

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

MEETING MINUTES

Open Session – September 29, 2010

Call to order: Call to order at 1:04pm by Michael Berry

Roll Call: The following Commission members were present: Michael Berry, Frank Burkhead, Gene Bushmann and Kathy Peerson. Quorum not met. (Six members must be present to constitute a quorum, 2 vacancies.)

The following Commission members were absent: Dan Carr, Bob Meyer, Darrell Roegner and John Sheehan.

Present: John Kuebler (Attorney)

The following Facilities Management, Design and Construction staff members were present: Deputy Director John Hequembourg, Charlie Brzuchalski, Cindy Layton and Lois Bennett.

- I. Public Comments – None
- II. Introductions – Larry Weber, Attorney with FMDC
- III. Approve minutes – No quorum, no changes, approve at next meeting.
- IV. MSPRC sub-committee reports
 - a. City/Neighborhood sub-committee –
 - Michael says Melva Fast wants to meet to discuss boundaries with housing authority to extend boundaries of blighted district.
 - b. MSP development sub-committee –
 - Gene says there is nothing to report because they have not yet met.
 - Michael says John is working on a draft MOU, proposed request for proposals for development near river.
- V. Status update on MSP caretaking etc – presented by Charlie Brzuchalski.
 - a. Mo National Guard Training –
 - Weapons of mass destruction training took place about a week ago. Loved the facility and would like to use it again.
 - b. Building weatherization & clean up – HU 1, 3, & 4 –
 - Ongoing. CVB organized a volunteer clean up. Went well, did a lot of work.

VI. Status update on MSP Redevelopment Project Status –

- a. Michael states the Chamber of Commerce requested to use HU 4 for reception on October 13th. He suggests approval. John H. reminds everyone that it should be a non-alcoholic event.
- b. Federal Courthouse Project – Presented by Charlie B.
 - Stone placing is finished. Working on caulking and weatherizing now. Still on schedule to finish the middle part of next year.
- c. Lafayette St. / Lafayette St. Extension / State St. Reconstruction – Presented by Charlie B.
 - Gene asks about parking, and would like the number of available spaces; concerned about lack of parking. GSA is not promising any spaces. There have been discussions about creating a surface parking lot, but no designs have been seen. GSA wants to discuss with judges before releasing any plans.
 - Lafayette has curb and gutters, will be finished next week, will then schedule remaining asphalt, then move to Capitol and Lafayette, which will be out of service for 6 weeks.
- c. Environmental Assessments (Phase 1 & Phase 2) - Presented by Charlie B.
 - Discuss ACM / Pb / Mold other Haz-mat in Buildings and Structures –
 1. Have preliminary verbal report. Asbestos, lead and mold not as bad as thought. Mold is not growing because building is well ventilated.
 2. Michael asks about weatherization. Charlie says we are getting prices on alternate roof and window sources. Charlie says we are seeking funding so that we can open it for bidding. Concentrating on HU 4, 1 and 3.
 3. Hope to have draft of building environmental report in the next week or so. Did follow up on soil and groundwater; the assessment was that the concentrations weren't bad enough to warrant a special project to dig it up or flush it out. Coal slag and debris is the biggest concern, will need to be attentive to demolition and construction.
- d. CDBG Demolition Project – Project Planning- Presented by Charlie B.
 - Final portions of environmental assessment. Have set up project in our office, working on consultants for survey, archeological, recording, in the next week or so. Let us proceed with putting together packages for demo. Once everything is signed off on we can proceed to bid for demo.
 - Frank asks about demo of chapel and school house, and if Phase A and B are flexible. Charlie says they are but wants to provide the estimates of what it would cost to do these. Gene asks if Charlie has an estimate for the demo cost for each building and if it is hazardous or not. Charlie says he does, based on the Phase 2 environmental report. He needs to reevaluate the number to make sure it is still a good number, thinks our estimates are high, since the removal of hazardous materials is less than originally thought.
- e. MSP Greenway trail Project – Presented by Charlie B.

- Project Planning – JC Parks and Recreation acquired some land that will provide better accessibility to the trail. In consult selection stage. FMDC is receiving the grant and building this trail. JC Parks and Recreation will do maintenance.

