

DEVELOPMENT DYNAMICS, L.L.C.

Development Dynamics (DD) provides an array of professional development advisory services related to major, complex development projects for private and public clients. Our goal in every project is to effectively “*bridge the gap*” between companies of all sizes and governmental entities often experienced during major development projects.

Creative problem-solving, leveraging of knowledge, identification and effective utilization of *public incentives*, supportive administrative infrastructure (including permitting and compliance), and public presentations are all provided by our firm to assist clients in successfully completing their major development initiatives.

We help clients identify, create, and realize growth by maximizing the economic value of new development. Our experience includes helping government agencies, developers and corporations realize *value* in conjunction with difficult and time-consuming economic development project opportunities.

OUR ADVANTAGE: Though some strategic development advisory firms may appear similar at first glance, DD is significantly different in its structure, experience, and understanding of government; differences which are pivotal in terms of the quality of service provided to our clients. We also offer:

a hands-on approach to projects, becoming individually involved;

the vast experience of our professionals, which includes significant roles in various local government positions, offering “special insight” into the workings of government finance and the tools available to help our clients; and

quick and accurate responses, flexible billing arrangements and immediate responsiveness to our clients – virtually a seamless solution to our clients’ development needs.

OUR EXPERTISE:

Planning: Drafting Redevelopment Plans such as those found within Tax Increment Finance Districts (TIF)s, Chapter 353 and Transportation Development Districts (TDDs), land-use and benefit district type ordinances; and revisions to municipal comprehensive and strategic plans as required for a project, among other things;

Governance: Assisting attorneys in establishing development entities including Transportation Development Districts (TDDs), Community Improvement Districts (CIDs) and Urban Redevelopment Corporations (URCs), and providing on-going administrative services such as tax collections, statutory compliance, maintenance of records, policies and procedures; serving as financial monitor for TIF projects and likely TDDs in the future. This also involves monitoring collections and issues related to TIF revenues once TIF bonds have been issued and ultimately the same for TDDs.

Financial: Providing reliable pro forma's in connection with the public component of development projects, assisting in creating structures for public finance and information required for Redevelopment Plans and RFP's, and preparing proposals and applications for State incentives (i.e. Build Bonds, Missouri Job Training Bonds, Tax Credits, Grants and Sales Tax Exemption); and

Public Presentations: Preparing responses to RFP's, and preparing formal PowerPoint presentations, handouts, and media relations.