NORTH OUTER FORTY
TRANSPORTATION DEVELOPMENT DISTRICT

Board of Directors

Notice of Open Meeting

Posted: 10/23/2026 @ 1:00pm
(Date & time)

Notice is hereby given that the Board of Directors of the North Outer Forty Transportation Development District (the ***"District"***) will conduct a meeting on October 28, 2026, at 11:00 a.m. at the offices of Doster Nations Ullom & Boyle, LLC, 16150 Main Circle Drive, Suite 250, Chesterfield, state of Missouri. For those wishing to participate via teleconference, please dial toll-free (929) 346-7319 and enter meeting id number 557-274-186#.

The tentative agenda of this meeting includes:

1. OPENING

2. OLD BUSINESS

A. APPROVAL OF THE MINUTES OF THE MEETING OF THE DISTRICT'S PROPERTY OWNERS HELD ON NOVEMBER 20, 2025

B. APPROVAL OF THE MINUTES OF THE MEETING OF THE DISTRICT'S BOARD OF DIRECTORS HELD ON NOVEMBER 20, 2025

3. ACCEPTANCE OF THE ELECTION RESULTS FROM THE PROPERTY OWNER'S MEETING HELD ON OCTOBER 28, 2026, WHEREBY CYRUS BECKHAM AND MIKE GEISEL WERE RE-ELECTED TO TERMS EXPIRING JULY 2, 2029

Directors	Actions	Current Term Expiration	New Term Expiration
Tim Lowe (TSG Chesterfield Lifestyle LLC)	No change	July 2, 2027	No change
Scott Heitland (TSG Chesterfield Lifestyle LLC)	No change	July 2, 2027	No change
Cyrus Beckham (TSG Chesterfield Lifestyle LLC)	Cyrus Beckham seeks re-election at the Property Owner meeting on October 28, 2026.	July 2, 2026	July 2, 2029
Mike Geisel (City of Chesterfield, MO)	Mike Geisel seeks re-election at the Property Owner meeting on October 28, 2026.	July 2, 2026	July 2, 2029
Scott "Murph" Reese (Summit Development)	No change	July 2, 2028	No change

4. OATH OF OFFICE

5. ELECTION OF CHAIR AND APPOINTMENT OF OFFICERS AND AGENTS

Chair/Executive Director	Tim Lowe
Treasurer	Cyrus Beckham
Secretary	Scott Heitland
Asst. Secretary/Asst. Treasurer	Laura A. Lashley
Counsel to the District	Doster Nations Ullom & Boyle, LLC
Administrator to the District	Development Dynamics, LLC

6. PUBLIC COMMENTS

7. NEW BUSINESS

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

B. REVIEW OF AUDIT PROPOSALS

C. A RESOLUTION OF THE NORTH OUTER FORTY TRANSPORTATION DEVELOPMENT DISTRICT APPROVING THE SELECTION OF WADE STABLES P.C. AS THE AUDITOR OF THE DISTRICT FOR THE FISCAL YEARS ENDING DECEMBER 31, 2027, 2028 AND 2029; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

D. A RESOLUTION OF THE NORTH OUTER FORTY TRANSPORTATION DEVELOPMENT DISTRICT CONFIRMING AND APPROVING OPERATING FUND DISBURSEMENT REQUEST NOS. 85 THROUGH 93 IN THE TOTAL AMOUNT OF $23,961.61; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

E. A RESOLUTION OF THE NORTH OUTER FORTY TRANSPORTATION DEVELOPMENT DISTRICT TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN DISTRICT OFFICIALS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

F. A RESOLUTION OF THE NORTH OUTER FORTY 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 Development Dynamics, LLC at (636) 561-8602 or through Relay Missouri at (800) 735-2966 (TTY/ASCII) or by mail at Development Dynamics, LLC, 2897 Highway K, Suite 210, O'Fallon, Missouri 63368, prior to the meeting if accommodation needs to be made.

Posted By: C. Dixson

Title: District Analyst