

MEMORANDUM

To: Tom Voss
Warner Baxter
Richard Mark

From: Mike Kearney, Economic Development Dept.

Date: April 29, 2009

Re: AmerenCDC: Final Report

Gentlemen,

I am pleased to provide you with a copy of the final Annual Report and Independent Audit for the Ameren Community Development Corporation (AmerenCDC).

Throughout the past year, the AmerenCDC board of directors worked to bring the economic development grant program (as stipulated in the 2002 Missouri Electric Rate Settlement) to a smooth and successful conclusion. As good stewards of available resources, the nonprofit organization exceeded AmerenUE's \$9 million commitment by distributing a total of \$9,275,400 to 74 grant recipients representing development projects throughout the AmerenUE service territory. I invite you to read more about project successes and grant distributions in the enclosed Executive Summary (Section I) and accompanying slide presentation (Section III).

I believe the results of the AmerenCDC program speaks clearly to AmerenUE's commitment to "deliver" customer value to our service area communities. I am happy to respond to questions you may have.

cc: K. Foss
S. Kidwell
G. Suggett
M. Forck
T. Byrne ✓

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AMEREN Community Development Corporation

March 30, 2009

Mr. Thomas Voss
President & CEO
AmerenUE
1901 Chouteau Avenue
St. Louis, MO 63103

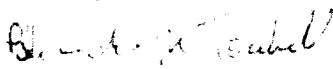
Dear Tom:

On behalf of the Ameren Community Development Corporation (AmerenCDC), I am pleased to submit the final **Annual Report and Independent Audit** for your review. Throughout the year, the AmerenCDC has built upon its success by making significant contributions to the Missouri economy. Since its incorporation in 2003, as part of a settlement between the Missouri Public Service Commission and Union Electric Company (d/b/a AmerenUE), the AmerenCDC board of directors has dutifully executed its responsibility for administering an independent economic development grant program aimed at promoting business growth and job creation within the Missouri electric service territory of AmerenUE. I would like to share with you the highlights of our success in 2008.

- The AmerenCDC fulfilled its intended mission of distributing \$9.0 million in available funds to qualified economic development projects in Missouri, as defined by AmerenUE's commitment to the Missouri Public Service Commission.
- As a result of its stewardship of resources, the AmerenCDC exceeded the level of commitment by distributing a total of **\$9,275,400** in funding to **74 recipients** representing economic development opportunities throughout the AmerenUE electric service territory.
- The hallmark of the program's success was its open and competitive grant making process, whereby the board of directors employed rigorous review of the 457 grant applications over the course of seven grant cycles.
- The AmerenCDC program helped to achieve remarkable economic success for Missouri communities. The 74 grant projects helped **leverage over \$253.6 million** in new investment within the state of Missouri resulting in an estimated **2,235 direct new jobs** and the **retention of approximately 2,798 direct jobs**. These projects represented investments in public infrastructure, small business assistance, advanced technology and the purchase of machinery/equipment for manufacturing processes.

With its mission complete, the AmerenCDC board of directors took action on March 27, 2009 to dissolve the community development corporation in accordance with its bylaws. As we approach the end of this organization, members of the AmerenCDC board of directors wish to extend our collective thanks and appreciation to all who have made this program possible. We applaud the public-private partnership between AmerenUE and the Missouri Public Service Commission for creating and funding this progressive economic development tool. We also commend AmerenUE and its Economic Development Department for its leadership and support in implementing the work of the AmerenCDC. Together, we have helped make a positive difference toward promoting the economic health and viability of Missouri communities.

Sincerely,


Dr. Blanche M. Touhill
President, AmerenCDC



2008 Annual Report

Annual Meeting
March 27, 2009

Ameren Community Development Corporation

Annual Report

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I

Executive Summary

AMEREN Community Development Corporation

2008 ANNUAL REPORT Ameren Community Development Corporation

Since 2003, the Ameren Community Development Corporation (AmerenCDC) has effectively executed its mission of providing financial support for projects designed to stimulate economic development and job growth within the Missouri electric service territory of Union Electric Company (d/b/a AmerenUE). Throughout this process, the AmerenCDC board of directors conducted its work with high regard for the trust placed on it by public and private stakeholders, while maintaining the highest level of integrity for its grant making practices and policies. As the AmerenCDC grant program comes to a close, the 2008 Annual Report serves as an opportunity to celebrate the program's success and honor all who have made this innovative development tool an effective resource for promoting the economic health and viability of Missouri communities.

