

CHAIR:
ELIZABETH T. SOLBERG



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

MISSOURI DEVELOPMENT FINANCE BOARD

EX-OFFICIO MEMBERS:
PETER KINDER
LIEUTENANT GOVERNOR

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, Suite 1000
Jefferson City, MO

FEBRUARY 15, 2005

The Missouri Development Finance Board met in regular session on Tuesday, February 15, 2005, 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:

Elizabeth T. Solberg	Chair and Member	Present
John D. Starr	Vice Chairman and Member	Absent
Larry D. Neff	Secretary and Member	Present
Nelson C. Grumney, Jr.	Member	Present
James D. Hill	Member	Present
Paul S. Lindsey	Member	Present
James O'Mara	Member	Present
Richard J. Wilson	Member	Present
Peter Kinder	Lieutenant Governor and 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

Chair Solberg called the meeting to order and welcomed everyone. Chair Solberg declared that a quorum was present. In addition to the above, those in attendance included:

Board Staff: Kathleen Barney, Pamela Hill, Tonya Loucks, Krystal Sabartinelli, Valerie Haller and Cheryl Morgan

Board Counsel: David Queen and James Caldwell

Visitors: Debbie Schneider, Vermont Financial Services; John Rose, Sunflower Development, LLC; Deborah Polk, Armstrong Teasdale, LLP; Charlie Zitnik, Kirkpatrick Pettis; and Keith Wenzel, Hendren & Andre Law Firm

I. Secretary's Report

Secretary Neff

Secretary Neff presented for approval the minutes from the January 18, 2005, meeting. Copies of the minutes, included in the Board packets, 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 O'Mara seconded the motion. The following roll call vote was recorded:

Aye: Lindsey, O'Mara, Neff, Wilson, Grumney, Hill, Steinhoff, Ferrell and Solberg

Nay: None

Absent: Starr and Kinder

Chair Solberg declared the motion passed.

II. Treasurer's Report

Pamela Ives Hill

Ms. Hill presented for approval the treasurer's report as of and for the month ending January 31, 2005. There being no questions, corrections or additions, Member Wilson made a motion to approve the treasurer's report as submitted. Secretary Neff seconded the motion. The following roll call vote was recorded:

Aye: Lindsey, O'Mara, Neff, Wilson, Grumney, Hill, Steinhoff, Ferrell and Solberg

Nay: None

Absent: Starr and Kinder

Chair Solberg declared the motion passed.

Lt. Governor Kinder joined the call.

III. Department of Economic Development Report

Director Steinhoff

Director Steinhoff discussed the State TIF project authorizations and the existing projects that were committed to could potentially exceed the annual \$15 million cap. Director Steinhoff reported DED had studied the existing projects and have formed a working group to identify projects that are not proceeding as indicated on their projected timetable. Director Steinhoff reported a number of projects have generated less TIF revenues than originally projected and approved for, thus reducing the amount counting toward the cap leaving room for other projects.

IV. Department of Agriculture Report

Director Ferrell

Director Ferrell had no information to report at the time.

V. Lieutenant Governor's Report

Lt. Governor Kinder

Lt. Governor Kinder had no information to report at the time.

VI. Old Business

A. City of Independence
Final Bond Authorizing Resolution

Kathleen Barney

Ms. Barney reported the project was a final bond authorizing resolution for three series of bonds for the City of Independence. The total amount is a maximum issue not to exceed \$23,550,000. The projects are Series 2005A — Public Safety Project for fire and police equipment in an amount not to exceed \$9.25 million, Series 2005B — Drumm Farm Institute Project for housing development not to exceed \$1.3 million, and Series 2005C — Crackerneck Creek Project associated with a new Bass Pro Development not to exceed \$13 million.

Member O'Mara made a motion to adopt the following resolution:

RESOLUTION AUTHORIZING THE ISSUANCE OF THREE SERIES OF INFRASTRUCTURE FACILITIES REVENUE BONDS FOR THE BENEFIT OF THE CITY OF INDEPENDENCE, MISSOURI, IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$23,550,000, TO PROVIDE FUNDS TO BE LOANED TO THE CITY OF INDEPENDENCE, MISSOURI; AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

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

Aye: Lindsey, O'Mara, Neff, Wilson, Grumney, Hill, Kinder, Steinhoff, Ferrell and Solberg

Nay: None

Absent: Starr

Chair Solberg declared the motion passed.

