

**CHAIRMAN:**  
PETER D. KINDER  
LIEUTENANT GOVERNOR

**MEMBERS:**  
JOHN D. STARR  
LARRY NEFF  
NELSON C. GRUMNEY, JR  
ELIZABETH T. SOLBERG  
PAUL S. LINDSEY  
RICHARD J. WILSON  
JAMES D. HILL  
L. B. ECKELKAMP, JR  
TROY L. WILSON



## MISSOURI DEVELOPMENT FINANCE BOARD

**EX-OFFICIO MEMBERS:**  
GREGORY A. STEINHOFF  
DIRECTOR,  
ECONOMIC DEVELOPMENT

FRED FERRELL  
DIRECTOR, AGRICULTURE

**EXECUTIVE DIRECTOR:**  
ROBERT V. MISEREZ

### MINUTES MISSOURI DEVELOPMENT FINANCE BOARD

Governor Office Building  
200 Madison Street, Room 1010  
Jefferson City, Missouri

MARCH 21, 2006

The Missouri Development Finance Board met in regular session on Tuesday, March 21, 2006, beginning at 10 a.m. The meeting was held via telephone conference call.

The following members and officers of the Board were present or absent at the meeting as follows:

Peter D. Kinder	Lieutenant Governor and Chairman	Present
John D. Starr	Vice Chairman and Member	Absent
Larry D. Neff	Secretary and Member	Present
Nelson C. Grumney, Jr.	Treasurer and Member	Present
Elizabeth T. Solberg	Member	Present
James D. Hill	Member	Present
Paul S. Lindsey	Member	Absent
Richard J. Wilson	Member	Present
L. B. Eckelkamp, Jr.	Member	Present
Troy L. Wilson	Member	Present
Gregory A. Steinhoff	Director, Dept. of Econ. Dev. and Member	Present
Fred Ferrell	Director, Dept. of Agriculture and Member	Present
Robert V. Miserez	Executive Director and Assistant Secretary	Present

Chairman Kinder called the meeting to order and declared that a quorum was present. In addition to the above, those in attendance included:

Board Staff: Pamela Hill, Kathleen Barney, Tonya Loucks and Valerie Haller

Board Counsel: Mark Grimm

Others Present: Ben Jones, Lt. Governor's Office; Jeff White and Kelsi Powell, Columbia Capital; David Mosby and Lisa Cavender, MO Office of Administration, Facilities Management and Design & Construction; Byron Hill, Kurt Himmelman, Scott Ward and John Bucksath, ABC Laboratories; David Meyer and Roger Clark, REDI; Mike Mills, Sallie Hemenway, Brian Grace and Terry Maglich, DED; and Keith Wenzel, Hendren & Andre

To accommodate visitors representing specific requests, the agenda for the meeting was rearranged as follows.

**I. Secretary's Report**

Secretary Neff

Secretary Neff presented for approval the minutes from the January 17, 2006, meeting. Copies of the minutes, included in the Board packet, were provided to the members for their review. There being no questions, corrections or additions, Secretary Neff made a motion to approve the minutes as presented. Member R. Wilson seconded the motion. The following roll call vote was recorded:

Aye: Neff, Grumney, R. Wilson, Hill, Eckelkamp, T. Wilson, Steinhoff, Ferrell and Kinder

Nay: None

Absent: Starr, Solberg and Lindsey

Chairman Kinder declared the motion passed.

**II. Treasurer's Report**

Treasurer Grumney

Treasurer Grumney presented for approval the treasurer's report as of and for the seven months ended January 31, 2006. There being no questions or additions, Secretary Neff made a motion to approve the treasurer's report as submitted. Member Hill seconded the motion. The following roll call vote was recorded:

Aye: Neff, Grumney, R. Wilson, Hill, Eckelkamp, T. Wilson, Steinhoff, Ferrell and Kinder

Nay: None

Absent: Starr, Solberg and Lindsey

Chairman Kinder declared the motion passed.

Member Solberg joined the call.

**VII. New Business**

B. Analytical Bio-Chemistry Laboratories, Inc.  
BUILD Application

Tonya Loucks

Ms. Loucks presented the BUILD application from Analytical Bio-Chemistry Laboratories, Inc. (“ABC Labs”), located in Columbia, Mo., for bonds not to exceed \$2.1 million. Ms. Loucks reported the project involves an 83,000 square foot facility to be built at the University of Missouri-Columbia Discovery Ridge Research Park. The project will add 200 permanent new jobs in addition to an investment of \$20 million. The proceeds from the BUILD bonds will be used to finance city road improvements and equipment relating to the project. Ms. Loucks introduced Mr. Byron Hill, President of ABC Labs.