The AmerenCDC was incorporated in November of 2003 as an outcome of the 2002 Missouri Electric Rate Settlement between the Missouri Public Service Commission and AmerenUE. Incorporation was quickly followed by a joint press event, whereby then-Governor Bob Holden joined Missouri Public Service Commission Chair, Mr. Steve Gaw and AmerenUE President/CEO, Mr. Gary Rainwater in announcing the formation of a nine member independent board of directors responsible for the administration and oversight of the \$9 million economic development grant program. After a brief period to organize the board's administrative policies and grant making procedures, the AmerenCDC rolled out its first competitive economic development grant program in late 2004. This program was followed by five additional competitive application cycles between 2005 and 2007. In total, the community development corporation received 457 grant applications representing over \$124.3 million in funding requests (Average Dollar Request: \$272,061) from throughout the AmerenUE electric service area. Applications represented a variety of development activities including support for small business start up, building and machinery purchase, job training and public infrastructure expansion. The benchmark of success in each application cycle can be directly attributed to the openness of the process and the fair and comprehensive evaluation of each and every applicant proposal.

With each application cycle, the board of directors followed a rigorous and consistent review process including staff qualification and documentation of each request, individual board member evaluation and screening, eventually leading to full board discussion and deliberation on all projects. Grants were given to those projects that demonstrated creative approaches to development, helped leverage additional public-private investment and to those having a well-defined implementation plan with proposed objectives and strategies. Upon completion of the program in late 2008, the AmerenCDC awarded grants to 74 projects for a total dollar distribution of **\$9,275,400** (Average Dollar Awarded: \$125,343). As the attached slide presentation demonstrates the grants had significant impact on the entire AmerenUE electric service territory.

AMEREN *Community Development Corporation*

The 74 grant recipients represented public, private and non-profit entities from throughout the diverse geography of AmerenUE's Missouri electric service territory. Combined, these grants, in excess of \$9.2 million, helped leverage over \$253.6 million in new investment in the state of Missouri and resulted in an estimated 2,235 direct new jobs and the retention of approximately 2,798 direct jobs. Based upon the composite analysis of all grant cycles, approximately 62% of the successful projects were for building acquisition, construction/rehabilitation and the purchase of new production equipment. The balance was for support of business operations, loan programs, infrastructure extension and community social services. Perhaps most important, these noteworthy development projects have helped to sustain Missouri's economy beyond the initial one-year deployment and in most cases, these recipients continue to sustain business growth for Missouri.

The 2008 goals and objectives for the AmerenCDC were clearly outlined by its board of directors- ***to provide for an orderly conclusion of the grant program, distribute remaining resources to qualified projects and fulfill all obligations to stakeholders prior to fully winding down operations.*** To this end, staff worked with grant recipients to fulfill project closeout reports and to seek return of grant dollars for those projects that were not successful in implementing the agreed upon scope of work. From January to early Fall, 2008, the AmerenCDC staff successfully secured the return of \$100,000 from the City of DeSoto (Project #II05-24) and an additional \$100,000 from the Middle Mississippi River Terminal (Project #II06-21). The board of directors, working with staff, quickly mobilized to redistribute the balance of grant funds to other qualified projects. In order to complete this task, board members agreed to return to the 2007 grant cycle in an effort to identify potential pending projects that did not receive grant awards. In November, 2008, the board approved funding for five projects in the total amount of \$188,400. These award distributions have been made and are being deployed for project implementation. The AmerenCDC will continue to monitor these and all grant projects to ensure final closeout in accordance with board policies.

