

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

MEETING MINUTES

FINAL

Open Session November 1, 2011

I. Call to order 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, Bob Jones.

A quorum was met. (Six members must be present to constitute a quorum, 2 vacancies.)

The following Commission members were absent: Darrell Roegner

The following Facilities Management, Design and Construction staff members were present: Director Cathy Brown, Deputy Director and Legal Counsel Larry Weber, Sam Puckett, Dianne Beasley.

II. Public Comments – None

III. Approval of previous meeting minutes – April 27, 2011, meeting minutes for approval. Chair Dan Carr requested a motion to approve the minutes from the April 27, 2011 meeting. (Addendum to minutes attached per Gene Bushmann’s request consisting of two email documents and a clarification document concerning Lafayette Street.)

Gene Bushmann asked for clarification on the construction of the circle drive that connects Lafayette Street regarding the grade differential. Gene asked whether Lafayette Street has to be rebuilt so that the circle “roundabout” at its north terminus at the intersection can accommodate construction of the proposed MSP Parkway. The answer is no. The City of Jefferson plans to terminate Lafayette Street at its intersection with the proposed MSP Parkway as provided by the Master Plan. The Master Plan requires that roundabouts be constructed to accommodate a tractor trailer truck. Gene Bushmann asked that a representative from the City go on record stating that it connect Lafayette with the proposed MSP Parkway.

Dan Carr asked for an onsite meeting of the MSPRC at the area between Housing Unit 5 and the shoe factory to visually see the elevation with an engineer who can give their opinion on the elevation of the parkway. It was agreed to have a future onsite meeting.

MOTION: Motion made by Frank Burkhead to approve April 27, 2011, meeting minutes and seconded by Michael Berry. All in favor. None opposed. Motion passed.

IV. MSPRC sub-committee reports

- a. City/Neighborhood sub-committee – Michael Berry, Kathy Peerson

1. No update
 - b. MSP development sub-committee – John Sheehan, Gene Bushmann
 1. No update
- V. Review and update on MSP Redevelopment Project Activities
- a. Community Action Teams – Activities and Report – Randy Allen, Jefferson City Chamber of Commerce and Sarah Alsager and Gary Oberkrum
 1. Randy Allen, Chamber of Commerce President, presented the Action Team Report to the MSPRC. (See Attached) Senator Mike Kehoe brought together a group to discuss what the community could do to help with the MSP redevelopment. Commissioner Simmons approved OA's participation to discuss MSP redevelopment in the meetings. .
 2. Action Team Report discusses the team findings and transformation process and where it is going. Also included in the Action Team meetings was discussion about the proposed Conference Center.
 3. Randy Allen introduced Co-Chairs Sarah Alsager and Gary Oberkrum who presented the findings to the MSPRC. (Copy of slides attached)
 - Sarah Alsager said that the Action Team came to the same conclusions as the Master Plan.
 - a. The historic area renovations of Housing Unit 1, 3, 4, and the gas chamber are the top priority. Increasing popularity of the public tours to about 15,000 from all 50 states and other countries. Without the repairs the attraction will cease to exist. Slides were shown demonstrating some of the disrepair and deterioration of the MSP. Other states are renovating historic buildings, such as the Ohio State Reformatory, and Eastern State Penitentiary. Top recommendations to repair are the roof, flashings, gutters/downspouts, caulking, tuck pointing and masonry repair at a cost of \$1,777,397. Windows and doors at a cost of \$1,527,417. Exterior repairs will preserve interior features and preserve the facilities for future generations
 - b. Propose to relocate the gas chamber closer to Housing Units 1, 3, 4 to shorten the walk for the tours. Minimal cost for restoration in current location \$106,000 versus relocation and restoration at \$228,150. Gene Bushmann said that the Master Plan does not allow for the relocation of the gas chamber and SHPO would have to be notified.
 - Gary Oberkrum – Infrastructure
 - a. Chestnut Extension and MSP Parkway
 - The Parkway concept in the Master Plan was endorsed by the Action Teams after investigation performed by engineering professionals. Roads are critical to the

success of the site's redevelopment. The Parkway should be a focal point of the MSP. The Action Team endorsed the plan to use the opening in the Wall as an entrance. A convention center is planned in this area accessible from several elevations.

- Roundabout is first priority then getting Parkway built is next in the first phase of the project. Total cost of the first phase is under \$4M. Phase 1 includes completion of Chestnut Street but does not include necessary demolition.
- Gene Bushmann received a mailing that projected costs at \$5.4M. Gary Oberkrum stated that he was not aware of the letter or where it came from; he was not copied.
- Gary said that the Action Teams looked at public and private partnerships to realize the plans.
- Dan Carr asked about the proposed site for the convention center. Randy Allen said this is Part 2 of the presentation.
- Sarah Alsager said that a vote was taken from all 45 action teams to determine the priorities. The teams endorsed proceeding with the historic area renovations, infrastructure for MSP Parkway and Chestnut Extension and HVAC, Parking Structure and Marina (rated lower). A list of the final ranking of priorities was presented to the MSPRC and is included with the minutes.

