

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

**MEMBERS:**  
JOHN D. STARR  
LARRY NEFF  
NELSON C. GRUMNEY, JR.  
PAUL S. LINDSEY  
RICHARD J. WILSON  
L. B. ECKELKAMP, JR.  
DANETTE D. PROCTOR  
JOHN MEHNER



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

KATIE SMITH  
DIRECTOR, AGRICULTURE

DOYLE CHILDERS  
DIRECTOR,  
NATURAL RESOURCES

**EXECUTIVE DIRECTOR:**  
ROBERT V. MISEREZ

## MISSOURI DEVELOPMENT FINANCE BOARD

### MINUTES

#### MISSOURI DEVELOPMENT FINANCE BOARD

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

FEBRUARY 19, 2008

The Missouri Development Finance Board met in regular session on Tuesday, February 19, 2008, beginning at 10:30 a.m.

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	Present
Larry D. Neff	Secretary and Member	Present
Nelson C. Grumney, Jr.	Treasurer and Member	Present
Paul S. Lindsey	Member	Present
Richard J. Wilson	Member	Present
L. B. Eckelkamp, Jr.	Member	Present
Danette D. Proctor	Member	Present
John E. Mehner	Member	Present
Gregory A. Steinhoff	Director, Dept. of Econ. Dev. and Member	Present
Katie Smith	Director, Dept. of Agriculture and Member	Absent
Doyle Childers	Director, Dept. of Natural Resources and Member	Present
Robert V. Miserez	Executive Director and Assistant Secretary	Present

Chairman Kinder called the meeting to order, declared a quorum was present and welcomed new Board member John Mehner. In addition to the above, those in attendance included:

Board Staff: Kathleen Barney, Mike Golden, Krystal Davis, Dawn Holt and Valerie Haller

Board Counsel: David Queen

Others Present: Jerry Dowell, Lieutenant Governor's Office; Rodney Crim and Pat Bannister, St. Louis Development Corporation; Michael Turley, Barbara Enneking, Marcia Mellitz, Bill Simon and John Shapleigh, Center for Emerging Technologies; Bill Danforth, Donn Rubin, Ben Johnson and John Dubinsky, Center of Research, Technology and Entrepreneurial Exchange;

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Mayor Darwin Hindman and Tony St. Romaine, City of Columbia; Heidi Chick, Williams-Keepers LLC; Rebekah Foltz and Kim Wilson, The Bank of New York Company; Stacey Blomberg, Missouri Division of Tourism; Davin Althoff, Missouri Senate Appropriations; Rob Monsees, Missouri Technology Corporation; and Keith Wenzel, Hendren & Andre

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 15, 2008 meeting. The minutes were included in the Board materials distributed in advance of the meeting. There being no questions, corrections or additions, Secretary Neff made a motion to approve the minutes as presented. Treasurer Grumney seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff, Childers and Kinder

Nay: None

Absent: Smith

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 six months ended December 31, 2007. The Treasurer's Report was included in the Board materials distributed in advance of the meeting. There being no questions, corrections or additions, Treasurer Grumney made a motion to approve the Treasurer's Report as submitted. Member Wilson seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff, Childers and Kinder

Nay: None

Absent: Smith

Chairman Kinder declared the motion passed.

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

Director Steinhoff

Director Steinhoff reported the Department continues to progress with the heavy planning phase for the 2007 DREAM communities. Director Steinhoff noted the successful program continues to grow and the 2006 DREAM communities have generated more than \$36 million in public investment and more than \$150 million in private investment thus far.

Director Steinhoff stated the Department is focusing on two economic development bills before the Senate. SB718 includes a cap extension of \$20 million to the Quality Jobs Act and a cap extension of \$10 million to the Enhanced Enterprise Zone Program — the Senate has passed SB718. Director Steinhoff reported other legislative items include the ability to continue to transfer \$2 million of the cap over the next three years for the Neighborhood Assistance Program tax credits to the Development Tax Credits and the need for Angel Tax Credits. Director Steinhoff stated formation of Angel capital as we develop our technology-based economy placing companies into position so they can attract capital is a need for our State.

Director Steinhoff reported that Missouri has been affected deeply by the foreclosure crisis. The Department continues to focus on the creation of new jobs and securing new investment for the state.

Director Steinhoff stated the Missouri Partnership has received a very favorable response from the state and the country with the direction to engage in business recruitment at a statewide level and around the world.

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

Director Smith

No report.

### **V. Department of Natural Resources**

Director Childers

Director Childers reported the Department's major legislative item is the Constitutional and statutory change that deals with storm water issues. The Department also has been focusing on the Metropolitan Sewer District water issues. Director Childers commented some of their major issues include funding and the ability to complete infrastructure.

Director Childers reported the Department continues to closely monitor the Garrison Diversion, which for the first time would take water out of the Missouri River Basin, through the flood gates, into the Red River and empty into the Hudson Bay, therefore eliminating the water flow through the Missouri River.