In June of 2008, the AmerenCDC received refunds from the U.S. Treasury and the Missouri Department of Revenue in the amounts of \$714,346.16 and \$114,171.00 respectively. These funds were deposited in the AmerenCDC account at UMB Bank. Upon board approval, the AmerenCDC made payment on August 22, 2008 to AmerenUE (d/b/a Union Electric) for repayment of an outstanding note in the amount of \$919,575.00. As business came to a close in 2008, preparations were being made to employ Brown, Smith, Wallace LLC to complete an audit of 2008 financial statements and to provide counsel and preparation of the final year-end tax return.

As the board reflects on the work accomplished over the past five years there are many people and organizations to thank for their contributions to the success of the Ameren Community Development Corporation. First and foremost, credit goes to the public-private partnership responsible for creating the unique structure of the organization. The AmerenCDC represents the first public utility community development corporation created in the state of Missouri and would not have been possible without the collaboration of the State of Missouri, the Missouri Public Service Commission and

AMEREN Community Development Corporation

AmerenUE. The board applauds these progressive organizations and believes the AmerenCDC will serve as a model for effective partnerships in the future. Also, the AmerenCDC would like to acknowledge the special role that AmerenUE played in the successful implementation of the program. In addition to providing the financial commitment of \$9 million to establish the development organization, it has provided staffing and general counsel support through its Economic Development Department to assist with grant program administration. Those contributions are acknowledged and appreciated by the AmerenCDC board of directors. Finally, the success of the AmerenCDC would not have been possible without the contributions and dedication of its board of directors who were responsible for the distribution of grant funds, as well as fiduciary management of the organization. The program's success is directly attributed to the efforts of these individuals. A list of current board members is affixed to this annual report for future reference. As a body, the AmerenCDC board of directors is confident that its stakeholders will be pleased with the success of this program along with the integrity of its management.

Respectfully submitted,



Steve Sullivan

Secretary

Ameren Community Development Corporation

Harold Crumpton, Board Member and Chair-Banking & Funding Committee

Doyle Privett, Board Member

Rev. Sammie Earl Jones, Board Member

Vitilas "Veto" Reid, Board Member

Robert M. Robuck, Board Member and Treasurer

Betty Sims, Board Member

Steve Sullivan, Board Member

Approved: March 27, 2009

II

Ameren Community Development Corporation Board Listing

**Ameren Community Development Corporation
Board of Directors**

Blanche M. Touhill
(President)

Steve Sullivan
(Secretary)

Robert M. Robuck
(Treasurer)

Harold Crumpton
(Chair, Banking & Funding Committee)

Reverend Sammie Earl Jones

Doyle Privett

Vitilas “Veto” Reid

Betty Sims

Legal Counsel:

Joe Bednar
ArmstrongTeasdale LLP

Staff Support:

Mike Kearney
Manager, Economic Development
Ameren Services

III

AmerenCDC Final Grant Distribution Analysis – All Cycles



AmerenCDC – Economic Development Grant Awards

Final Grant Distribution Analysis
All Cycles
2004 through 2008

Ameren CDC

AmerenCDC – Composite Report Award Statistics

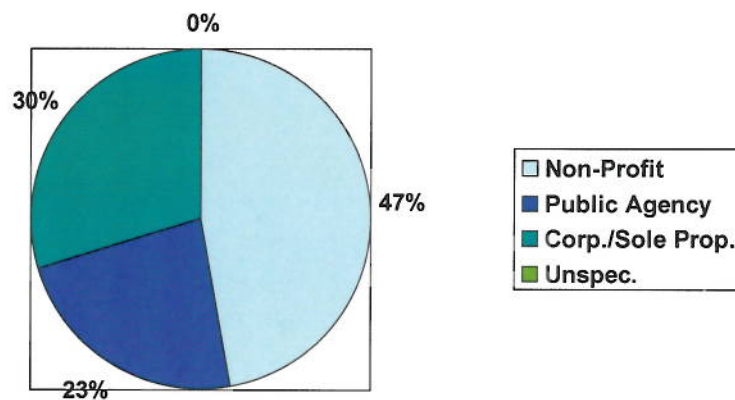
Applications Received	457
Total Dollars Requested	\$124,331,958
Average Dollar Request	\$272,061
Projects Funded	74
Total Dollars Awarded	\$9,275,400
Total Investment by Funded Projects	\$253,619,029
Average Dollar Award	\$125,343
# of Direct Jobs to be Created*	2,235
# of Direct Jobs to be Retained*	2,798