4. Randy Allen – Transformation in Process

- a. Randy thanked Sarah Alsager and Gary Oberkrum, who participated in every subcommittee. Randy also thanked Mark Mehmert. Gene Bushmann also thanked Sarah, Gary, and Mark for their work on the Action Teams.
- b. Randy Allen distributed a list of approved projects titled Transformation Projects/Initiatives to the MSPRC. The Action Team's final recommendations were submitted to City Council, which was asked to send the request for a ½ cent sales tax for a 10 year period to Jefferson City voters on February 7, 2012. City Council is expected to vote on this ordinance on November 7, 2011. MSP continues to be the #1 priority of the community. Hope to complete the MOU between the City of Jefferson and the state by the end of this year. Randy said that there has been good interaction with the state and that Cathy Brown and her staff have been helpful in attending meetings.
- c. Conference center discussions underway; MSP is a potential location. Randy Allen provided an overview of the projected

plan for a conference center at MSP, discussed elevations that will require a lot of fill, and presented concept views on slides in the presentation. Determination will be made between two sites, MSP or McCarty Street and Broadway. Conversations are underway with the State on both sites.

- d. Gene Bushmann asked if the materials used would be the same for both sites. Randy said that the materials would be the same according to the design specifications in the Master Plan and to keep in mind that higher standards are expected at both locations. Randy said that everyone involved will have an opportunity to provide input in the process.
- e. Randy Allen asked if there were any questions.
 - Michael Berry said that the MSP redevelopment is a great project but there is no money.
 - Dan Carr asked about the \$4M that is currently available. The city and county could not agree on the use of the money. Randy Allen said that the money is still available and committed to MSP. After the city vote in February, decisions will be made on how to use the money. If the tax does not pass, the \$4M is still available to use. Randy said the city will address the historic buildings, and the county money is for the roads. Both projects should move forward with the \$10M from the tax increase if approved by voters.
 - Dan Carr asked about the proposed conference center location at MSP. Cathy Brown and Randy Allen both said that this is in negotiation and is preliminary at this point. Randy said that there will have to be some fill or the conference center and variance of elevations on the useable ground and will require multistory buildings.
 - Gene Bushmann asked about parking. Randy Allen said that the Master Plan currently allows for 250 parking spaces; will need 400 spaces. \$5M budget for parking. Gene asked about structured parking. Randy said the plan is for a five story brick veneer parking garage at Chestnut/Cherry Street for 600 spaces at a cost of \$10M.
 - Dan Carr asked what the Chamber is requesting from the MSPRC. Randy Allen said that the presentation is to provide an update to MSPRC members of the progress of the Action Teams. Currently working with the state on the MOU.

- Gene Bushmann said that the teams have done an enormous amount of work and congratulated the teams on the work that has been done. The Jefferson City Chamber of Commerce deserves a great deal of praise. Randy Allen said that volunteers spent thousands of hours working on the teams.
- Dan Carr thanked Randy for attending the meeting to provide the update and said that it is good to see progress moving forward.

b. CDBG Demolition Project – Sam Puckett

1. Schedule Update

- Bids on November 10, 2011. Based on estimates will complete this demolition in July 2012.
- Gene Bushmann asked where the demolition debris will go. Sam will follow-up but most is stored onsite. Cathy Brown said that the state uses the refuse for fill and recycles building materials as much as possible from demolitions.

c. MSP Greenway Trail Project – Sam Puckett

1. Schedule Update

- Sam said that bids came back in August 2011. The notice to proceed was issued September 9, 2011, to Kaufmann Enterprises, Inc.; 40% complete. Completion date is set for December 14.

d. Historic Area Project Update (HU #4, HU #3, Gas Chamber) – Sam Puckett

1. Sam said that there has been some sealing of buildings done and some window modifications done. Some work done using a contractor and some work is being done by in-house staff.
2. Pilaster at Housing Unit #3 was taken down and covered. No money is available to put it back up.
3. Temporary repairs on the gas chamber roof are done. Some repairs done on the Housing Unit #3 roof. These repairs do not solve the water infiltration problem but slows it down.
4. Issues are being addressed as they come up.

VI. Old Business (Pending items from previous meetings)

- a. Tours – Cathy Brown said that the state has approved MSP tours for the next calendar year. The Convention and Visitors Bureau (CVB) wanted to purchase scheduling software and wanted a commitment that the tours would continue. Continuing to work with CVB requests as they come in, such as Ghost Hunters on the SciFi channel and the 175th Anniversary.

- b. Gene Bushmann asked about the budget request for next year. Cathy Brown said that the MSP appropriations are made biennially and will be submitted next year. The state is using emergency money for Capital Improvement projects depending on the need. Money is used for all 5 million square feet of space according to the evaluation of need across the state. It is highly unlikely that an appropriation request will be submitted for MSP.
 - c. Dan Carr asked if there were any questions.
- VII. Other Items:
- a. Dan Carr asked if anyone had any objection to changing the meetings to a quarterly schedule versus a monthly schedule. Michael Berry said that quarterly would be fine. If something comes up, can always call a special meeting. Kathy Peerson agreed. Gene Bushmann asked if MSPRC could call a meeting without approval of the Office of Administration. Cathy Brown said that MSPRC can call meetings as long as the Sunshine Law is followed. Larry Weber said that meetings must be posted within 24 hours on the State's posting website.
 - b. Dan said that beginning in January 2012, meetings will be scheduled the 4th Wednesday of January and continuing on a quarterly schedule. Dianne Beasley will schedule the meetings.
- VIII. New Business Items for Discussion (Agenda items for Next Meeting)
- a. The MSPRC's proposed RFP will be discussed at the January Meeting. All parties will know more after the city vote in February.
- IX. Dan Carr asked for motion to adjourn. Motion made and seconded to adjourn. Stand adjourned.

Next Meeting: January 25, 2012
Truman State Office building
Room 850
Jefferson City, MO