

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

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



**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

MAY 15, 2007

The Missouri Development Finance Board met in regular session on Tuesday, May 15, 2007, 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
James D. Hill	Member	Present
Paul S. Lindsey	Member	Present
Richard J. Wilson	Member	Present
L. B. Eckelkamp, Jr.	Member	Present
Danette D. Proctor	Member	Present
Gregory A. Steinhoff	Director, Dept. of Econ. Dev. and Member	Present
Katie Smith	Director, Dept. of Agriculture and Member	Present
Doyle Childers	Director, Dept. of Natural Resources and Member	Present
Robert V. Miserez	Executive Director and Assistant Secretary	Present

\*Participated via telephone conference call.

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

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

Board Counsel: James Caldwell

Others Present: Jerry Dowell, Lieutenant Governor's Office; Jim Grebing, City of Hermann; Garry Taylor, GETCO; Sallie Hemenway, Missouri Department of Economic Development; Kathryn Watts, Missouri Senate Appropriations; 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 April 17, 2007 meeting. The minutes were included in the Board materials distributed in advance of the meeting. Mr. Miserez noted that Jerry Dowell from the Lieutenant Governor's Office participated in the April meeting. Member Wilson made a motion to approve the minutes with the noted addition. Member Hill seconded the motion. The following vote was recorded:

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

Nay: None

Absent: Lindsey and 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 nine months ended March 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 Eckelkamp seconded the motion. The following vote was recorded:

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

Nay: None

Absent: Lindsey and Smith

Chairman Kinder declared the motion passed.

**V. Department of Natural Resources**

Director Childers

Director Childers reported on the Department's legislative item regarding the allocation of funds for bonding to be used in smaller communities throughout the State for rural water and sewer grants. This bill had passed and was forwarded to the Governor for his signature.

**VI. Lieutenant Governor's Report**

Lt. Governor Kinder

Chairman Kinder reported HB327 had been forwarded to the Governor for his signature.

Chairman Kinder also reported that planning continues for the Tour of Missouri Bike Race and is progressing very well. Chairman Kinder reported there will be approximately 10-15 professional teams participating in the race.

Member Lindsey and Director Smith arrived at the meeting.

**III. Department of Economic Development Report**

Director Steinhoff

Director Steinhoff reported that as of March, Missouri jobs are up 93,000 over the past year.

Director Steinhoff also reported on the Department's legislative items. The Department was very pleased the Lewis & Clark Discovery Initiative had passed and also the Department's budget item HB7 had passed. Director Steinhoff reported HB327 passed in the House and included the expansion of the Quality Jobs Act to \$30 million and expansion of the Enhanced Enterprise Zone. Director Steinhoff commented that overall it was a good legislative session.

Director Steinhoff reported the Department has organized a development strategy through the Hawthorn Foundation that is designed to grow certain industry sectors in the state.

Director Steinhoff distributed reports listing projects completed by the Department and also thanked the Board for their continued assistance with the Governor's DREAM Initiative.

Director Steinhoff reported the Governor and a statewide delegation attended the BIO 2007 Conference in Boston which was a great success.

**IV. Department of Agriculture Report**

Director Smith

Director Smith stated she looked forward to working with the Board, and citing this as her second day on the job, deferred her report to the next meeting.

Chairman Kinder welcomed Director Smith and congratulated her on her appointment.

**VII. Old Business**

- A. City of Independence Public Infrastructure Bond Kathleen Barney  
Increase in Refunding of Bonds (Eastland Center, Hartman Heritage Center and Santa Fe Projects) and Drumm Farm Project

Ms. Barney reported on the request from the City of Independence for the refunding of three series of bonds — Eastland Center, Hartman Heritage Center and Santa Fe Projects — and the new series of bonds for the Drumm Farm Project. In March 2007, the Board approved a Final Authorizing Resolution for \$39.6 million for these projects. Ms. Barney explained that the City had since decided to refund more bonds, and are asking for an increase in the maximum bond amount up to \$50.3 million. The City expects a rating of A+ from Standard and Poor’s.

Staff recommended adoption of the Final Authorizing Resolution repealing the resolution adopted by the Board in March 2007 and authorizing issuance of up to an aggregate of \$50.3 million in bonds for the City.

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

**RESOLUTION AUTHORIZING THE ISSUANCE OF FOUR SERIES OF INFRASTRUCTURE FACILITIES REVENUE BONDS FOR THE BENEFIT OF THE CITY OF INDEPENDENCE, MISSOURI, IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$50,300,000, TO PROVIDE FUNDS TO BE LOANED TO THE CITY OF INDEPENDENCE, MISSOURI FOR THE PURPOSE OF FINANCING OR REFINANCING COSTS RELATED TO FOUR SEPARATE INFRASTRUCTURE PROJECTS; REPEALING A PRIOR RESOLUTION OF THE BOARD; 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, Hill, Eckelkamp, Proctor, Steinhoff, Smith, Childers and Kinder

Nay: None

Absent: None

Chairman Kinder declared the motion passed.

