

**MINUTES OF THE TAX INCREMENT FINANCING COMMISSION MEETING
MONDAY, DECEMBER 10, 2002
7:00 P.M.**

The Tax Increment Financing Commission met in a regular meeting in the Council Chambers of the Branson City Hall on December 10, 2002 at 7:00 p.m. with the following members of the Commission present: Rick Tallon, Dick Gass, Stan Barker, Larry Taylor, Chairman Ron Huff, Eric Farris, Bob Warlick, Bob Paulson, and Gary Groman present.

Also in attendance were: Kevin Faught, Deborah Deuster, Sandra Williams, Mike Rankin, Deanna Schlegel, Jerry Adams, Rick Huffman of HCW Development, David Queen, Gary Anderson, and Rick McConnell of Gilmore & Bell.

Chairman Ron Huff called the meeting for the Tax Increment Financing Commission to order and stated the purpose of this meeting was an informational and introductory meeting for the TIF Commissioners. Chairman Huff thanked everyone for taking the time to come to this meeting. He outlined the rules being observed, and then turned the floor over to David Queen.

David Queen of Gilmore & Bell addressed the members of the Commission and stated they were a law firm that specializes in municipal financing with offices in Lincoln, Nebraska; Wichita, Kansas; St. Louis and Kansas City, Missouri. Mr. Queen then indicated he had asked Gary Anderson of their firm to address the Commission to provide an overview of the statutory role of the TIF Commission, and what they should be analyzing and evaluating.

Gary Anderson of Gilmore & Bell addressed the Commission stating, "The first thing I would like to discuss is the TIF Commission. The City appoints what we generally call the permanent members and the other taxing jurisdictions which are the county, school, and other property taxing districts have the ability to appoint members in connection with a redevelopment plan. The first term I would like to talk about is the redevelopment area. The easiest way to visualize it is in connection with the proposed project. The whole waterfront area. The second term is the redevelopment plan and that is the actual plan that describes the proposed redevelopment project. The last term is the redevelopment project areas which we won't be using for a little while. Those are typically smaller subsets within a redevelopment area that are utilized in connection with actually adopting Tax Increment Financing. Your role is to make recommendations with respect to the redevelopment area and the designation of the redevelopment area. What is going to happen; what is going to be built; how the incentives are going to be utilized, etc. After your recommendation process is done by this Commission then it goes to the Board of Aldermen for consideration. The next step is the statutorily required public hearing and at that time the role of the TIF Commission is to consider and to

take written or oral comments from members of the public. The Commission will be considering a proposed resolution with respect to making a recommendation to the Board of Aldermen. Again, the three areas you will consider for purposes of making a recommendation are; designation of the redevelopment area; consideration of the redevelopment plan, and consideration of the redevelopment project. Those are the three statutory required functions of the Commission.”

Discussion was then held regarding whether the complete redevelopment plan would be available at the public hearing; whether the commissioners would have the plan available to them for review before the public hearing meeting; what the next step would be after the public hearing was held and their recommendation was presented; the terminating of the city-wide TIF’s and how that would work in connection with this new TIF; that the redevelopment plan being referred to was in fact the Branson Landing Tax Increment Financing Plan, which for a shorthand name is being called the redevelopment plan.

At this time, Mr. Anderson presented to the Commissioners a summary memo that deals with Tax Increment Financing which touches on the roles and responsibilities and some of the terminology used.

Further discussion was held regarding; the reasons for amending the TIF; the confusion regarding Branson Hills still showing in the plan; what the presentation at the public hearing would provide regarding the placement of the convention center, hotel and other major components

After no additional questions or comments was forthcoming, Chairman Huff entertained a motion to adjourn the meeting. Commissioner Farris made the motion, seconded by Commissioner Taylor. Voting aye: Tallon, Gass, Barker, Taylor, Huff, Farris, Warlick, Paulson and Groman. Meeting adjourned at 8:45 p.m.