next meeting.
- v. Update on CDBG grant / Demolition Projects
 - Discussion occurred regarding demolition projects, specifically Phase A vs. Phase B and their interchangeability. The priorities that have been taken into consideration are the commitments that have been made to the Federal Courthouse construction and utilities development/infrastructure works.

- VI. Approval of meeting minutes from the March 24, 2010 meeting
 - Discussion was initiated to approve the minutes from the open session of the March 24, 2010 meeting. No changes or amendments were requested. Kathy Peerson moved to approve minutes with no changes, Gene Bushmann seconded the motion. Voted all in favor to approved minutes. Motion passes.

- VII. Upcoming Agenda Items

MSP Redevelopment Commission

Minutes from April 28, 2010

Page 4

With no further business, the motion was made by Frank Burkhead to adjourn and was seconded by Gene Bushmann. All in favor; motion carried. Adjournment at 1:48 p.m.

Next Meeting: May 26, 2010 – 1:00-3:00PM (Tentative)

Truman State Office Building

Room 850

Jefferson City, Missouri