

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

JULY 17, 2007

The Missouri Development Finance Board met in regular session on Tuesday, July 17, 2007, beginning at 10:00 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	Absent
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: Kathleen Barney, Tonya Loucks, Krystal Davis and Valerie Haller

Board Counsel: David Queen

Others Present: Jerry Dowell, Lieutenant Governor's Office; Tony Stafford, Missouri Department of Agriculture; Jeff Staake, Missouri Department of Natural Resources; Mark Bryant and Annie Presley, Negro Leagues Baseball Museum; Mayor Francis Slay and Barbara Geisman, City of St. Louis;

Rodney Crim, St. Louis Development Corporation; Mike Whittle, Armstrong Teasdale; Blake Cordish and Chase Martin, The Cordish Company; Bill DeWitt III, St. Louis Cardinals; Peter Czajkowski, Stifel, Nicolaus & Company; Deniece Jordan Walker, Gardner Underwood Bacon; Sallie Hemenway, Daryl Hylton and Ann Perry, Missouri Department of Economic Development; Kathryn Watts, Missouri Senate Appropriations; David Leib, Associated Press; 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 May 15, 2007 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. Member Hill seconded the motion. The following vote was recorded:

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

Nay: None

Absent: Smith and Childers

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 ten months ended April 30, 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, Hill, Eckelkamp, Proctor, Steinhoff and Kinder

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed.

Director Childers arrived at the meeting.

VIII. New Business

A. City of St. Louis — Ballpark Village
MODESA Application

Robert V. Miserez

Mr. Miserez presented the MODESA application from the City of St. Louis for the Ballpark Village project. Mr. Miserez noted the project was listed on the agenda as an action item, but stated it was solely the Board's discretion to take action on the item should they choose to do so.

Mr. Miserez introduced Sallie Hemenway from the Missouri Department of Economic Development. Ms. Hemenway explained the review process involved with a MODESA application and gave a detailed PowerPoint presentation of the project that also was handed out.

Ms. Hemenway reported the St. Louis Cardinal's and their developer, Cordish Companies, proposed to redevelop the two parcels plus adjacent public rights of way which represents the northern approximate half of the old Busch Stadium ballpark site and the Bowling Hall of Fame. Ms. Hemenway noted the submitted application's redevelopment area incorporated the Bowling Hall of Fame; however, the Bowling Hall of Fame is not a component of the project at this time. The project is divided into Component A, Component B, and Additional Retail and Residential.

Ms. Hemenway explained the private and public elements of the development project. The private elements include 324,000 square feet of retail/restaurant/entertainment and 100,000 square feet of Class A office space (Component A), 225 residential condo units (Component B), and an additional 36,000 square feet of retail/restaurant/entertainment and an additional 25 residential condo units (Additional Retail and Residential). The public elements include 1,200 structured parking spaces, infrastructure, streetscape, and open space (all Component A).

Ms. Hemenway reported the total project cost equals \$387 million. The percentage, as it's represented as a total project cost, is a 70/30 cost share between private and public. The State portion represents 6.9 percent of the total project; represented numbers being dollars available for construction. Ms. Hemenway noted the 25-year increment term total request to the State is \$93.9 million; net present value being \$35.6 million.

Ms. Hemenway explained the Development Agreement denotes the City's financing strategy is to issue special limited obligation project revenue bonds at the beginning of the project. Bonds proceeds would be escrowed and dispersed as the project met leasing standards in the development agreement.

Ms. Hemenway noted that at this point the Department was recommending Component A — only those Developer-committed components of the project.

Ms. Hemenway explained the project estimates the creation of 1,219 jobs in the retail/restaurant/entertainment components, with an average salary of \$22,000 per year. There also are 428 jobs projected for the office development with an average salary of \$50,000 per year.

Ms. Hemenway reported that the City's application and attached market analysis concluded that 90% of the taxes would be net new to the State — this analysis was reviewed by the Department's research unit, MERIC. MERIC concluded that in its estimation an average percentage of net new sales and job activity would approximate 75%. This reduction in the estimated percentage of net new reduces the level of proposed State participation to approximately \$70 million instead of \$85 million.