VII. Presentation by the Jefferson City Convention and Visitors Bureau-

a. Michael Berry –

- Met with mayor, wants to have some discussions for getting partnerships together to take on some funding for parts of this project. Realize the funding available to the State is limited. Have created a group of interested people who want to help come up with ways to gain funding.
- Want to evaluate the historic campus, HU 1, 4, 3 as well as where the education and canteen building area is, centennial cells, and the execution chamber. Steve Picker has a plan; met with an architect and came up with a design and plan. They want to have a positive plan to make private development more appealing. The CVB making 120 thousand dollars (gross income) with limited resources in their first year of tours.
- Who would own the historic campus? Still discussing but the CVB proposes starting an entity that has board of trustees made up of members of all the major stakeholders. Would be a 501C3 corporation to receive funds and charitable gifts. Would like the commission to consider transferring ownership of the historic campus. The historic campus suggested boundaries are – Lafayette Street on the west, short wall on east side of canteen and education building, northern wall of HU 2, and southern wall of HU 5. These boundaries would allow for less construction, but could be easily changed.
- Deadlines they would like to establish: Dec. 1, 2010, would like a consensus about boundary lines; Feb. 1, 2011 – a potential ownership entity; April 1, 2011 - like to see environmental study to assess cost, and remediation services; June 1, 2011 – bidding for some building aren't safe and need some work ; completion by Oct 1, 2011. Need to evaluate immediately what structural issues need to be addressed. Would like to identify cost of immediate structural repairs by Dec 1, 2011.
- Want to move the execution chamber to an area in the historic campus because it isn't very accessible. Would free up some of the historic area to the state or private development. Would remove the chapel from that area because it isn't that historic area, and has a visual impediment to a possible nice view.

b. Steve Picker –

- MSP is a unique historic draw for bus tours: 3,290 people came through last year. This year's estimate is 11,750. Good for the whole state, not just Jefferson City. Sept 23, 2010 CVB hosted a volunteer clean up, about 25 people, all very passionate about MSP. Upper yard, gas chamber, HU 1 and 3, were all worked on.

- Initial proposal was to include Discover Jefferson City, which was created by CVB earlier this year. Received 501C3 letter, want to include it because it is up and ready to go right now. Goal of Discover Jefferson City was to do things CVB could afford on their own, but have since then moved the goals over to MSP. CVB is willing to let it be used for MSP only, if not, it will be there to support MSP.
- Future of MSP? HU 1 would be entrance to historic facility. Upper yard very well taken care of, chapel removed, top of education building removed. Maybe a restaurant in M&M building. An overlook in the education building. Would still have guided tours. Want the boundaries moved out to be able to close off the area and control access. Would like to refer to the historic district as the "Museum District." Would like to offer specialized tours, moving gas chamber, building stabilization. Thinks it has great economic benefit to city and state. Would like to make HU 1 entrance, offices, and gate. HU 4 renovate to retain look of day the prisoners moved out, use it for bed and breakfast, film location, private and community events. HU 3 turn into a museum. Execution Chamber moved to upper yard, renovate to an earlier date.
- Long term vision – Have a 501C3, representatives from stakeholders, funding and growth, do fundraisers to keep museum district in working order, as well as money from tours, and private investment.
- Conclusion – non-profit organization, tourism, re-do historic structures, stabilize buildings, look for grants, museum district, archeological site, upper yard into a park.
- Gene has concern about the cost, and raising enough money, and if the State would be responsible for providing the funding. Steve says they want to work with a partnership and get funding from many places. Michael says it's important not to rely on just one funding source. Thinks we should start out by fixing up buildings to make them safe, not necessarily giving them a complete overhaul in the beginning, and doesn't think it's out of line to ask the State for the funding because it is their property, that is being decommissioned and taken over. Frank asks for the State's opinion. John Hequembourg doesn't feel that the people present can respond. It is unknown how DNR, the Commissioner, Governor, etc. may feel about the project. Doesn't think ownership should be a hindrance to the plan developing. Steve says that the ownership is hindering them from doing things, even small things like offering different tours, signage, and hanging historical pictures, etc. Michael said Jeff Schaeperkoetter had never given them approval to go ahead with that sort of thing. Charlie says they need to turn in specifics for consideration, like exactly where they want signs, etc. Steve says that they have already sent specific documents which included a request to offer different tours, and that they have taken out extra insurance for their tours, they will provide lighting for broken steps, twilight tours, and

provide flashlights. Frank would like this to be the bulk of the next meeting's agenda. Thinks this is a discussion that needs to be had. Larry Weber doesn't think these issues can be resolved at the next meeting because we took the federal government's money for demolition we entered a specific programmatic agreement which puts restrictions that have to be approved by the state or federal government. Gene says DNR is missing from the conversation and that OA was only going to be in the picture temporarily, and that DNR would be running the museum long term. Michael says we can't wait indefinitely for people to positions. Larry reminds Michael that they are all signatories to the programmatic agreement as well, so it governs their activities as well. Michael thinks that all people needed in the decision making and approval process need to be at these meetings. SHPO and DNR should be here. John H. suggest bringing a plan, one piece at a time. Frank says we've been sitting on this for almost 10 years and does not want this to have to go through another administration, wants to set a definitive time line.

VIII. Pending Items from previous meetings –

- None

IX. Upcoming Agenda Items – listed above.

- a. Future of historic campus.
- b. Report from John for a preliminary outline of commercial area, to the north of the historic area.
- c. Should have someone from DNR, Parks and SHPO at next meeting.

X. Adjournment at 2:34 pm.

Next Meeting: October 27, 2010
Truman State Office building
Room 850
Jefferson City, MO