

**OLIVE BOULEVARD  
TRANSPORTATION DEVELOPMENT DISTRICT**

**Meeting of the Board of Directors**

**September 23, 2014**

**Creve Coeur Government Center  
300 North New Ballas Road  
Creve Coeur, Missouri 63141**

**RECORDING OF MEETING MADE FOR DISTRICT RECORDS**

A meeting of the Board of Directors of the Olive Boulevard Transportation Development District (the "*District*") was held at 8:00 a.m. on Tuesday, September 23, 2014 at the Creve Coeur Government Center.

Directors present: Barry Glantz  
George Eble (arriving at 8:26 a.m.)  
Garrick Hamilton  
Julie Panagos (via telephone until 8:17 a.m., in person thereafter)  
A. J. Wang

Directors absent: David Kreuter  
Scott Saunders

Advisors present: Mark Perkins, City Administrator of the City of Creve Coeur (the "*City*")  
Daniel Smith, City Finance Director  
Jim Heines, City Public Works Director  
Matt Wohlberg, City Engineer  
Tobi Moriarty, St. Louis County Department of Highways & Traffic

Advisors absent: Michelle Voegele, Missouri Department of Transportation ("*MoDOT*")

Others present: Ronna Alaniz of Muni Financial  
Greg Standeford of Larson Capital Fund I, L.P.  
Robert Klahr of Armstrong Teasdale LLP  
Chris Brammeier of Crawford Bunte Brammeier

**1. OPENING**

Barry Glantz called the meeting to order at 8:09 a.m.

**2. APPROVAL/ACCEPTANCE OF MINUTES**

- A. Approval of the Minutes of the Meeting of the District's Board of Directors Held June 10, 2014
- B. Acceptance of the Minutes of the Meeting of the District's Property Owners Held January 29, 2014

A motion was made by A. J. Wang and seconded by Garrick Hamilton to approve the minutes of the meeting of the District's Board of Directors and to accept the meeting of the minutes of the District's property owners as presented. The motion was approved unanimously with a vote of 4-0 in favor.

**3. ACCEPTANCE OF THE ELECTION RESULTS FROM THE MEETING OF THE DISTRICT'S PROPERTY OWNERS HELD SEPTEMBER 23, 2014**

A motion was made by A. J. Wang and seconded by Garrick Hamilton to accept the re-election of Garrick Hamilton and George Eble to three-year terms expiring September 17, 2017. The motion was approved unanimously with a vote of 4-0 in favor.

**4. OATH OF OFFICE OF NEW DIRECTOR(S)**

Robert Klahr administered the written oath of office to Garrick Hamilton and indicated that he would administer the written oath to George Eble at a later date.

**5. ELECTION OF CHAIR AND APPOINTMENT OF OFFICERS AND AGENTS**

A motion was made by Garrick Hamilton and seconded by A. J. Wang to nominate and elect as Chair and to nominate and appoint as officers and agents the following individuals: Barry Glantz, Chairman; Garrick Hamilton, Secretary/Assistant Treasurer/Executive Director; Scott Saunders, Treasurer; David Kreuter, Vice Chair; Robert Klahr, Assistant Secretary. There being no further nominations, the motion was approved unanimously with a vote of 4-0 in favor.

**6. PUBLIC COMMENTS – None.**

**7. OLD BUSINESS**

**A. REPORTS REGARDING STATUS OF TRANSPORTATION PROJECT**

Barry Glantz deferred this item until after Item 8 on the agenda.

**8. NEW BUSINESS**

**A. RESOLUTION NO. 14-011; A RESOLUTION OF THE OLIVE BOULEVARD TRANSPORTATION DEVELOPMENT DISTRICT APPROVING A PROPOSAL FOR MEDIAN AND LIGHTING PLANS FOR INCLUSION IN MODOT'S CURRENT PLAN SET SUBMITTED BY CRAWFORD, BUNTE, BRAMMEIER; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH**

Matt Wohlberg reported that City staff met with MoDOT representatives. MoDOT is planning to resurface Olive Boulevard in 2015 and has offered to perform the District's median work as part of the resurfacing project, provided that the District pays for any incremental costs. Mr. Wohlberg estimated that the cost of a raised stamped concrete median from New Ballas Road to Craig Road would be approximately \$600,000. City staff and MoDOT representatives met with Crawford Bunte Brammeier ("**CBB**") to develop a project scope and design (including design of the medians with electrical). The estimate from CBB for the design of the medians is \$35,000 in addition to the construction costs estimate of \$600,000. Mr. Wohlberg noted that Fresh Market was contributing \$50,000 separately to this project.

*(Julie Panagos arrived at the meeting in person at 8:17 a.m. and no longer participated via telephone.)*

Following discussion, a motion was made by Garrick Hamilton and seconded by A. J. Wang to approve the resolution as amended to reflect the scope of the project to be the median and lighting plans for inclusion in MoDOT's current plan set as submitted by CBB. The motion was approved with a vote of 4-0 in favor.

**B. REVIEW/ACCEPTANCE OF THE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2014**

A motion was made by Garrick Hamilton and seconded by A. J. Wang to accept the financial report as presented. The motion was approved with a vote of 4-0 in favor.

**C. MONITOR REPORT**

Robert Klahr presented the Monitor Report stating that during the three months of the current fiscal year, the District was showing a cumulative increase in sales tax of \$4,414 and the upcoming principal payment on the District's bonds on October 1 would be \$155,000.

*(George Eble arrived at 8:26 a.m.)*

**D. RESOLUTION NO. 14-012; A RESOLUTION OF THE OLIVE BOULEVARD TRANSPORTATION DEVELOPMENT DISTRICT APPROVING OPERATING FUND DISBURSEMENT REQUEST NO. 49 IN THE AMOUNT OF \$4,811.50; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH**

A motion was made by Garrick Hamilton and seconded by A. J. Wang to approve the resolution as presented. The motion was approved with a vote of 5-0 in favor.

**9. OTHER NEW BUSINESS – None.**

**7. OLD BUSINESS**

**A. REPORTS REGARDING STATUS OF TRANSPORTATION PROJECT**

**(i) Project Manager's Report – Jim Heines/Matt Wohlberg.**

Matt Wohlberg reported City staff would be moving forward with MoDOT to undertake the median project. He indicated that the Board of Directors will need to meet again in the next month or two for approval of an agreement with MoDOT for the median work. The District's approval of the agreement will enable MoDOT to bid the median work as an additional alternative to its resurfacing contract.

Matt Wohlberg stated that no work had been done on the New Ballas Road lighting project.

*(Garrick Hamilton left the meeting at 8:30 a.m.)*

**(ii) Advisors' Reports (MoDOT, St. Louis County, City of Creve Coeur) – None.**

**10. ADJOURNMENT**

A. J. Wang made a motion to adjourn, which was seconded by Julie Panagos. The motion approved unanimously with a vote of 4-0 in favor. The meeting was adjourned at 8:31 a.m.



Assistant Secretary of the Olive Boulevard  
Transportation Development District