Note: *Job counts based on application data; Ameren Econ. Dev. staff continues to monitor final job creation and retention results

AmerenCDC – Composite Report Distribution of Awards Based on Type of Entity

Non-Profit Agency	35	\$3,365,400
Public Agency	17	\$2,720,000
Corp./Sole Proprietor	22	\$3,190,000
Total	74	\$9,275,400

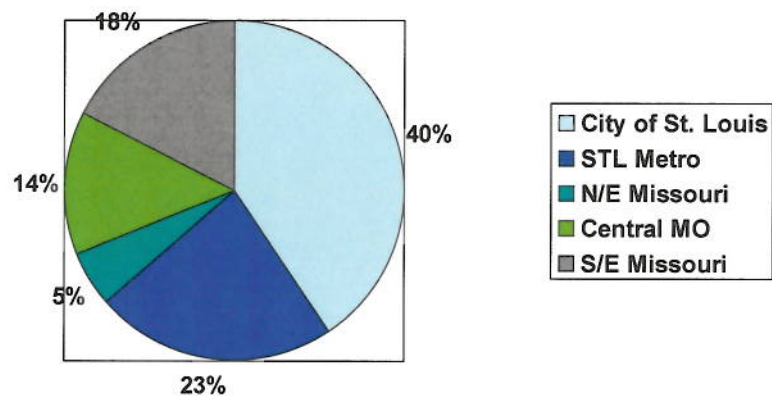
Distribution of Awards Based on Type of Entity



AmerenCDC – Composite Report Grant Award Geographic Distribution

City of St. Louis	30	\$2,795,000
STL Metro	17	\$2,820,000
N/E Missouri	4	\$515,000
Central Missouri	10	\$1,755,000
Southeast Missouri	13	\$1,390,000
TOTAL	74	\$9,275,400

Grant Award Geographic Distribution



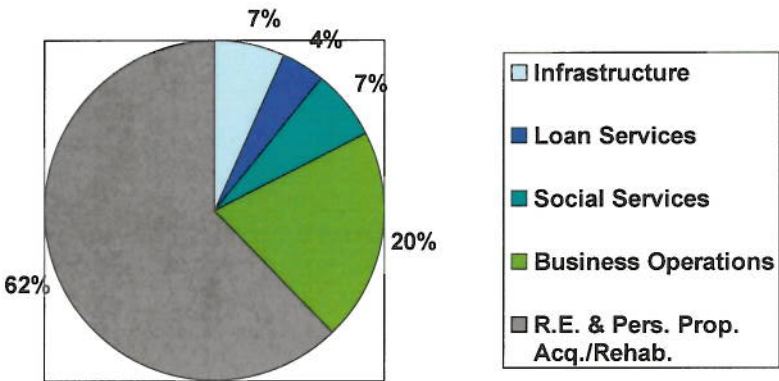
AmerenCDC – Composite Report Grant Award by Type of Request

Start-Ups	17	\$1,955,000
Expansion/Retention	44	\$5,332,000
New Location	7	\$1,125,000
Combination	4	\$338,400
Other	2	\$525,000
TOTAL	74	\$9,275,400

AmerenCDC – Composite Report By General Category

Infrastructure	5	\$780,000
Loan Services	3	\$450,000
Social Services	5	\$350,000
Business Operations	15	\$986,400
R.E. & Personal Property Acquisition/Rehab.	46	\$6,709,000
TOTAL	74	\$9,275,400

