

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

FINAL

MEETING MINUTES

Open Session – May 26, 2010

Call to Order: Call to order by Dan Carr at 1:07 p.m.

Roll Call: The following Commission members were present: Michael Berry, Gene Bushmann, Dan Carr, Bob Meyer, John Sheehan. No quorum. (Six members must be present to constitute a quorum, 2 vacancies.)

The following Commission members were absent: Frank Burkhead, Kathy Peerson, and 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, and Lois Bennett.

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- I. Approval of Previous Meeting Minutes
 - i. Dan Carr proposes holding off approval of minutes until there is a quorum.

 - II. Agenda Additions Proposed by Dan Carr
 - i. Jeff Schaeperkoetter introduces his new assistant, Lois Bennett.
 - ii. Dan Carr suggests adding a public comment section to MSP agendas.

 - III. Public Comments
 - i. Dan Carr opens the floor to the public.
 - ii. Bob Watson of the News Tribune states that the online posting of the meeting schedule is still showing last year's dates.

 - IV. MSPRC Sub-Committee Reports
 - i. City / Neighborhood Sub-Committee – Michael Berry and Kathy Peerson
 - Presented by Michael Berry. Would like to invite a representative from the City and a representative from the Housing Authority to MSP's next meeting, to talk about the process of putting new boundaries around blighted district to make areas surrounding or within MSP eligible for participation for favorable tax treatment under the provisions of section 99.700-715 of revised statutes of Missouri.
 - ii. MSP Development Sub-Committee – Gene Bushmann and John Sheehan
 - Presented by John Sheehan. John Sheehan, Gene Bushmann, and Michael Berry sat down and discussed a focused area of the complex, areas to be developed by the State, that are available for public or commercial development and how to go forth. Boundaries – Union Pacific Right of Way on the north, Capitol Ave. on the south, Cherry St. on the east, if it were continued, and Lafayette St. on the

west. This area is the first step to developing the entire area 1st because of its proximity to the courthouse, 2nd what the city and county have done relative to current and future infrastructure, particularly the extension of Lafayette, 3rd there is great historic significance to the buildings in the bounded area and 4th it has easy access to Lafayette and Capitol Ave. Would like to develop a RFP that would go to each party that would isolate entire development to that area and to seek input regarding the development of that area with emphasis give to historic significance, to the development of guidelines already in place. Work with Jeff and staff regarding development of RFP. They also ask that the parkway coming off Lafayette, be deferred until finish of development of bounded area, because of how it may affect the development.

- Gene Bushmann – Could extend Cherry and would eliminate the section of parkway between Cherry and Lafayette to create a larger potential site.
- Michael asks about area on other side of tracks. Charlie clarifies that it is part of the plan. May need to talk to railroad again to continue to clarify boundaries and create a right of way for railroad.
- Dan asks Jeff his thoughts. Jeff- sees advantage to commission and private redevelopment in the bounded area. Also thinks there are security issues for a through-way right in front of court house. Concerned that there is no connection between Cherry and Lafayette other than Capitol, and that this will have a negative impact. Needs to discuss these ideas with Charlie and Cindy. Michael – may not want to tell someone where road will be until we know who will be there and where the road will be useful. Jeff - Agrees with Michael. RFP should help find an expert that can help with these issues. Charlie – keep in mind master plan is not cast in stone and can be adjusted. Just want an east to west passage. Dan asks John how to proceed. Charlie asks for a few days to talk it over. Schedule a meeting for next week.

V. Status update on MSP Caretaking / Interim Uses Management – Presented by Charlie Brzuchalski

- i. MU Fire school scheduled for June 10-12. They have asked us to again permit ropes, repelling and rescue operations in H.U. 3, and consider a tactical medical response training class in the areas used for law enforcement training and an aerial operations class outside of H.U. 2.
- ii. Building Weatherization & Clean-up – H.U. 1, 3, & 4 – Not a lot of construction progress because crews are doing work at other state facilities. Clean-up continues with offender crews.
 - H.U. 4 sealed. Pigeons removed. Cleaned.
 - H.U. 3 still has water issues. Being cleaned
 - DOC doing great providing offender work crews that are performing well.
 - Gene - says tour participants like that guard room looks the same. Suggests we leave it. (officer area in front of H.U. 4) Charlie says it remains the same as the day they moved out. Not the type of clean up being done. Paying attention to memorabilia aspect of the historic buildings.