Ms. Hemenway reported the benefits derived from economic modeling by MERIC of the current proposal showed a Net General Revenue benefit of \$82.9 million. The economic model also showed Personal Income benefit of \$2.1 billion, Value-added/Gross State Product benefit is estimated at \$3.1 billion and Economic Output benefit at \$5.1 billion. These returns outweigh a comparative cost benefit analysis of the Ballpark Village described under the current agreement in place.

Ms. Hemenway reported that previous cost benefit analysis prepared for the new ballpark was found to indicate a positive fiscal and economic return to the State for all of the previous tax credit awards made without regard to the benefits of Ballpark Village. The ballpark itself created enough economic gain to offset the costs of previous awards.

Ms. Hemenway noted there are additional items still under negotiation that are not included in the recommendation, including the Bowling Hall of Fame. The Bowling Hall of Fame is inside the redevelopment area, but currently not inside the project area.

Ms. Hemenway commented that the City's desired timeframe to issue bonds is by July 31, 2007. This would make the estimated completion date for the retail/restaurant/entertainment of July 2009. The office component has a targeted completion date of July 2010 and an obligated, no later than outside completion date of July 2012. The Developer Agreement includes a completion guarantee obligation by the Developer.

In conclusion, Ms. Hemenway stated the Department would recommend no more than 75% of sales attributed as net new to the State; with no more than \$26.8 million net present value or \$70.8 million in State MODESA participation over a 25-year term to the City. The Developer Agreement components must be finalized and the Certificate of Approval (if offered), upon approval by the

MDFB, would establish a per-year, annual maximum not to exceed number. Ms. Hemenway was available for questions.

Chairman Kinder questioned when construction would begin. Barbara Geisman, City of St. Louis, commented they anticipate a groundbreaking in the fall.

St. Louis Mayor Francis Slay thanked the Board for being an outstanding and important partner in efforts to revitalize downtown St. Louis. Mayor Slay gave a presentation on the applicant's standpoint of the project. Mayor Slay was available for questions.

Vice Chairman Starr questioned the impact the funding gap would have between the City and the Department on the project. Barbara Geisman reported the City will work with the Developer and local sources to make the State's 75% participation feasible without reducing the scope of the project.

Secretary Neff questioned what the total retail sales tax percentage at the completion of the project would be. The City stated it is 7.7% currently and with an additional 1% would total 8.7%. If the City spring sales tax is applied, this would bring the total to 9.2%. Secretary Neff also questioned the possibility of using eminent domain for parts of the project. Mayor Slay responded that discussions were currently underway with the Bowling Hall of Fame regarding coming into the project and they are making progress.

Director Childers commented he would need to depart from the meeting due to legislative commitments, but that he was convinced of the value of the project and was in favor.

Member Hill questioned who would be liable for the bonds if the project was not completed. Ms. Geisman explained the bonds are payable only from revenues derived from the project. If the project does not generate revenues, bondholders are not paid and the City is under no obligation to pay.

Treasurer Grumney asked how the ownership is structured within the project. Bill Dewitt III replied that the Cardinals provide the land and the Developer brings the expertise and a significant balance sheet to the project as a joint partnership.

Treasurer Grumney also asked if there was a list of committed tenants. Blake Cordish replied that due to confidentiality provisions he was not able to divulge the actual names of the tenants, but based on the Cordish Company's past history, stated it would be a successful development.

Chairman Kinder asked about the status of the Cordish Company's KC Live! project, and what tenants were committed for that project. Mr. Cordish replied they are near completion with a scheduled completion date of spring 2008. Tenants include H&R Block, AMC Theaters, China Bar restaurant, The Bristol, Lucky Strike, and a major grocery store.

Secretary Neff asked about the status of the optional condominiums. Ms. Geisman reported the total project includes 250 condos. Component A does not include condos; Component B has a minimum of 225 condos, with an option of an additional 25 condos but these are not obligated under the current Developer Agreement.

Department of Agriculture Deputy Director Tony Stafford asked if the MODESA application requires a budget line item. Ms. Hemenway replied the annual increment that would be diverted to the City requires the Department to go through the appropriations process with the rest of the Department's budget and is reported to the Legislature every year.

Chairman Kinder thanked everyone for their presentations. The item was tabled by consensus of the Board.

