



Founded in 2009 MDF specializes in the development of projects ranging in size from \$250,000 to \$20,000,000. We provide financial advisory services in tax-exempt and taxable financing structures. Many of these projects are developed employing a “Design-Build Finance” team approach. The Design-Build Finance team approach involves MDF as the developer, an architect, and a contractor to provide a turn-key delivery.

**Contact us today for your
Municipal Development &
Funding needs!**

Municipal Development & Funding
P.O. Box 7174 KCMO 64113

For More Information
call Deb Prior (816)665-3444
email: debprior@municipaldf.com

MUNICIPALDF.COM

...completing the puzzle

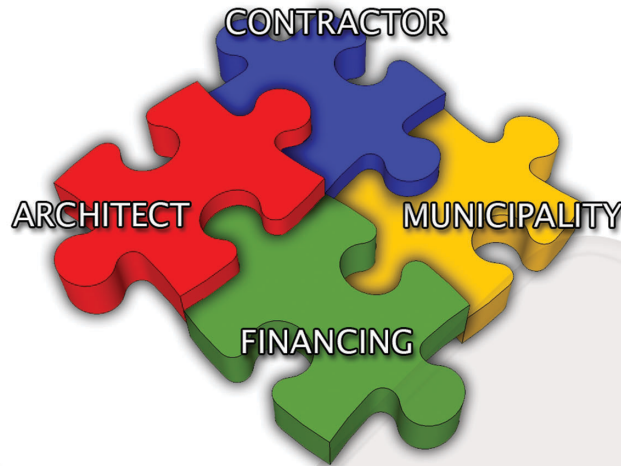
Development

In today's world, governments (state and local) must tackle increased demands for capital resources. Capital expenditure requirements often compete with the need for new or renovated facilities. Municipal Development & Funding puts the "pieces of the puzzle" together to complete your development project. This distinct approach ensures you a superior project from a single source experienced developer with private financing.

- Any Public Purpose Project
- City Halls
- Fire Stations
- Community Centers
- Utility Systems
- Libraries
- Jails
- Ambulance Buildings
- Police Stations

Municipal Development & Funding employs the Design-Build-Finance team approach to help you put the pieces of the puzzle together to meet your municipal development and funding needs. MDF structures development programs for state and local governments including special districts, such as schools, hospitals, fire, police, ambulance, water and sanitation. MDF develops and finances virtually all types of facilities that are deemed to be "essential" to the continuous operation of the governmental unit.

Specializing in real property transactions that require high levels of expertise, MDF brings more than 20 years of professional experience in all phases of project development to meet your needs. Our knowledge, and extensive experience achieve results that satisfy our municipal clients and debt resources.



The Team Approach

Municipal Development & Funding is an interconnected team committed to the Design-Build-Finance approach. The architect/engineer and the contractor/subcontractors begin working together from the project's inception ensuring all Team members comprehend every decision made during the Design thru Build phases.

Each and every aspect of the construction process is managed by Municipal Development & Funding, ensuring an exceptional quality facility while maintaining cost containment. Planning sessions are comprehensive and eliminate expensive change orders that can place an undue burden on the project budget.

COMPLETING THE PUZZLE FOR MUNICIPAL DEVELOPMENT AND FUNDING NEEDS

Single Source Accountability

Benefits of Single Source Accountability include:

- Guaranteed Total Cost
- Specific Completion Date
- 100% Project Financing
- Teamwork That Solves Client's Project Needs
- Competitive Construction Costs and Budget Containment
- Enhanced Communication
- Consistent Quality Control
- Team Pre-planning Process Eliminating Costly Change Orders
- Efficient Documentation Flow and Project Administration
- Ability to Fast Track Projects

Tax-Exempt Lease/Purchase

Structured to conform to all local constitutional and statutory laws, the lessee is obligated on only an annual basis. The asset being financed must be essential to the daily operations of the lessee. Interest paid on the lease qualifies for the same tax-exemption as that permitted for the typical bonds issued by a government unit.

Rent To Own

Municipal Development & Funding's approach allows you to conquer the needs of today by employing annual rental payments for terms of 5 to 30 years. The project is fully owned by you at the conclusion of the rental period.

Privatization

Utilizing this approach turns over to the private sector the task of completing projects and renting them back to the municipal or tax-exempt entity for a number of years.