Mr. Hill distributed handouts and gave a brief overview of the company and their project. Mr. Hill was available for questions.

Secretary Neff made a motion to adopt the following resolution:

**RESOLUTION OF THE MISSOURI DEVELOPMENT FINANCE BOARD PRELIMINARILY APPROVING A PROJECT FOR ANALYTICAL BIO-CHEMISTRY LABORATORIES, INC., AND DETERMINING THE INTENT OF THE BOARD TO ISSUE ITS BUILD MISSOURI REVENUE BONDS IN A PRINCIPAL AMOUNT OF APPROXIMATELY \$2,100,000 TO FINANCE A PORTION OF THE COSTS OF THE PROJECT.**

Member Solberg seconded the motion. The following roll call vote was recorded:

Aye: Neff, Grumney, Solberg, R. Wilson, Hill, Eckelkamp, T. Wilson, Steinhoff, Ferrell and Kinder

Nay: None

Absent: Starr and Lindsey

Chairman Kinder declared the motion passed.

### **III. Department of Economic Development Report**

Director Steinhoff

Director Steinhoff reported that 2005 was a very good year for the state’s economy and that Missouri was second lowest in the country in its unemployment rate. Director Steinhoff commented on the Quality Jobs Bill passed in 2005 that has attributed to up to 7,500 jobs in Missouri. The Department continues to enhance their legislative package to implement the incentives review process.

Director Steinhoff stated that currently one of the Department’s biggest initiatives is to engage the private sector in supporting the state’s effort in economic development. DED will present to the Hawthorn Foundation Board of Directors a plan to reorganize the Hawthorn Foundation into an active economic development support organization that will employ highly qualified professional individuals to recruit companies to Missouri. Director Steinhoff reported the Department continues to promote the Governor’s Lewis

& Clark Initiative which will have a profound impact on the entrepreneurial climate in the state and they project that over 6,000 jobs a year will be generated by this investment.

Director Steinhoff commented the Department continues to focus on recruitment, entrepreneurship and retention. Director Steinhoff introduced Brian Grace to present a legislative update for DED.

Mr. Grace gave a thorough update on seven legislative bills that may affect MDFB and/or the Department. Mr. Grace was available for questions. Secretary Neff requested that the discussed legislative bills be forwarded to all Board members as a reference. Executive Director Miserez stated he would forward the information to the members.

#### **IV. Department of Agriculture Report**

Director Ferrell

Director Ferrell reported on the Department's successful trade mission to Japan and Taiwan and commented that the world's largest Angus ranch, Circle A Angus Ranch, is located in Missouri. Director Ferrell reported that the Quality Systems Assessment Program is generating press throughout the world and that Missouri is the first and only state to implement the QSA Program.

Director Ferrell stated they have asked the textile mills to visit Missouri in August and that the Department, Taiwanese and Japanese buyers will be touring Missouri farms on a Missouri beef tour on May 21. Director Ferrell gave a brief report on the county health ordinances.

Director Ferrell reported on the previous storm that affected Missouri. He reported that 40 counties will receive presidential disaster designations through the Farm Service Agency ("FSA"). Director Ferrell also gave a brief report on ethanol/biodiesel incentives.

#### **V. Lieutenant Governor's Report**

Lt. Governor Kinder

Lt. Governor Kinder reported that at the request of the Governor's office and St. Louis RCGA, he will be joining the St. Louis Symphony trip to New York on March 31. The purpose of the trip is to tout the Missouri turnaround, contributed to in large part by recent tort reform and workers compensation legislation enacted last year under Governor Blunt.

#### **VI. Old Business**

##### **A. City of Independence Final Authorizing Resolution Crackerneck Creek Series 2006A, B and C**

Kathleen Barney

Ms. Barney reported on the final authorizing resolution for the City of Independence — Crackerneck Creek Project for revenue bonds not to exceed

\$65 million. The Board originally approved the application in August 2004 with a Resolution of Intent not to exceed \$72 million. The current Resolution increases the Resolution of Intent to an amount not to exceed \$90 million. Ms. Barney reported the Crackerneck Creek project has 450,000 square feet of retail space, anchored by a 150,000 square foot Bass Pro Shops Outdoor World retail store. The City of Independence pledged its annual appropriation to repay the bonds and the Board will have no liability. Staff recommended approval of the resolution.