B. City of Kansas City — Negro Leagues Baseball Kathleen Barney
Museum Tax Credit for Contribution Application

Ms. Barney presented the application from the City of Kansas City for the benefit of the Negro Leagues Baseball Museum (“NLBM”). The NLBM plans to renovate and expand the Paseo YMCA into the Buck O’Neil Education and Research Center in the 18th and Vine area. Ms. Barney reported the total cost of the project is \$14 million and includes funding from the City of \$500,000 for construction oversight. The request is for a total of \$1.3 million in tax credit contributions — \$650,000 in CY2007 and \$650,000 for CY2008.

Ms. Barney introduced Michaela Hunter with the City of Kansas City. Ms. Hunter thanked the Board for their generous support throughout the Kansas City area. Ms. Hunter gave a brief history of the area and was available for questions. Ms. Hunter introduced Mark Bryant, President of the Board of Directors of the Negro Leagues Baseball Museum.

Mr. Bryant gave a detailed history of the Negro Leagues and a presentation on the project. He was available for questions.

Secretary Neff questioned what funding would be used to maintain the museum. Mr. Bryant replied that attendance at the existing museum was approximately 60,000 last year and that although this would not be enough to support the ongoing operational costs of the museum, Mr. Bryant believed the proposed baseball camp and Math & Science of Baseball operation, along with annual fundraising would generate sufficient cash flow to maintain operations.

Chairman Kinder thanked Ms. Hunter and Mr. Bryant for their presentations and information. The project was for presentation only at this time.

III. Department of Economic Development Report

Director Steinhoff

Director Steinhoff reported on the announcement of three funding awards to the existing DREAM communities and indicated the 2007 DREAM application process was well underway.

Director Steinhoff noted the Department received a \$5 million Workforce Innovation in Regional Economic Development (WIRED) Initiative federal grant for workforce innovations in southeast Missouri. This compliments the \$15 million WIRED grant received in Kansas City at the beginning of 2006.

Director Steinhoff, the Governor and representatives of Kansas City attended the 2007 Paris Air Show in Paris, France. It is a high-profile international trade fair for the aerospace and defense industries held at the Le Bourget airport near Paris. While there they met with numerous Missouri companies and companies from abroad that would support Boeing defense and suppliers. Director Steinhoff reported the show and meetings were very successful.

Director Steinhoff reported it appeared likely a special session would be called for the Economic Development bill and looked forward to hearing good results from this special session.

IV. Department of Agriculture Report

Director Smith

In Director Smith's absence, Deputy Director Tony Stafford invited everyone to the upcoming Missouri State Fair and distributed handouts highlighting the fair.

V. Department of Natural Resources

Director Childers

In Director Childers' absence, Deputy Director Jeff Staake provided an update on the \$50 million bond issue and reported it had passed and was signed by the Governor.

VI. Lieutenant Governor's Report

Lt. Governor Kinder

Lieutenant Governor Kinder reported on the fast-approaching Tour of Missouri Bike Race. The race is receiving a substantial amount of press and they anticipate a huge success.

VII. Old Business

- A. Kopytek, Inc. — Private Activity Revenue Bonds Tonya Loucks
Final Bond Authorizing Resolution

Ms. Loucks presented for approval the Final Authorizing Resolution for an amount not to exceed \$4 million for Kopytek, Inc.

Ms. Loucks gave a brief history of the project and reported the project will result in approximately 16-30 new full-time equivalent positions; in addition to the 26 existing positions at the facility. Ms. Loucks stated the Company is responsible for the repayment of the bonds and the Board is a conduit issuer with no liability.

The Board approved a Resolution of Intent at its regularly scheduled February 2007 Board meeting. Since that time, counsel for the Company and the Board have been working on completing the financing documents. Staff recommended approval of the Final Authorizing Resolution.

Secretary Neff made a motion to approve the following authorizing resolution:

RESOLUTION AUTHORIZING THE MISSOURI DEVELOPMENT FINANCE BOARD TO ISSUE NOT TO EXCEED \$4,000,000 PRINCIPAL AMOUNT OF VARIABLE RATE DEMAND INDUSTRIAL DEVELOPMENT REVENUE BONDS (KOPYTEK PRINTING PROJECT) SERIES 2007 FOR THE PURPOSE OF PROVIDING FUNDS TO MAKE A LOAN TO FINANCE A PORTION OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, FURNISHING AND EQUIPPING OF A MANUFACTURING FACILITY FOR THE BENEFIT OF KOPYTEK, INC. AND HORIZON HOLDINGS, LLC; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

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

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

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed

B. City of Neosho — Airport Terminal
Additional Tax Credit Allocation

Tonya Loucks

Ms. Loucks noted that at the April 18, 2006 Board meeting, the Board approved a Tax Credit for Contribution application for the City of Neosho's Airport Terminal. The application was for \$276,850 in tax credits to leverage \$553,700 in contributions as CY2006 credits.

