

MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION

MEETING MINUTES

(DRAFT)

Open Session March 21, 2012

- I. Call to order at 1:12 p.m.

Roll Call: The following Commission members were present: Michael Berry, Gene Bushmann, Dan Carr, Bob Meyer, Kathy Peerson.

A quorum was met. (Six members must be present to constitute a quorum, 3 vacancies.

NOTE: Because of the number of vacancies, five members must be present to constitute a quorum.)

The following Commission members were absent: Frank Burkhead, Bob Jones

The following Facilities Management, Design and Construction staff members were present: Sam Puckett, Cindy Layton, Dianne Beasley.

- II. Public Comments – None
- III. Approval of previous meeting minutes – November 1, 2011, meeting minutes for approval. Chair Dan Carr requested a motion to approve the minutes from the November 1, 2011 meeting.

NOTE: Change to November 1, 2011 Meeting Minutes requested:

Gene Bushmann requested that two email messages and a clarification document be added to the November 1, 2011, meeting minutes as an addendum to clarify the April 27, 2011 minutes concerning his view that Lafayette Street as presently constructed is not capable of being the western terminus of the MSP Parkway. Mr. Bushmann had asked Cathy Brown and Sam Puckett if Lafayette Street has to be rebuilt to comply with the specifications of the Master Plan. They replied that only a portion of the street needs to be rebuilt. Bushmann pointed out that the Master Plan requires all circle roundabouts to accommodate tractor trailer trucks and asked Sam Puckett to give his opinion that the area to be rebuilt would meet all the requirements of the Master Plan. Bushmann is satisfied that Lafayette Street does not currently meet specifications but that there are plans and a design in place to satisfy the issue raised. (Change sub paragraph 3 and insert language drafted and add addendum to minutes.) A hardcopy is attached to the minutes in the file and a scanned copy is in the electronic folder.

MOTION: Motion made to amend minutes by Michael Berry and seconded by Bob Meyer. No further discussion. Motion approved.

MOTION: Motion made by Michael Berry to approve November 1, 2011, meeting minutes as amended and seconded by Kathy Peerson. All in favor. None opposed. Motion passed.

IV. MSPRC sub-committee reports

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

1. Gene Bushmann said that the principle concern of the sub-committee is to get ideas. Because of the current demolition of buildings, the concept needs to be reconsidered. There have always been two fundamental demands, which are the historic area and redevelopment. The critical need is to determine how to determine how to develop the land.

Michael Berry said that this has to be a joint effort between the owner of the land (the State), MSPRC (Commission), city, chamber of commerce, county and others to work together to ensure credibility.

Gene Bushmann agreed but did not want to include the chamber of commerce because he thought it best to search outside the local area to avoid promoting only local prospects.

Michael Berry said that the city and county spend money to develop economic projects locally and have structures in place to find prospects and already have some of the groundwork completed. Berry felt that the chamber of commerce should be included.

Gene Bushmann said that he felt it was a conflict of interest since MSPRC wants to appeal to a broader number of prospects, not just local. Eventually, an RFP will be issued, and the decision should not be made with competing interests influenced by the local chamber.

Dan Carr said that his opinion is that the chamber should be included for many reasons. He has been through this type of process before and does not see the chamber involvement as a conflict but as a positive.

Gene Bushmann, Michael Berry, and Kathy Peerson all agreed that the chamber should be involved and that it would be an asset.

Dan Carr challenged Randy Allen to partner in the process because MSPRC wants to see progress but needs help.

Randy Allen said that he understands Gene Bushmann's concerns. The chamber is always willing to facilitate these processes and will do nothing to compromise progress.

Gene Bushmann said that the main focus is to generate redevelopment of the area slated for such in the Master Plan. Randy said he would seek to instigate work at MSP.

Michael Berry asked Randy Allen to keep the MSPRC advised. He said he cannot speak for Cathy Brown, but that Cathy has made it clear that the work falls on the stakeholders. Must increase efforts since there is no other choice to proceed. Randy said that the MOU would need to be amended to allow the Chamber of Commerce to participate.

NOTE: Next meeting of the MSPRC is tentatively scheduled for May 23, 2012.

- b. MSP development sub-committee – 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, said there is no formal presentation but wanted to update the MSPRC on the transformation initiative that failed.

The chamber surveyed 650 people; 350 responded. First question was if they voted. Some comments were made that if the transformation was again submitted to voters, it should be a county vote. Several reasons were voiced on why it was voted down. Some reasons were that it was not a good time for a tax increase, too large of a tax increase, and that the spending plan was too complicated. Most did not disagree with the projects. Some felt that the conference center money was previously voted on and did not want to vote on it again. People did not understand why MSP was not the State's responsibility. People could not understand the St. Mary's and Lincoln projects. Some said that this was the best idea in the plan. Polls on MSP had high favorable rating. People said that roads and historic buildings projects were good ideas.

The city still has money to allocate to MSP. Randy thanked the MSPRC, Cathy Brown, and Sam Puckett for support to look at issues and projects. Processes developed to look at needs in the community.

Comments:

Gene Bushmann said sub-committees have good incentive to move forward. Bushmann suggested that the size and shape of MSP Parkway be reconsidered. Bushmann also said that MSP Parkway might be taking up too

much room for what is available for redevelopment; maybe should be less wide. Chestnut Street should be built first since it fits in the magenta area for redevelopment.

Dan Carr said that it is interesting how voters saw the conference center since the road issues were already considered by voters. Carr said he wants to see progress and encourages moving forward with something.

Randy Allen said that the county and city never declared what to use the money for except MSP. Action team said roads and historic facilities are the priorities. Now that money is not available, city and county need to decide what to do. MSP project for both roads and historic area was a priority project by voters.