- VI. Review and Update on MSP Redevelopment Project Status – Presented by Charlie Brzuchalski
- i. Federal Courthouse Project
 - Last cornice piece went on yesterday (5/25/10). Cleaning up yard. Getting ready to do sidewalks and entry plaza. Working on interior. Hopes to bring pictures of inside to next meeting. Can schedule a tour for the commission. It was suggested that we try for before lunch on day of next meeting (6/23/10).
 - ii. Whitton Expressway Study
 - Draft Environmental Impact Statement - Resolution of Endorsement - MODOT has asked to endorse their Environmental Impact Statement. Charlie isn't sure this commission is appropriate to endorse this statement in its entirety. Drafted a resolution for commission's consideration. East of Jackson plan is appropriate to MSP development. Read and consider and bring suggestions to next meeting when quorum is present. Michael asks about what other area businesses think. Charlie says I.C. church likes it and has given a similar endorsement of the plan. Isn't sure about Lincoln and JCPS, or any of the others.
 - iii. Lafayette St. / Lafayette St. Extension / State St. Reconstruction
 - The contract has been awarded and notice to proceed will be issued June 14. Phase 1 is estimated to take 6-8 weeks. Phase 2, 6-10 weeks. Followed by reconstruction of Capitol Ave. intersection at very end of project. Project to be completed around the first part of November.
 - City and county are in detail planning of Lafayette construction from Capitol Avenue to south of McCarty St. Hope to have it out for bid sometime this summer.
 - Gene asks about parking. Charlie says parking will be on east side of Lafayette to cul-de-sac. State Street has parking on south side for full extent of block. Bus stop bump out on north side and a space for U.S. Marshalls.
 - Dan was authorized to sign deeds at last meeting. Haven't gotten them back from Governor's Office, so he hasn't seen them yet. John has reviewed them; they will be ready to go once received.
 - iv. MSP Greenway Trail Project
 - Grant Award is in documentation and scheduling phase, which is the precursor to starting physical project. Hope to have a definitive schedule for next meeting. City has acquired some additional land that will resolve some grade issues with greenway trail.
 - v. Intergovernmental Projects - City of Jefferson
 - Environmental Assessments (Phase 1 & Phase 2) Just received executive summary to Phase 1 environmental – in packets. Out on site doing phase 2 investigations recommended by Phase 1. Doing Phase 2 ground water and soil sampling at numerous sites. Also testing 2 points on other side of tracks.

- John Sheehan asks if it accurate to say that EPA assessment will have reports on all areas in bounded area. Charlie says yes. John asks if interested party in commercial development will have access to the data. Charlie says yes, it will show what is present on the site. John asks if it is accurate to say that for planned demolition will be handled through initial phase? Charlie says yes.
 - Section 106 & Programmatic Agreement (Site Documentation)
We are in the phase of programmatic agreement work. In packets is 4/29/2010 draft of the agreement. Wanted to give an idea of what the document is going to contain. City has sent out letter to the Federally recognized Tribes for responses due June 18.
- vi. Historic Landmark Designation –
Charlie - Tomorrow at 4:00, Jefferson City Historic Preservation Committee wants to give H.U. 1 the local landmark designation. The MSP Commission has been invited to attend and receive the plaque. H.U. 4 and section wall on Lafayette and tower 2 already have designation and plaques. This will be the 3rd awarded.
- vii. Sunshine Law –
Charlie - As you do subcommittee meetings be sure to comply with Sunshine Law. Gene asks if we are certain subcommittees have to comply. Charlie says there are 2 interpretations. One is that as long as a quorum of the commission isn't present then it's not needed. The other interpretation is that if there is an appointed subcommittee they are a part of the Redevelopment Commission, and if a quorum of the subcommittee is present, then it should be posted. Jeff says to follow latter and post all subcommittee meetings to be safe.
- viii. Additional Business
- Jeff Schaeperkoetter will not be at the next meeting.

With no further business, the motion was made by Dan Carr to adjourn and was seconded by Gene Bushmann. All in favor; motion carried. Adjournment at 2:01 p.m.

Next Meeting: June 23, 2010
Truman State Office Building
Room 850
Jefferson City, Missouri