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

Lt. Governor Kinder

Chairman Kinder reported the routes for the 2008 Tour of Missouri had been announced at a press conference earlier in the month. Those cities include St. Joseph, Kansas City, Clinton, Springfield, Branson, Lebanon, Rolla, St. James, Jefferson City, Hermann, St. Charles and St. Louis. The University of Missouri School of Business' economic impact report documented \$26 million of economic impact to the state of Missouri. The average visitor outside of Missouri for the race was more affluent, stayed longer and spent more money than the average tourist to the state. Chairman Kinder stated the web content for the 2007 Tour of Missouri received an estimated 487 million media impressions and millions of hits from all over the world on the Web site that watched the race in live-streaming video.

## **VIII. New Business**

### **A. St. Louis LCRA — CORTEX and CET Tax Credit for Contribution Application**

Robert Miserez

Mr. Miserez presented the Land Clearance for Redevelopment Authority of the City of St. Louis' joint application for the benefit of the Center of Research, Technology and Entrepreneurial Exchange ("CORTEX") and the Center for Emerging Technologies ("CET") to fund additional expansion phases. CORTEX requested \$10 million in credits and CET requested \$5 million. Mr. Miserez stated the combined application is for \$15 million in credits to be distributed over five calendar years.

Mr. Miserez gave a history of previous Board credits granted to both entities and introduced Dr. William Danforth with The Coalition for Plant and Life Sciences. Dr. Danforth stated the application was an across-the-board effort to promote economic development in the St. Louis region and the state. Dr. Danforth introduced John Dubinsky with CORTEX.

Mr. Dubinsky gave a brief history of CORTEX and a detailed presentation on the second phase of their redevelopment efforts. Mr. Dubinsky noted that once construction has been completed, they project the creation of 12,500 new jobs and approximately \$400 million of additional tax revenue for the City of St. Louis over 25 years. Mr. Dubinsky stated the goal of the project is to provide a home for commercial, private sector companies that are engaged in research activities. Mr. Dubinsky introduced Marcia Mellitz with CET.

Ms. Mellitz thanked the Board for their past support of CET and gave a brief history of CET. Ms. Mellitz gave a detailed presentation on the third phase of their redevelopment efforts. Ms. Mellitz stated CET had begun their fundraising efforts.

Rodney Crim with LCRA stated that on behalf of Mayor Slay and Barbara Geisman, the City truly appreciated everything the Board has done to help revitalize St. Louis and thanked them for their long-standing support.

Chairman Kinder thanked everyone for their thorough presentation and noted this was a presentation only and that no action was recommended at the time.

**VII. Old Business**

- A. City of Independence — Public Infrastructure Bonds Kathleen Barney  
Drumm Farm, Series 2008  
Final Authorizing Resolution

Ms. Barney presented the application from the City of Independence for Bonds not to exceed \$2 million for the City to fund the Drumm Farm public infrastructure costs. Ms. Barney reported in January 2005 the Board adopted a Resolution of Intent for multiple series of bonds not to exceed \$5 million.

Ms. Barney stated the project consists of residential development and a public golf course. An A+ rating is expected from Standard & Poor’s for the bonds. The repayment source is from TIF revenues and City annual appropriation pledge and the Board has no liability. Staff recommended adoption of the Final Authorizing Resolution.

Vice Chairman Starr made a motion to approve the following Final Authorizing Resolution:

**RESOLUTION AUTHORIZING THE ISSUANCE OF INFRASTRUCTURE FACILITIES REVENUE BONDS FOR THE BENEFIT OF THE CITY OF INDEPENDENCE, MISSOURI, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$2,000,000, 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.**

Secretary Neff seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff, Childers and Kinder

Nay: None

Absent: Smith

Chairman Kinder declared the motion passed.

B. City of Independence — Public Infrastructure Bonds  
Multi-Purpose Events Center  
Final Authorizing Resolution

Kathleen Barney

Ms. Barney presented the application from the City of Independence for Bonds not to exceed \$100 million for the City to fund the Multi-Purpose Events Center. Ms. Barney reported in November 2007 the Board adopted a Resolution of Intent for multiple series of bonds not to exceed \$110,575,000.

Ms. Barney stated the facility will house 5,800 fixed seats and will include a second sheet of ice for public ice skating. An A+ rating is expected from Standard & Poor's for the bonds. The repayment source is from the City annual appropriation pledge and CID revenues and the Board has no liability. Staff recommended adoption of the Final Authorizing Resolution.

Vice Chairman Starr made a motion to approve the following Final Authorizing Resolution:

**RESOLUTION AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF INFRASTRUCTURE FACILITIES REVENUE BONDS FOR THE BENEFIT OF THE CITY OF INDEPENDENCE, MISSOURI, IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$100,000,000, 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 vote was recorded:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff, Childers and Kinder

Nay: None

Absent: Smith

Chairman Kinder declared the motion passed.

