

CHAIR:
PETER 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



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

FRED FERRELL
DIRECTOR, AGRICULTURE

EXECUTIVE DIRECTOR:
ROBERT V. MISEREZ

MISSOURI DEVELOPMENT FINANCE BOARD

MINUTES
MISSOURI DEVELOPMENT FINANCE BOARD
Governor Office Building
200 Madison, Suite 1010
Jefferson City, MO

AUGUST 16, 2005

The Missouri Development Finance Board met in regular session on Tuesday, August 16, 2005, beginning at 10 a.m.

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	Present
Larry D. Neff	Secretary and Member	Present
Nelson C. Grumney, Jr.	Treasurer and Member	Absent
James D. Hill	Member	Present
Paul S. Lindsey	Member	Present
Richard J. Wilson	Member	Present
L. B. Eckelkamp, Jr.	Member	Present
Troy L. 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	Absent
Robert V. Miserez	Executive Director and Assistant Secretary	Present

Chair Solberg 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: David Queen

Visitors: Ben Jones, Lt. Governor's Office; Ken Dworak, Metropolitan Kansas City Performing Arts Center; Bob Langenkamp, City of Kansas City; Jerry Riffel, Lathrop & Gage; Dick Wiles, Wiles & Associates; Lee Langerock and Doug Sutton, Nodaway County Economic Development; Charles Place, Biologics

Center of Excellence; Ray Courter, Dean Hubbard and Tom Rackers, Northwest Missouri State University; Dennis Lloyd and Jeff White, Columbia Capital Management; David Mosby and Lisa Cavender, MO Office of Administration, Facilities Management and Design & Construction; Woody Overton, J E Dunn Construction; Bill Hall, Hallmark Corporation; Kevin Henderson and Jim Haney, National Association of Basketball Coaches; Herb Kohn, Bryan Cave, LLP; Dan Musser, Zimmer Real Estate Group; Keith Wenzel, Hendren & Andre Law Firm; A. John Baker, State Representative Brad Lager's Office; Daryl Duwe, Senator David Klindt's Office; and David Lieb, Associated Press

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

VII. Old Business

- A. Office of Administration Kathleen Barney
Purchase of State Office Buildings

CLOSED SESSION

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

Aye: Starr, Neff, Lindsey, R. Wilson, Hill, Eckelkamp, T. Wilson, Kinder, Steinhoff and Solberg

Nay: None

Absent: Grumney and Ferrell

Chair Solberg declared the motion passed.

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

Aye: Starr, Neff, Lindsey, R. Wilson, Hill, Eckelkamp, T. Wilson, Kinder, Steinhoff and Solberg

Nay: None

Absent: Grumney and Ferrell

Chair Solberg declared the motion passed.

OPEN SESSION

VII. Old Business (cont'd)

- B. Kansas City Performing Arts Center Kathleen Barney
Tax Credit for Contribution

Ms. Barney gave a brief history of the project and explained that in July 2003, the MDFB approved \$12.5 million in tax credits for contributions of \$25 million each for calendar years 2004 and 2005 for the construction of a performing arts center. In November 2004, the Board approved moving \$12 million of the 2004 tax credits to calendar year 2006 due to slow fundraising. Earlier this year the Center began considering renovating and expanding the Lyric Theatre as an alternate site for the Performing Arts Center. Ms. Barney introduced Mr. Bob Langenkamp from the City of Kansas City. Mr. Langenkamp presented information and an analysis of the two sites being considered for the Performing Arts Center and introduced Mr. Ken Dworak from the Metropolitan Performing Arts Center. Mr. Dworak gave an update on the progress of the project and introduced Mr. Jerry Riffel, counsel for the project. Mr. Riffel discussed budget and project costs and was available for questions. The Board recommended that PAC work with staff on their requests before reappearing before the Board. There was no action taken during the meeting.

- C. National Association of Basketball Coaches Robert Miserez
Tax Credit for Contribution

Mr. Miserez gave a brief history of the project and explained that in 2000, the Board approved \$2 million in tax credits for up to \$4 million in contributions over a period of two calendar years for the relocation and construction of new headquarters for NABC at Municipal Auditorium. The NABC is now considering the new Sprint Center for their headquarters. Mr. Miserez introduced Mr. Bob Langenkamp, City of Kansas City, who discussed the new Sprint Center and how the NABC would benefit from relocating to this new area. Mr. Langenkamp introduced Mr. Jim Haney, NABC, who discussed the planning stages and possibilities of the project. Mr. Haney introduced Mr. Herb Kohn, Bryan Cave LLP, who gave a presentation on costs associated with the NABC project and possible tenants of the Sprint Center. Mr. Dan Musser, Zimmer Real Estate Group, distributed a report outlining the project should NABC relocate to the Sprint Center. Mr. Bill Hall, Hall Family Foundation, thanked the Board for their

assistance with the previous tax credits and was available for questions. There was no action taken during the meeting.