Grant Award by General Category



IV

Grant Award Information – All Cycles

AmerenCDC
Grant Award Information - All Cycles

Project Title	Name of Applicant	Location of Project	Total Project Budget	Final Award	# of Direct/Indirect Jobs Created	# of Direct/Indirect Job Retained
2004 Grant Cycle						
City of Jefferson - Cole County - Rail spur construction to assist location of new manufacturing facility	City of Jefferson - Cole County	Jefferson City	\$17,709,750	\$400,000	50/0	0/0
Iron County Commission Establish critical care hospital in Iron County	Iron County Commission	Pilot Knob	\$10,219,000	\$200,000	50/120	0/0
Companion Bakehouse - Create community bakehouse in Delmar Loop in response to business growth	Companion Bakehouse	University City	\$2,520,687	\$250,000	21/0	57/0
Curators-UMSL Information Technology - Establish info. tech. incubator to support twelve start-up businesses	Curators-UMSL	St. Louis	\$5,000,000	\$530,000	0/500	0/0
NEMO Manufacturing - Assist business expansion of contract manufacturer of electronic circuit boards	NEMO Manufacturing	LaGrange	\$827,116	\$150,000	15/0	6/0
Ranken Technical College - Ranken CDC to construct four new homes by technical carpentry students	Ranken Technical College	St. Louis	\$792,800	\$75,000	35/0	62/0
City of Park Hills - Replacement of aging railroad line that serves Glass Group, Inc.	City of Park Hills	Park Hills	\$96,250	\$80,000	100/0	560/0
Pauwels Transformers, Inc. - Plant expansion for manufacturing operation	Pauwels Transformers, Inc.	Washington	\$6,930,000	\$250,000	52/0	26/0
Technology Entrepreneur Center - Implement Phase II of Info. Technology small business incubator	Technology Entrepreneur Center, Inc.	St. Louis	\$445,780	\$140,000	0/50	10/0
St. Louis Development Corporation - Combine lending resources with tailored support to small business in City of St. Louis	St. Louis Development Corporation	St. Louis	\$1,000,000	\$100,000	0/30	0/0
SLCEC - Wellston Redevelopment - Gap funding to complete remediation and site prep for Wellston Industrial Park	SLCEC - Wellston Redevelopment	St. Louis County	\$7,781,156	\$275,000	0/230	0/0
2005 Cycle 1						
Advanced Technology Center Expansion Project	City of Mexico	Mexico	\$1,985,700	\$180,000	4/100	0/0
Center for the Acceleration of African American Business	St. Louis Black Leadership Roundtable	Wellston Enterprise Center	\$65,000	\$35,000	3/unspec.	0/0
Career Readiness Certification	UMSL-Regional Center for Education & Work	North St. Louis City & County; St. Charles County; Fenton	\$5,322,866	\$100,000	0/800	0/0
CET Building III Facility	Center for Emerging Technologies	St. Louis City	\$300,000	\$100,000	250/425	0/0
Upgrade/Reopening	Warrenton Copper, LLC	Truesdale	\$5,272,255	\$200,000	30/0	0/0

