

**MEETING MINUTES
OF THE BOARD OF DIRECTORS OF
THE INDUSTRIAL DEVELOPMENT AUTHORITY OF UNIVERSITY CITY, MISSOURI**

The meeting of the Board of Directors of The Industrial Development Authority of University City, Missouri (the “Authority”) was held at 9:00 a.m. on Tuesday, November 26, 2024, online via Zoom.

Call to Order (Roll Call)

Board President Nowogrocki, called the meeting to order at 9:07 a.m.

The following persons were present or absent at the meeting as follows:

<u>Name</u>	<u>Present/Absent/Excused</u>
Susan Armstrong	Present
Chris Blumenhorst	Present
Dorothy Davis	Excused
Jeff Dobslaw	Present
Cynthia Martin	Present
Cirri Moran	Present
James Nowogrocki	Present

The following people were also present at the meeting: City Manager Gregory Rose, John Mulligan (City Attorney), Mark Spykerman (Gilmore & Bell), Caroline Saunders (U City, LLC), Brent Beumer (Dierberg’s), Claire LaFont (Hush & Blackwell) and Keith Cole. Mayor Terry Crow was excused.

Approval of Agenda

Member Armstrong made a motion to approve the Agenda, seconded by Member Blumenhorst. The motion carried unanimously.

Approval of Minutes

Member Blumenhorst made a motion to approve July 29, 2024, minutes, seconded by Member Moran. The motion carried unanimously.

Consideration of approving a Resolution Authorizing The Industrial Development Authority of University City, Missouri, to issue tax-exempt special district revenue notes on behalf of The Markets at Olive Community Improvement District; and approving certain documents and authorizing certain other actions in connection therewith.

Member Armstrong made a motion, seconded by Member Blumenhorst, to adopt Resolution No. 2024-04, entitled as follows:

**A RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT
AUTHORITY OF UNIVERSITY CITY, MISSOURI, TO ISSUE TAX-
EXEMPT SPECIAL DISTRICT REVENUE NOTES ON BEHALF OF THE
MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT; AND
APPROVING CERTAIN DOCUMENTS AND AUTHORIZING CERTAIN
OTHER ACTIONS IN CONNECTION THEREWITH.**

Before the motion was put to a vote, Member Armstrong requested introductions of the people who were present besides the Board members. Introductions followed: Brent Beumer, Dierberg's, Claire LaFont, Hush & Blackwell, Gregory Rose, City Manager, Mark Spykerman, Bond Counsel, Gilmore & Bell, John Mulligan, City Attorney, Caroline Saunders, General Counsel for land seller, Keith Cole, Staff Liaison for IDA. Mr. Beumer, Mr. Rose, and Mr. Spykerman provided some historical background on the need for the resolution. Further discussion followed.

After consideration and discussion by the Board of Directors, the motion was put to a vote and passed unanimously.

Comments by Board, Advisors and Public

Staff Liaison Keith Cole stated no comments were reported from the public.

Next Board Meeting

The next meeting of the Board of Directors is to be determined at a later date.

Adjournment

The meeting adjourned at 9:18 a.m. with a motion made by Member Armstrong, seconded by Member Blumenhorst, and the motion carried unanimously.