Member Solberg made a motion to adopt the following resolution:

**RESOLUTION AUTHORIZING THE ISSUANCE OF INFRASTRUCTURE FACILITIES REVENUE BONDS (CITY OF INDEPENDENCE, MISSOURI – CRACKERNECK CREEK PROJECT) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$65,000,000, TO PROVIDE FUNDS TO BE LOANED TO THE CITY OF INDEPENDENCE, MISSOURI; REPEALING CERTAIN PRIOR RESOLUTIONS OF THE BOARD RELATED THERETO; AMENDING A PRIOR RESOLUTION OF THE BOARD RELATED THERETO; AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.**

Director Steinhoff seconded the motion. The following roll call vote was recorded:

- Aye: Neff, Grumney, Solberg, R. Wilson, Hill, Eckelkamp, T. Wilson, Steinhoff, Ferrell and Kinder
- Nay: None
- Absent: Starr and Lindsey

Chairman Kinder declared the motion passed.

**CLOSED SESSION**

Chairman Kinder made a motion to move the meeting into closed session pursuant to Section 610.021(2) of the Missouri Revised Statutes for the purpose of discussing the leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor. Member T. Wilson seconded the motion. The following roll call vote was recorded:

- Aye: Neff, Grumney, Solberg, R. Wilson, Hill, Eckelkamp, T. Wilson, Steinhoff, Ferrell and Kinder
- Nay: None

Absent: Starr and Lindsey

Chairman Kinder declared the motion passed.

Upon completion of discussion, Member Solberg made a motion to move the meeting back into open session. Member Eckelkamp seconded the motion. The following roll call vote was recorded:

Aye: Neff, Grumney, Solberg, R. Wilson, Hill, Eckelkamp, T. Wilson, Steinhoff, Ferrell and Kinder

Nay: None

Absent: Starr and Lindsey

Chairman Kinder declared the motion passed.

### **OPEN SESSION**

The Board returned to open session.

#### **VIII. Miscellaneous**

Robert V. Miserez

Mr. Miserez reported on the following:

- The Board received a request from DED for a \$10,000 contribution to underwrite the costs of the BIO 2006 Conference to be held April 10-12 in Chicago, IL. Authorization was obtained from the MDFB Executive Committee to approve the expenditure to help support the state's participation in this international event.
- Staff continues to work with DED and the Missouri Housing Development Commission on the creation of a downtown revitalization program. The intent is to deliver a product that would utilize the best programs of all three respective agencies and focus the programs on smaller communities giving them direct assistance in professional planning assistance, as well as making these programs accessible in an expedited fashion. The Governor will most likely announce this program in early April.
- An application was received from the Jackson County/Truman Sports Authority for \$50 million in contribution tax credits. Mr. Miserez reported the application is still in the staff review stage and that passage of the local sales tax increase on April 4 is a condition precedent upon further Board consideration.

- Ms. Barney has been working with the Sweet Springs/I-70 Critical Access Care Hospital. They have requested that MDFB consent to a subordination agreement to the local lenders.
- The Old Post Office project had its rededication ceremony in St. Louis on March 14-15, 2006. The ceremony was very well attended. Mr. Miserez indicated the state received a significant amount of very positive recognition for redeveloping this national historic landmark and the direct and substantial impact this project has caused to occur in all the adjoining properties in this core downtown district. All these adjoining properties are either in the planning redevelopment stages or actual construction. Chairman Kinder reported that he too attended the event and could attest to the success of this project. He also reported that the OPO is now fully leased with a top-quality mix of private and state tenants and this achievement bode very well for the ongoing vitality of the OPO and the district.
- Board staff and DED Finance and Compliance staff will be having a cross-training session on March 23.
- Mr. Miserez reported on certain specific legislation MDFB is seeking, including increasing the tax credit for contribution cap from \$10 million to \$20 million, tax credit enhanced revenue bonds for public infrastructure purposes from \$50 million to \$75 million and thanked the support of DED in including these and other changes in its legislative packet.

## **IX. Adjournment**

There being no further business, Treasurer Grumney motioned to adjourn the meeting. Member Solberg seconded the motion. The meeting was adjourned.

[Secretary Neff's Signature]