Ms. Loucks reported the project includes a new 3,200-square foot facility to replace the existing 1968 airport terminal. The facility includes a pilot lounge, flight planning area, conference room, offices, and a waiting room. An integral part of the project is equipment that will allow total instrument landing by aircraft and a state-of-the-art Automated Weather Observing System "(AWOS)".

Ms. Loucks explained the project has incurred additional expenses totaling approximately \$70,000 as related to the AWOS than originally budgeted in the initial application. The City requested an additional \$35,000 in tax credits to leverage \$70,000 in contributions as CY2007 credits. Staff recommended approval of the request.

Member Hill made a motion to approve the request allowing the City of Neosho \$35,000 in tax credits to leverage \$70,000 in contributions in CY2007.

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

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

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed

C. Nelson Gallery Foundation
Cultural Facility Revenue Bonds
Final Bond Authorizing Resolution

Kathleen Barney

Ms. Barney reported on the previous bond approvals by the Board for the Nelson Gallery Foundation. The 2007A Bonds will refund Series 2001A for \$74,955,000 and provide up to \$22 million in new funds for renovations in the original museum building at 4525 Oak Street in Kansas City. Ms. Barney explained the Bonds to be refunded were a source of funds for construction of the Bloch Building and renovations to the original 1933 building at a cost of \$220 million.

The Bloch Building expansion recently opened and has received national acclaim. It expanded the size of the museum by 71% to approximately 400,000 square feet.

The Nelson Foundation may not refund bonds if they do not achieve a savings of at least \$1.5 million in interest.

Ms. Barney reported the \$22 million of new funds would be used to renovate 12,000 square feet in the 1933 museum. The space will house the American Art and the American Indian Art Galleries at 6,000 square feet each. The Nelson Gallery expects to start renovations in November 2007 with completion expected in 18 months.

Ms. Barney noted that from May 1997 through April 2007, the Nelson Foundation raised contributions and pledges for \$200 million for the renovation and expansion and \$173 million to expand the endowment. One of the main goals in increasing the endowment is to ensure that access to the facility will remain free to the public.

Ms. Barney reported the total project/refunding costs were \$22 million in new construction, including a 10% contingency and \$90,960,000 in bond refunding, including a 5% contingency. The bond term is not to exceed 30 years and the repayment sources is contributions or bond insurance based upon a full faith and credit obligation of the Nelson Foundation. Bond insurance is not in place but is expected. The Foundation has an underlying rating of AA and these bonds are expected to have a AAA Rating by Standard & Poor's based on probable insurer MBIA.

Staff recommended approval of the Final Authorizing Resolution for bonds not to exceed \$113,360,000. The Board is a conduit issuer and does not have any repayment obligation.

Member Eckelkamp made a motion to approve the following authorizing resolution:

RESOLUTION AUTHORIZING THE MISSOURI DEVELOPMENT FINANCE BOARD TO ISSUE ITS CULTURAL FACILITIES REVENUE BONDS (THE NELSON GALLERY FOUNDATION) SERIES 2007 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$113,360,000 FOR THE PURPOSE OF MAKING A LOAN TO THE NELSON GALLERY FOUNDATION TO PROVIDE FUNDS TO FINANCE, REFINANCE AND REIMBURSE THE COSTS OF CERTAIN CULTURAL FACILITIES OF THE 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.

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

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

Nay: None
Absent: Smith and Childers

Chairman Kinder declared the motion passed.

VIII. New Business (cont'd)

- C. Jewish Community Center Tonya Loucks
Tax-Exempt Revenue Bond Application

Ms. Loucks presented for approval the application from the Jewish Community Center for Tax-Exempt Revenue Bonds in an amount not to exceed \$45 million. The Jewish Community Center is a multigenerational gathering place offering a variety of programs and services for the St. Louis Jewish community and the community at large. The JCC welcomes people of all backgrounds regardless of race, ethnicity or religious preference, and provides educational, cultural, social, Jewish identity-building and recreational programs throughout its campuses in Creve Coeur, Chesterfield, and Camp Sabra, located at the Lake of the Ozarks.