VII. New Business

C. Changes at Dept. of Economic Development Director Steinhoff

Director Steinhoff gave a brief presentation on the restructuring and organizational changes happening within the Missouri Department of Economic Development. Director Steinhoff reported that DED is focusing on results and not processes; increasing the number of opportunities for business recruitment and expansion in Missouri; redesigning the department to generate more leads; and assigning more staff to travel throughout the State to promote and take advantage of all the programs the department has in a much more efficient and focused manner.

A. Northwest Missouri State University Revenue Bond Application Robert Miserez

Mr. Miserez reported that Northwest Missouri State University submitted an application requesting the Board issue up to \$13 million in revenue bonds to partially fund construction and equipping of the Missouri Center of Excellence in Plant Biologics on the NWMSU campus in Maryville, Missouri. Mr. Miserez reported the total project budget is \$23 million with the balance funded by the State as evidenced by the passage of the first year's estimated bond debt service in House Bill 13. Mr. Miserez continued by reporting that NWMSU has negotiated an agreement with Ventria Bioscience, a company currently located in Sacramento, California, that has agreed to relocate to Maryville and continue its operations in part of the proposed new facility. Four additional companies were in discussions with NWMSU to locate their operations in Maryville. Mr. Miserez gave brief historical and current overview of NWMSU and introduced Dr. Dean Hubbard, President of the University. Dr. Hubbard gave a presentation on the project, discussed the history and importance of plant biologics in Missouri and also discussed Ventria Bioscience. Dr. Hubbard introduced Mr. Doug Sutton, representing Nodaway County Economic Development and the recently retired plant manager for Kawasaki Motors in Maryville. Mr. Sutton described the regional economics and demographic and labor trends in Northwest Missouri and the critical importance of this project to this region. This was an informational presentation only with no action recommended.

III. Department of Economic Development Report Director Steinhoff

Director Steinhoff referred to his report given on the changes at the Department of Economic Development.

Director Steinhoff had to leave the meeting for another engagement.

II. Treasurer's Report

Pamela Hill

Ms. Hill presented for approval the treasurer's report as of and for the month ending June 30, 2005. There being no questions, corrections or additions, Secretary Neff made a motion to approve the treasurer's report as submitted. Vice Chairman Starr seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Lindsey, R. Wilson, Hill, Eckelkamp, T. Wilson, Kinder and Solberg

Nay: None

Absent: Grumney, Ferrell and Steinhoff

Chair Solberg declared the motion passed.

VII. New Business (cont'd)

B. Resolution to Add New Treasurer to Depository Accounts and Investment Policy

Pamela Hill

Ms. Hill gave a brief explanation of the necessity to adopt resolutions whereby two members of the MDFB Executive Committee have the authority to establish accounts necessary to execute investment and other activities of the Board, to maintain deposit accounts at Central Trust Bank and to authorize the Executive Committee members to transact business in connection with such deposits. The purpose of the resolutions was to update the accounts with current Executive Committee officers.

Secretary Neff made a motion to adopt the resolutions as submitted. Member Troy Wilson seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Lindsey, R. Wilson, Hill, Eckelkamp, T. Wilson, Kinder, Steinhoff and Solberg

Nay: None

Absent: Grumney and Ferrell

Chair Solberg declared the motion passed.

D. Incentives Review Committee

Mike Downing

Mr. Mike Downing, DED, gave a brief report on the Incentives Review Committee. Mr. Downing reported the review process is approximately 80% complete. Once the process has been completed, the committee will submit their recommendations to Director Steinhoff for his review and a finalized report will be submitted to the Governor.

I. **Secretary's Report**

Secretary Neff

Secretary Neff presented for approval the minutes from the July 19, 2005, meeting. Copies of the minutes, included in the Board packets, were provided to the members for their review. Secretary Neff made a motion to approve the minutes as presented. Vice Chairman Starr seconded the motion. The following vote was recorded:

Aye: Starr, Neff, Lindsey, R. Wilson, Hill, Eckelkamp, T. Wilson, Kinder and Solberg

Nay: None

Absent: Grumney, Ferrell and Steinhoff

Chair Solberg declared the motion passed.

IV. **Department of Agriculture Report**

Director Ferrell

There was no report given.

V. **Lieutenant Governor's Report**

Lt. Governor Kinder

Lt. Governor Kinder gave an update on the Renaissance Grand Hotel in St. Louis.

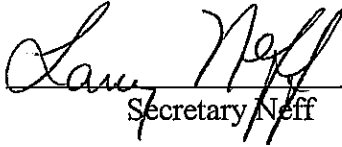
IX. **Executive Director's Report**

Robert Miserez

Mr. Miserez discussed the upcoming Board retreat and reported that the Old Post Office District segment on controversial historic preservation projects is scheduled to air Sunday morning, August 21, on CBS News Sunday Morning.

X. **Adjournment**

There being no further business, Secretary Neff motioned to adjourn the meeting. Member Dick Wilson seconded the motion. The meeting was adjourned.


Secretary Neff