B. 108th Cookingham Neighborhood Improvement District
Final Bond Authorizing Resolution

Robert V. Miserez

Mr. Miserez reported the City of Kansas City submitted an updated application for the issuance of up to \$2,250,000 in tax-exempt governmental infrastructure bonds to pay for improvements that have been built in the 108th Cookingham Neighborhood Improvement District by a private developer to support a mixed-use residential and retail/commercial development project. The improvements being financed with this bond issue consist primarily of streets, sidewalks, storm water drainage and lighting title to all of which has been deeded over to Kansas City, Missouri, for maintenance. Mr. Miserez reported the project was originally preliminarily approved in May 2001 and had just recently been completed. Mr. Miserez recommended adoption of the Final Bond Authorizing Resolution.

Secretary Neff asked why the project timeline was delayed. John Rose, developer for the project, explained how his company acquired the project and spent much time reviewing the project before the NID (Neighborhood Improvement District) was put together. Due to weather and the City changing the requirements of its process, these circumstances delayed the project extensively.

Member O'Mara made a motion to adopt the following resolution:

RESOLUTION AUTHORIZING THE ISSUANCE OF INFRASTRUCTURE FACILITIES REVENUE BONDS, SERIES 2004 (KANSAS CITY — 108TH COOKINGHAM PUBLIC IMPROVEMENT PROJECT), IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$2,250,000, TO PROVIDE FUNDS TO ACQUIRE INFRASTRUCTURE FACILITIES IN KANSAS CITY, MISSOURI; AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

Member Lindsey seconded the motion. The following vote was recorded:

Aye: Neff, Wilson, Grumney, Hill, Kinder, Steinhoff, Ferrell, Lindsey, O'Mara and Solberg

Nay: None

Absent: Starr

Chair Solberg declared the motion passed.

VII. New Business

- A. Open Meetings Policy Update Robert V. Miserez
Recommendation to Bring Policy Current

Mr. Miserez presented information regarding the Board’s current open meeting and Sunshine Law policy, a copy of the current statute regarding this matter and an updated policy to reflect the Board’s compliance with the current statute. Mr. Miserez requested that David Queen, Board Counsel, further explain the revisions and updates to the Sunshine Law incorporated into the updated policy being recommended.

Mr. Queen reviewed the information that was included in the Board packet and explained that the Sunshine Law affects how the Board conducts their meetings and how information to the Board is recorded and made available to the public upon request.

Secretary Neff made a motion to adopt the policy update. Member Grumney seconded the motion. The following roll call vote was recorded.

Aye: Lindsey, O’Mara, Wilson, Hill, Steinhoff, Ferrell, Neff, Grumney, and Solberg

Nay: None

Absent: Starr and Kinder

Chair Solberg declared the motion passed.

VIII. Executive Director’s Report Robert V. Miserez

Mr. Miserez reported the consent bill for the BUILD legislation hearings went well and there have been hearings on the tax credit programs. Director Steinhoff expanded on the hearings for the tax credit programs by advising that the legislators were discussing the concept of a global cap for numerous credit programs along with overall legislative reform of credit programs.

Mr. Miserez continued by informing the Board that the Office of Administration is asking the Board to consider issuing revenue bonds to purchase three buildings in St. Louis County that the State currently leases. According to OA, the total amount is approximately \$30 million. Mr. Miserez reported that he advised OA the Board would consider the purchase, but that we would need letters of support from the key Appropriations Chairs from the House and Senate.

Mr. Miserez gave an update on the Ventria Project in Maryville, Missouri. There is ongoing discussion to develop a financing structure to assist Northwest Missouri State University in attracting the company from Sacramento to Maryville and build a plant sciences center. Ventria committed to relocate to Missouri if a sufficient financing package is completed.

CLOSED SESSION

Secretary Neff made a motion to move the meeting into closed session pursuant to Section 610.021 (1) of the Missouri Statutes for the purpose of legal actions, causes of action or litigation involving public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys. Member O’Mara seconded the motion. The motion being put to a vote, the following roll call vote was recorded:

Aye: Lindsey, O’Mara, Neff, Wilson, Grumney, Hill, Steinhoff and Solberg

Nay: None

Absent: Starr, Ferrell and Kinder

Chair Solberg declared the motion passed.

Upon completion of discussion, Secretary Neff made a motion to move the meeting back into open session. Member Wilson seconded the motion. The motion being put to a vote, the following roll call vote was recorded:

Aye: Hill, Wilson, Grumney, O’Mara, Steinhoff, Neff, Lindsey, Ferrell and Solberg

Nay: None

Absent: Starr and Kinder

Chair Solberg declared the motion passed.

OPEN SESSION

The Board returned to open session. Secretary Neff suggested that resumes of the persons serving on the Board be distributed to current Board members for their information. Mr. Miserez indicated that staff would obtain resumes and distribute to the members.

IX. Adjournment

There being no further business, the meeting was adjourned.

Secretary Neff