Ms. Loucks reported the project involves new construction and renovations to all three locations including a new aquatic center at Camp Sabra, increased Fitness Center space in Chesterfield, and a Jewish Learning Center in Creve Coeur.

Ms. Loucks noted that total project costs are expected to be \$46.2 million and the bond amount was not to exceed \$45 million. Staff recommended approval of the authorizing resolution.

Vice Chairman Starr made a motion to approve the following Resolution of Intent:

RESOLUTION OF INTENT OF THE MISSOURI DEVELOPMENT FINANCE BOARD APPROVING A PROJECT FOR THE JEWISH COMMUNITY CENTER, AND DETERMINING THE OFFICIAL INTENT OF THE BOARD TO ISSUE ITS REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$45,000,000 TO FINANCE AND REFINANCE THE COSTS OF SUCH PROJECT.

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

Aye: Starr, Neff, Grumney, Lindsey, Wilson, Hill, Eckelkamp, Proctor, Steinhoff, and Kinder
Nay: None
Absent: Smith and Childers

Chairman Kinder declared the motion passed.

D. City of Trimble
MIDOC Loan Application

Krystal Davis

Ms. Davis presented the MIDOC Loan application from the City of Trimble. Their current sewer system services 274 users. A study conducted in 2005 anticipates population growth to 2,150 by the year 2020. The City is in need of \$100,000 to fund a financing gap that resulted due to ineligibility for an emergency grant application.

Ms. Davis reported that in addition to the grant denial, wet weather conditions continue to hinder the system at the City's Cape Cod Lift Station. Rain of an inch or more forces the station past capacity spilling build-up out into a grassy area that drains 150 feet away into a nearby pond. The Cape Cod Lift Station has caused additional problems; a manhole that is the discharge location for the station is severely deteriorated.

The Department of Natural Resources inspected the wastewater treatment and collection facilities in 2005 and issued a notice of violation. The City took all necessary action possible only to find that the contractor hired to do the work failed to file the necessary documents with DNR. DNR is being notified when excess flows are being pumped onto the ground surface.

Staff recommended approval of the \$100,000, 3%, 20-year MIDOC Loan application for the City of Trimble.

Secretary Neff made a motion to approve the application as submitted. Member Hill seconded the motion. The following vote was recorded:

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

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed.

E. Approval of FY2008 MDFB Budget

Robert V. Miserez/
Krystal Davis

Ms. Davis presented for approval the Working Draft Budget for the Fiscal Year Ending June 30, 2008, noting the budget is based on historical data and estimates of future activities.

Ms. Davis noted the budgeted Change in Net Assets for the Fiscal Year Ending June 30, 2008 is estimated at \$4,136,600; this favorable return can be attributed to

positive projections for participation fee income in connection with a solid return on the Board's investments.

Ms. Davis also noted the major addition to the budget of the inclusion of the DREAM Program expense, budgeted at \$1,478,000.

Mr. Miserez gave a detailed report on the DREAM Expenses and also an update on the 2007 DREAM application process.

Staff recommended approval of the Budget for Fiscal Year End June 30, 2008.

Secretary Neff made a motion to approve the budget as presented. Member Eckelkamp seconded the motion. The following vote was recorded:

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

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed.

CLOSED SESSION

Vice Chairman Starr made a motion to go into closed session pursuant to Section 610.021 (1), Section 610.021 (2), and Section 610.021 (13) of the Missouri Statutes. Secretary Neff seconded the motion. The following vote was recorded to go into closed session:

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

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed.

OPEN SESSION

Upon completion of discussion, Vice Chairman Starr made a motion to return to open session. Member Hill seconded the motion. The following vote was recorded:

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

Nay: None

Absent: Smith and Childers

Chairman Kinder declared the motion passed.

IX. Miscellaneous

Robert V. Miserez

Mr. Miserez reported on the upcoming Board Retreat to be held in Branson at the Hilton Promenade on Branson Landing. The retreat will be held October 14-16, 2007.

X. Adjournment

Vice Chairman Starr made a motion to adjourn the meeting. Secretary Neff seconded the motion. There being no further business before the Board, the meeting was adjourned.

[Secretary Neff's Signature]