AmerenCDC
Grant Award Information - All Cycles

Project Title	Name of Applicant	Location of Project	Total Project Budget	Final Award	# of Direct/Indirect Jobs Created	# of Direct/Indirect Job Retained
Focused Growth Program and Loan Fund	St. Louis Minority Business Council	St. Louis	\$1,055,000	\$250,000	99/0	990/0
Expansion of Biomedical Research Facilities	St. Louis University	St. Louis	\$66,400,000	\$100,000	30/0	200/0
Public Warehouse Complex	S/E MO Regional Port Authority	Scott City	\$1,046,000	\$200,000	94/0	0/0
St. Louis Regional Automotive Partnership	St. Louis Regional Automotive Partnership	St. Louis and St. Charles Counties	\$185,000	\$90,000	0/100	0/1400
Louisiana Industrial Park Business Expansion	Pike County Development Authority	Louisiana	\$1,281,659	\$200,000	25/0	54/0
S/E Innovation Center - Business Incubator	Missouri Research Corporation	Cape Girardeau	\$1,467,562	\$200,000	20/0	10/0
2005 Cycle 2						
Schell & Kampeter, DBA Diamond Pet Foods	Diamond Pet Food Treat Facility	Meta, MO	\$2,500,000	\$125,000	15/0	0/0
Stepstone Productions	High Definition Upgrade	St. Louis	\$214,000	\$100,000	5/0	26/0
Cape Girardeau Public Schools Foundation/Cape Girardeau Career & Technology Center	Career Center Expansion	Cape Girardeau	\$1,500,000	\$150,000	0/15	0/75
Brown Company of Moberly, LLC	DaimlerChrysler RT Program	Moberly	\$6,635,000	\$250,000	55/0	0/0
Iron County Commission	Iron County Critical Access Hospital	Pilot Knob	\$11,150,000	\$100,000	170/0	50/0
City of DeSoto on behalf of the Industrial Development Authority	DeSoto Industrial Park Water & Sewer Extension	DeSoto	\$474,713	\$100,000	12/0	2.5/0
Performance Tool LLC	Performance Tool Manufacturing Facility	Moberly	\$259,000	\$75,000	2-3/0	0/0
Ranken Technical College	North City Revitalization and Job Creation Project: Homes 35 to 38	St. Louis	\$905,340	\$75,000	32/0	72/0
St. Louis Minority Business Council	Virtual Information Community (VIC)	St. Louis	\$243,000	\$113,000	1/133 (3 years)	0/0
Small Business Synergy Corporation dba EDC of St. Charles County	Fostering 21st Century Entrepreneurship through Education/Training and Technological/Infrastructure Enhancements at our Small Business Incubator	St. Peters	\$250,000	\$90,000	unknown/100	1000/0
Grace Hill Settlement House	Renovation of Grace Hill's Business Development Center	St. Louis	\$288,603	\$117,000	0/90	0/0
2006 Cycle 1						
Business Expansion & Relocation	DAC, Inc.	Washington, MO	\$3,600,000	\$200,000	50	0
Center for the Acceleration of African American Business	St. Louis Black Leadership Roundtable	St. Louis, MO	\$131,000	\$50,000	3	0
St. Francois County Incubator Project	Southeast MO Regional Planning & Economic Development Commission	Bonne Terre, MO	\$600,000	\$100,000	10	0
CET Building III	Center for Emerging Technologies	St. Louis, MO	\$300,000	\$100,000	250*	0
The Little Engine That Could	Whittle Toy Company, Inc.	Louisiana, MO	\$722,000	\$125,000	35	26
TEC BUILD-OUT Program	Technology Entrepreneur Center, Inc.	St. Louis, MO	\$174,000	\$42,000	23	25
Little Angel Learning Academy	Marlin R. Washington	St. Louis, MO	\$1,368,557	\$100,000	23	0
GMT-900 Auxiliary Seals	GDX Automotive	New Haven, MO	\$2,240,960	\$250,000	50	74
Medicaid Medical Transportation Administration	Abbott Ambulance, Inc.	St. Louis, MO	\$221,745	\$100,000	72	0
Pemiscot County Memorial Behavioral Health Services	Pemiscot County Memorial Hospital	Hayti, MO	\$353,339	\$50,000	6	0
Woolworth Building and Theater Project	Grand Center, Inc.	St. Louis, MO	\$10,299,000	\$250,000	52	0