C. Tour of Missouri  
2008 Budget Request

Robert Miserez

Mr. Miserez presented the recommendation that the Board authorize \$500,000 of funding from the Board's balance sheet for the 2008 Tour of Missouri Bike Race. Mr. Miserez referred to the budget and economic development and impact analysis report that was included in the Board materials distributed in advance of the meeting.

Mr. Miserez stated the 2007 Tour was a huge success for the State and generated tremendous enthusiasm from all those involved. Because the 2007 Tour was so successful, the 2008 Tour has been extended to a seven-day event allowing the addition of four additional host communities.

Mr. Miserez stated everyone felt the 2007 funding from the Board was a very worthwhile investment and recommended that \$500,000 of Board funding be approved for the 2008 Tour.

Vice Chairman Starr made a motion to approve \$500,000 to assist the funding of the 2008 Tour of Missouri Bike Race. Member Lindsey seconded the motion.

Chairman Kinder stated that due to his involvement with the Tour, he would be abstaining from the vote.

The following vote was recorded:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff and Childers

Nay: None

Abstain: Kinder

Absent: Smith

Chairman Kinder declared the motion passed.

D. City of Columbia — City Hall Plaza & Streetscape Mike Golden  
Tax Credit for Contribution Application

Mr. Golden presented the application from the City of Columbia for up to \$225,000 in CY 2008 tax credits to raise up to \$450,000 in contributions to the Board for the initial project phase of the City Hall Plaza and Streetscape.

Mr. Golden stated Tony St. Romaine with the City of Columbia had given a brief presentation on the project at the December 2007 meeting, but because the meeting was held via telephone conference call, a formal presentation would be made at the February 2008 meeting. Mr. Golden introduced City of Columbia Mayor Darwin Hindman and Assistant City Manager Tony St. Romaine.

Mr. Hindman and Mr. Romaine gave a detailed presentation on the project and were available for questions.

Treasurer Grumney made a motion to approve \$225,000 in CY 2008 tax credits to raise up to \$450,000 in contributions to the Board. Secretary Neff seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff, Childers and Kinder

Nay: None

Absent: Smith

Chairman Kinder declared the motion passed.

### **VIII. New Business (cont'd)**

- B. Small Cities Downtown Revitalization Program Kathleen Barney  
Increase in Tax Credit Set Aside

Ms. Barney presented the recent request by Secretary Neff that the Board consider increasing the amount of tax credits designated for the Downtown Revitalization Program to \$1 million.

Ms. Barney gave a brief history of the program and noted that each calendar year \$500,000 of the \$10 million of tax credits were reserved for smaller, more rural communities.

Staff recommended the approval of increasing the amount of tax credits designated for the Downtown Revitalization Program to \$1 million.

Secretary Neff made a motion to approve the amount of tax credits designated for the Downtown Revitalization Program to \$1 million. Member Wilson seconded the motion. The following vote was recorded.

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff, Childers and Kinder

Nay: None

Absent: Smith

Chairman Kinder declared the motion passed.

- C. Revision to MDFB Bylaws David Queen

Due to time constraints, this item was tabled for discussion at a later meeting.

### **CLOSED SESSION**

Vice Chairman Starr made a motion to go into closed session pursuant to Section 610.021 (2) of the Missouri 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. Secretary Neff seconded the motion. The following roll call vote was recorded to go into closed session:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff, Childers and Kinder

Nay: None

Absent: Smith

Chairman Kinder declared the motion passed.

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

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff and Kinder

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed and moved the meeting into open session.

## OPEN SESSION

### **IX. Old Business**

- A. Kansas City Library Garage Robert Miserez  
Resolution Authorizing Sale to Kansas City Library District

Mr. Miserez referred the Board to the materials distributed in advance of the meeting and recommended adoption of the Authorizing Resolution for the sale of the Kansas City Library Garage.

Member Lindsey made a motion to approve the following Authorizing Resolution:

**RESOLUTION AUTHORIZING THE MISSOURI DEVELOPMENT  
FINANCE BOARD TO ENTER INTO A REAL ESTATE PURCHASE  
AGREEMENT PROVIDING FOR THE SALE OF THE KANSAS CITY  
LIBRARY GARAGE; AND AUTHORIZING CERTAIN OTHER  
ACTIONS IN CONNECTION WITH THE SALE**

Secretary Neff seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff and Kinder

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed.

**X. New Business**

A. Ninth Street Garage Kathleen Barney  
Debt Reduction Recommendation

This item was tabled for discussion at the next regularly scheduled meeting.

**XI. Miscellaneous**

Robert V. Miserez

Mr. Miserez deferred his report to the next meeting.

Director Steinhoff distributed a bound report that is a collection of all DED and MDFB projects that have occurred in the past three years.

**XII. Adjournment**

There being no further business before the Board, Vice Chairman Starr made a motion to adjourn the meeting. Secretary Neff seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Eckelkamp, Proctor, Mehner, Steinhoff and Kinder

Nay: None

Absent: Smith and Childers

The meeting was adjourned.

[Secretary Neff's Signature]