

BOARD OF PUBLIC BUILDINGS
MINUTES OF MEETING

July 1, 2025

Pursuant to public notice previously provided by the Office of Administration, Governor Kehoe called the meeting to order at 9:51 AM. Call of roll indicated that the following members of the Board were present.

Governor Michael Kehoe – Chairman
Lieutenant Governor David Wasinger – Secretary
Attorney General Andrew Bailey – Member

Governor Kehoe asked for approval of the July 2, 2024, meeting minutes. Attorney General Bailey moved for the adoption of the minutes. Governor Kehoe seconded the motion. Motion was carried by the unanimous vote.

Governor Kehoe stated that the first item on the agenda was the resolution pertaining to the Board's Fiscal Year 2026 budget. Governor Kehoe asked Stacy Neal to brief the Board. Stacy explained the resolution authorized payments for the operation and maintenance of the Board buildings as well as debt service payments, and the expenditure of bond proceeds for capital improvements.

Lieutenant Governor Wasinger moved to approve the resolution. Attorney General Bailey seconded the motion. Motion was carried by the vote:

Governor Kehoe	YEA
Lieutenant Governor Wasinger	YEA
Attorney General Bailey	YEA

Governor Kehoe stated that the next item on the agenda was three easements Governor Kehoe asked Caroline Coulter to brief the Board. Caroline explained the first was a utilities easement to the City of Jefferson for a storm drainage system and sanitary sewer system for the benefit of the Scruggs warehouse in the city. The second was a utilities easement to the City of Nevada for a sanitary sewer system for the benefit of Camp Clark, which is the Missouri National Guard training facility. The third was the City of Sedalia for a sanitary sewer system for the benefit of the new State Fair Arena. Caroline explained that the three easements were reviewed and approved by the Attorney General's Office and the Office of Administration, Facilities Management, Design and Construction.

Lieutenant Governor Wasinger moved to approve. Attorney General Bailey seconded the motion. Motion was carried by the vote:

Governor Kehoe	YEA
Lieutenant Governor Wasinger	YEA
Attorney General Bailey	YEA

Governor Kehoe stated that the next item on the agenda was the State Capitol space assignment for the State Treasurer and Secretary of State. Governor Kehoe asked Commissioner Zellers to update the Board. Commissioner Zellers explained that the Missouri State Treasurer and Missouri Secretary of State approached the Office of Administration to inquire on the possibility of switching existing office assignments. Prior to this request, the Missouri State Treasurer's office was located in Room 121 on the first floor of the Capitol and the Missouri Secretary of State's office was located in rooms 208 and 210 on the second floor of the Capitol. Commissioner Zellers explained that he had conferred with both the State Treasurer and Secretary of State, and both concur with the reassignment of Rooms 208, 210 and 121. Both the State Treasurer and Secretary of State have made adjustments to the reassigned rooms and are currently housed as such. In light of the agreement between the two elected officials and resources already utilized in adapting the spaces to accommodate this request, Commissioner Zellers recommends formalizing this arrangement. This resolution serves as the official approval by the board for the reassignment.

Lieutenant Governor Wasinger moved to approve. Attorney General Bailey seconded the motion. Motion was carried by the vote:

Governor Kehoe	YEA
Lieutenant Governor Wasinger	YEA
Attorney General Bailey	YEA

Governor Kehoe stated that the next item on the agenda was the delegation Space Assignments. Governor Kehoe asked Commissioner Zellers to brief the Board. Commissioner Zellers explained the proposed resolution authorizes the temporary delegation of property assignments to the Commissioner of Administration. In recent years, the Office of Administration has made significant efforts to improve how the state utilizes its state-owned and leased properties, aligning space with evolving agency needs and cost savings as authorized by law. While the Commissioner can assign and reassign space in the state-owned building, the Leased Property Law requires the Board to approve these changes, and this slows down the essential operational changes. By temporarily delegating authority to the Commissioner of the Office of Administration, the State will be empowered to manage property assignments at the speed of business, supporting more agile and efficient government operations. To ensure transparency and oversight, the Office of Administration can provide the Board with routine updates on all reassignments made under this authority. This delegation also excludes any reassignment of office space occupied by elected officials within the Capital, which still requires full board approval.

Lieutenant Governor Wasinger moved to approve. Attorney General Bailey seconded the motion. Motion was carried by the vote:

Governor Kehoe	YEA
Lieutenant Governor Wasinger	YEA
Attorney General Bailey	YEA

Governor Kehoe stated that the next item on the agenda was a resolution delegating limited authority to the Commissioner of Administration. Governor Kehoe asked Commissioner Zellers to brief the Board. Commissioner Zellers explained the resolution is related to a

limited delegation of authority for the Commissioner of Administration to approve or deny certain events on the Capitol grounds. These events may include the display or firing of antique or ceremonial rifles such as has occurred at the July 4th events and commercial or camping activities such as the annual campout at the Capitol or the employee appreciation event where food trucks were allowed on Capitol grounds. The delegation is from July 1, 2025, thru July 31, 2026.

Lieutenant Governor Wasinger moved to approve. Attorney General Bailey seconded the motion. Motion was carried by the vote:

Governor Kehoe	YEA
Lieutenant Governor Wasinger	YEA
Attorney General Bailey	YEA

Governor Kehoe stated that the next item on the agenda was updates on the FY25 Resolutions. Governor Kehoe asked Commission Zellers to brief the Board. Commissioner Zellers provided an update on the Hall of Governors, a project celebrating the Missouri gubernatorial history. This project is now substantially complete and open to the public following a ribbon-cutting ceremony on December 6, 2024. The final touches are being put on the exhibit with the installation of permanent and fully accessible signage and the completion of the interior stonework remaining. The Office of Administration Facilities Management Design and Construction is working in collaboration with the project's consultant and the Governor's Council on Disability to ensure the new signage meets accessibility standards for all visitors.

Next is the St. Louis regional update. Last year, the Board authorized the Commissioner of Administration to sell the Wainwright State Office Building and the Mill Creek State Office Building and authorize the purchase of the Timberlake Manor building. The Office of Administration's key initiatives to reduce costs and optimize building usage are progressing well. The Mill Creek building was sold on May 31, 2025, and the Wainwright building is set to be sold on August 29, 2025. Commissioner Zellers reported that the Office of Administration was able to acquire the Timberlake Manor building through a financing agreement between the Office of Administration and the Missouri Development Finance Board. The financing agreement has been paid in full using funds authorized by the General Assembly and the March Supplemental Budget, and the state has officially secured the asset. The Office of Administration is now focusing on the final stages of its initiative of relocating team members into the new facility and other facilities within the region, maximizing the usage of state-owned and leased properties in the region.

There being no further business, Governor Kehoe asked for a motion to adjourn. Lieutenant Governor Wasinger so moved. Attorney General Bailey seconded the motion. Meeting was adjourned at 10:03 AM.