

**KOCH PLAZA
TRANSPORTATION DEVELOPMENT DISTRICT**

Board of Directors

Notice of Open Meeting

Date/Time Posted 2/16/2026 @ 11:00am

Notice is hereby given that the Board of Directors of the Koch Plaza Transportation Development District (the “*District*”) will conduct a meeting immediately following the adjournment of the meeting of the District’s property owners scheduled to begin at 10:00 a.m. on Thursday, February 19, 2026 at the offices of Development Dynamics LLC, 2897 Highway K, Suite 210, City of O’Fallon, State of Missouri. For those wishing to participate via teleconference, please dial (929) 346-7319 and enter phone conference ID 399-362-955 # when prompted.

The tentative agenda of this meeting includes:

1. **OPENING**
2. **ACCEPTANCE OF THE RESIGNATION OF TED WHITHAM; NOMINATION AND ELECTION OF AN INTERIM DIRECTOR TO SERVE THE REMAINDER OF THE RELATED TERM EXPIRING JANUARY 23, 2027**
3. **ACCEPTANCE OF ELECTION RESULTS FROM THE MEETING OF THE DISTRICT’S PROPERTY OWNERS HELD ON FEBRUARY 19, 2026**

Directors	New Directors to be Nominated/Elected February 19, 2026	Current Term Expires	New Term Expires
Geoffrey Schnipper Shoppes at Koch Park, L.L.C.	No change	January 23, 2028	No change
Marshall Clark Shoppes at Koch Park, L.L.C.	This director’s term has expired. A successor director is anticipated to be nominated and elected at the District’s property owners meeting.	January 23, 2026	January 23, 2028
Ted Whitham Shoppes at Koch Park, L.L.C.	This director has resigned. An interim director, <u>Cody Brightwell</u> representing Koch Park Florissant, LLC, will be nominated and elected at the Board of Directors meeting held February 19, 2026.	January 23, 2027	No change
Naeim Tabibzadegan Shoppes at Koch Park, L.L.C.	This director’s term has expired. A successor director is anticipated to be nominated and elected at the District’s property owners meeting.	January 23, 2026	January 23, 2028
Chris Schamel Shoppes at Koch Park, L.L.C.	No change	January 23, 2027	No change

4. **OATH OF OFFICE OF NEW DIRECTORS**
5. **OLD BUSINESS**
 - A. ACCEPTANCE OF THE MINUTES OF THE MEETING OF THE DISTRICT’S PROPERTY OWNERS HELD ON MARCH 20, 2025
 - B. APPROVAL OF THE MINUTES OF THE MEETING OF THE DISTRICT’S BOARD OF DIRECTORS HELD ON MARCH 20, 2025
6. **PUBLIC COMMENTS**

7. **NEW BUSINESS**

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

<u>Name</u>	<u>Current Office/Position</u>
Geoffrey Schnipper	Chair
Chris Schamel	Secretary/Treasurer
Laura Lashley	Assistant Secretary/Assistant Treasurer/ Executive Director

B. **PRESENTATION AND ACCEPTANCE OF THE DISTRICT'S FINANCIAL STATEMENT FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025**

C. **A RESOLUTION OF THE KOCH PLAZA TRANSPORTATION DEVELOPMENT DISTRICT CONFIRMING AND APPROVING OPERATING FUND DISBURSEMENT REQUEST NOS. 102 THROUGH 103 IN THE TOTAL AMOUNT OF \$7,139.90; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH**

D. **A RESOLUTION OF THE KOCH PLAZA TRANSPORTATION DEVELOPMENT DISTRICT AMENDING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026; APPROVING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2027; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH**

8. **OTHER NEW BUSINESS**

9. **ADJOURNMENT**

Representatives of the news media may obtain copies of this Notice of Open Meeting by contacting:

Development Dynamics, LLC
2897 Highway K, Suite 210
O'Fallon, Missouri 63368
(636) 561-8602

Persons with disabilities wishing to attend may contact the offices of Development Dynamics, LLC at (636) 561-8602 or through Relay Missouri at 1-800-735-2966 (TTY/ASCII) or 1-800-735-2466 (Voice), or by mail at the above listed address prior to the meeting if accommodations need to be made.

Posted By: C. Dixon
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