Randy Allen said that there was criticism that public money was to be used where private money should be used. Public entities do these projects all the time. No private entity will renovate historic buildings. Don't know what other options there are. Need to come up with Plan B quickly and look at pending issues. Schools are looking at improvements. Firefighters want a 25 cent tax on the November ballot. No one wants to put another tax increase on the ballot.

Randy Allen said that the State does not have funds and is looking to fill the shortfall. It is up to legislature and government officials. Voters in survey said that MSP was top priority for development. The chamber is willing to work with MSPRC, the state, city, and county to develop a five year plan.

Michael Berry said that the city, chamber, and county need to find a way to make something work and asked how we move forward without a tax increase.

Randy Allen said that the MSPRC needs to work with the city and county. MSPRC needs to work with the Office of Administration (OA) to prioritize the use of the \$4M. There is not enough money to do both projects, and it is not recommended to do half of each project.

Michael Berry said that the MSPRC needs leadership from the state to move forward since the Commission does not own the land and does not have any money.

Gene Bushmann said that he believes that Chestnut Street is the most important redevelopment issue since it opens up the area for redevelopment and expressed curiosity if the chamber shares that belief.

Randy Allen said that he disagrees. Chestnut Street only touches a small part of the area slated for redevelopment and that other roads need to be built. The Action Team agreed that the Master Plan is good. Chestnut Street is # 1 and MSP Parkway is #2 since these will both stimulate development at MSP. The community supports this action. The question is where the money will come from. Randy thanked the MSPRC for its support during the process. Losing by such a large majority is good experience to work through the issues and to get to know the priorities of the community.

Dan Carr said that discussion on the RFP has been delayed pending the vote. From a chamber standpoint, would the chamber get involved, if the Commission wants to continue with the RFP process.

Randy Allen said that the chamber is supportive.

b. Rex Whitteon Expressway Update – Missouri Department of Transportation (MoDOT) Staff

1. Mike Dusenberg, MoDOT Project Manager gave an update on the status of the Rex Whitteon Expressway. Focused on the Lafayette Street interchange construction will begin summer/fall 2014 with an expected completion in 2015 or 2016. The project is on schedule.

Finished acquisition of the Quinn Chapel property on Elm Street and Lafayette. The church is leasing current structure until the new church is constructed.

In process of getting a contractor in May to demolish boarded up homes located on Miller Street.

MoDOT is currently in the process of establishing an advisory committee to focus on the Lafayette area and looking for members to participate.

Dan Carr asked about the next interchange schedule. Dusenberg responded that the next interchange is not included in the current project study and said that MoDOT would be interested in participating in a cost/share project with the city for future extension of Clark Avenue to entrance of MSP.

Roundabouts are included in the study. Currently in process of getting traffic modeling done. The area from Dunklin Street to McCarty Street is included in the modeling. Elm Street may be closed off unless get a roundabout.

c. Demolition Projects – Sam Puckett, FMDC Staff

1. Sam Puckett presented PowerPoint slides of the original demolition revised as of February 2012.
2. Phase A will be completed June 15, 2012. Slides of the Chapel and Education Building demolition and clean up.
3. A lot of miscellaneous issues done on Housing Unit 1. Put in stucco along Lafayette Street across from courthouse. Redoing entrance.
4. Bids came in well. Department of Economic Development (DED) allowed the use of remaining funds for Phase B. Grant of over \$2M for demolition by DED by CDBG (Community Development Block Grant).
5. Phase B – looking at bidding in June 2012. Hope to complete by January/February 2013. Looking at taking out power plant and chemicals plant, I Hall, and diesel plant to open up path to MSP Parkway. If funding is available, will take out the furniture and license plate factories in that order late this year or next year. Looking to redo power to set a new transformer along Lafayette. Looking at other grant money to help with electrical.
6. Gene Bushmann asked if there were any building standing that would interfere with the design of Chestnut Street and the roundabout. Puckett replied that the diesel plant is the only building that would impact the Chestnut Street design.
7. Had to make electrical modifications. Found some hazardous materials that had to be dealt with. Canteen is down. Top of Guard Tower #12 is off.

d. MSP Greenway Trail Project – Sam Puckett, FMDC Staff

1. Schedule Update

- Phase 1 of the Greenway Trail extension through the prison site near Lewis and Clark State Office Building should be completed by early April 2012 and the Phase 2 of the Greenway Project, graveled hiking trail, will be completed by February 2013. Currently cleaning up the middle area of the Greenway Trail.

e. Miscellaneous Activities – Sam Puckett, FMDC Staff

1. Sam Puckett said that power was lost and restored to the gas chamber. Pulled rubber out of Housing Unit 4. Worked on roof of gas chamber to keep water from coming in. Working on entrance to Housing Unit 1. Performing necessary maintenance as needed.

VI. Old Business (Pending items from previous meetings)

VII. New Business Items for Discussion (Agenda items for Next Meeting)

- a. Gene Bushmann suggested an amendment to the MSPRC Bylaws regarding the number of commissioners required to constitute a quorum. Bylaws currently state that 6 members are needed for a quorum. Cindy Layton stepped out to ask for advice from Larry Weber. Larry advised that because of the number of pending appointments (3) by

the Governor, that 5 is permissible for a quorum. With this advice, Gene Bushmann withdrew his proposal.

VIII. Adjournment

- a. Dan Carr asked for motion to adjourn. Motion made by Kathy Peerson to adjourn. Motion was and seconded. Stand adjourned.

Next Meeting: May 30, 2012
Truman State Office building
Room 400
Jefferson City, MO