B. City of Independence Public Infrastructure Bonds  
Centerpoint Project — Final Authorizing Resolution

Kathleen Barney

Ms. Barney reported the Centerpoint Project involved the construction of a new 257-bed hospital and related public infrastructure in Independence. The Board had already issued bonds of \$4,980,000 for this project and adopted a resolution of intent for \$56 million. Ms. Barney explained the second issuance is for a Final Authorizing Resolution of \$29 million. The second issuance has an expected rating of A+ from Standard and Poor's and the Board has no repayment obligation of these bonds. Staff recommended the adoption of the following Final Authorizing Resolution for the second series of bonds for the Centerpoint Project.

Secretary Neff 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 AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$29,000,000, 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 Eckelkamp seconded the motion. The following vote was recorded:

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

Nay: None

Absent: None

Chairman Kinder declared the motion passed.

C. DREAM Initiative Update

Sallie Hemenway

Ms. Hemenway gave a brief presentation of the DREAM Initiative and reported that contracts had been executed for the 10 designated DREAM communities. Ms. Hemenway explained the Scope of Services, task chart, budget, timeline, and technical assistance for each of the communities.

Ms. Hemenway reported the Governor had announced the opening of the 2007 DREAM Initiative and that applications were available to all communities throughout the state. Applications are due July 6, 2007 and the 2007 designated communities will be announced August 29, 2007 at the Governor's Conference.

Ms. Hemenway explained there are actually two applications this year; one for new applicants and one for repeat applicants. Ms. Hemenway was available for questions.

Mr. Miserez announced the Board hired the consulting services of Garry Taylor for assistance with the designated DREAM communities.

**VIII. New Business**

- A. Ewing Marion Kauffman Foundation Kathleen Barney  
Cultural Facility Revenue Bond Application

Ms. Barney presented the request from the Ewing Marion Kauffman Foundation (“EMKF”) for the issuance of up to \$15 million in cultural facility revenue bonds. Ms. Barney reported that proceeds would be used to renovate the EMKF headquarters at 4801 Rockhill Road in Kansas City.

Ms. Barney reported the EMKF has assets of approximately \$2 billion and has been issued an AAA rating by Standard & Poor’s. Staff recommended approval of the Final Authorizing Resolution for bonds not to exceed \$15 million.

Member Hill made a motion to approve the following Final Authorizing Resolution:

**RESOLUTION AUTHORIZING THE MISSOURI DEVELOPMENT FINANCE BOARD TO ISSUE ITS VARIABLE RATE DEMAND REVENUE BONDS (EWING MARION KAUFFMAN FOUNDATION PROJECT) SERIES 2007A, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$15,000,000 FOR THE PURPOSE OF MAKING A LOAN TO EWING MARION KAUFFMAN FOUNDATION TO PROVIDE FUNDS TO FINANCE, REFINANCE AND REIMBURSE THE COSTS OF CERTAIN FACILITIES OF EWING MARION KAUFFMAN FOUNDATION; AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS; AND AUTHORIZING CERTAIN OTHER 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, Hill, Eckelkamp, Proctor, Steinhoff, Smith, Childers and Kinder
- Nay: None
- Absent: None

Chairman Kinder declared the motion passed.

B. Gasconade County Courthouse Modernization Study  
Tax Credit for Contribution

Robert V. Miserez

Mr. Miserez presented the letter request from the Presiding Commissioner of Gasconade County and the Mayor of Hermann requesting the Board authorize allocation of \$27,500 of its 50% tax credits to assist the City and County in raising \$55,000 in contributions to the Board. The credits would be used to engage a professional engineering architectural firm to complete an analysis and study of the Gasconade County Courthouse to determine the costs associated with modernizing the courthouse, including compliance with current safety codes and federal ADA standards. Mr. Miserez commented this request also was a DREAM Initiative project.

Mr. Miserez reported the courthouse has a fairly large economic impact on the downtown of Hermann in regards to the number of workers and visitors to the area. Staff recommended approval of the request as submitted. Mr. Miserez introduced Jim Grebing with the City of Hermann.

Mr. Grebing explained that even though the courthouse is structurally sound, a modernization analysis is needed to determine what steps need to be taken to make the courthouse a functioning 21st-century building. Mr. Grebing was available for questions.

Secretary Neff made a motion to approve the authorization of \$27,500 in calendar year 2007 tax credits. Member Eckelkamp seconded the motion. The following vote was recorded:

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

Nay: None

Absent: None

Chairman Kinder declared the motion passed.

**VIII. Miscellaneous**

Robert V. Miserez

Mr. Miserez reported staff is working on finalizing the dates for the October Board Retreat and information would be forthcoming.

Mr. Miserez congratulated Pamela Hill on her new position as the Executive Director of the Missouri State Board of Accountancy and thanked her for her service to the Board. Chairman Kinder and Board members also congratulated and thanked Ms. Hill.

IX. Adjournment

Chairman Kinder made a motion to adjourn the meeting. Treasurer Grumney seconded the motion. There being no further business before the Board, the meeting was adjourned.

[Secretary Neff's Signature]