AmerenCDC
Grant Award Information - All Cycles

Project Title	Name of Applicant	Location of Project	Total Project Budget	Final Award	# of Direct/Indirect Jobs Created	# of Direct/Indirect Job Retained
Missouri Fabricated Products Plant Retention and Expansion	Missouri Fabricated Products Company	Caruthersville, MO	\$1,400,000	\$300,000	90	40
Focused Growth Program (FGP) Expansion Plan	St. Louis Minority Business Council	St. Louis, MO	\$882,000	\$100,000	100 Indirect	0
2006 Cycle 2						
Melton Machine & Control Company Buidling Expansion	Melton Machine & Control Company	Washington, MO	\$2,500,000	\$175,000	20	0
MERS/Goodwill Call Center Startup	MERS/Goodwill Industries, Inc.	St. Louis, MO	\$280,413	\$50,000	33	0
Distribution Center Rehab & Renovation	Triad Catalog Co. LLC d/b/a Soft Surroundings	Mexico, MO	\$2,500,000	\$150,000	34	70
OVCS Relocation and Retention Project	Ozark Valleys Community Services, Inc.	Pilot Knob, MO	\$22,510	\$20,000	0	51
Alexandria River Port Extension	Middle Mississippi River Terminal, Inc.	Alexandria, MO	\$885,000	\$100,000	5/20	0
Upgrade technology to access healthcare transportation in rural MO with Routematch software	Express Medical Transporters, Inc.	St. Louis, MO	\$809,890	\$100,000	55	0
North City Revitalization and Job Creation Project: Homes 39 to 42	Ranken Community Development Corporation	St. Louis, MO	\$754,940	\$50,000	29	0/72
Better Family Life Cultural Center & Museum	Better Family Life, Inc.	St. Louis, MO	\$4,189,578	\$75,000	20	0
New Northside Family Life Center Capacity Building Project	New Northside Family Life Center	St. Louis, MO	\$1,774,616	\$100,000	15	38
Expansion of Mid-South Wire Manufacturing Operations to Scott City, MO	Mid-South Wire Co.	Scott City, MO	\$3,000,000	\$150,000	20	0
Excelsior Mfg. & Supply Corp.-Brookfield Expansion	Brookfield Industrial Development Authority	Brookfield, MO	\$750,000	\$175,000	43	35
Manufacturing Skills Institute of St. Charles County	EDC of St. Charles County dba Partners for Progress	St. Charles, MO	\$217,228	\$75,000	0/125	0
2007 Grant Cycle						
Caring with Compassion: The Power to Employ – The Commitment to Care	St. Andrew's Resources for Seniors - at home division	St. Louis, MO	\$105,800	\$60,000	0/40	0/0
Building Acquisition and Renovation	Project, Inc.	St. Louis, MO	\$1,577,812	\$150,000	17/0	145/0
Excelsior Springs Medical Center Outpatient and Wellness Clinic	Excelsior Springs Medical Center	Excelsior Springs, MO	\$9,401,818	\$100,000	10/0	0/0
Project Trigger	Continental Sprayers International, Inc.	St. Peters, MO	\$11,122,000	\$100,000	40/0	220/0
Center for the Acceleration of African-American Business	St. Louis Black Leadership Roundtable	St. Louis, MO	\$355,250	\$25,000	3/25	3/0
Metropolitan Building/Hyatt Place Hotel	Grand Center, Inc.	St. Louis, MO	\$33,471,050	\$100,000	102/130	0/0
Innovate St. Louis Venture Mentoring Service	Innovate St. Louis	St. Louis, MO	\$261,576	\$100,000	3/25	0/0
One World Neighborhood Café	Center for Women in Transition	St. Louis, MO	\$199,500	\$65,000	25/0	18/0
CONS Movers	Michael Anders Prison Ministry	St. Louis, MO	\$328,120	\$100,000	22/0	0/0
Pemiscot County Port Authority Rail Spur Extension to Bootheel Biodiesel LLC Plant	Pemiscot County Port Authority	Caruthersville, MO	\$207,500	\$50,000	25/0	0/0

AmerenCDC
Grant Award Information - All Cycles

Project Title	Name of Applicant	Location of Project	Total Project Budget	Final Award	# of Direct/Indirect Jobs Created	# of Direct/Indirect Job Retained
NCMRA Runway Extension and Tower Relocation	North Central Missouri Regional Airport Authority	Brookfield, MO	\$2,871,050	\$50,000	25/0	0/0
Cowrie Shell Initiative - Asset Building Center	Center for Faith Based Consulting and Community Empowerment	Hayti Heights, MO	\$122,072	\$50,000	25/0	0/0
Plant Purchase, Expansion, and Modernization	American Plastics Group, Inc.	Union, MO	\$4,250,000	\$150,000	50/0	10/0
Acquire Manufacturing Equipment	Global Advanced Manufacturing, LLC	St. Louis, MO	\$500,000	\$100,000	15/0	0/10
2008 Grant Cycle						
St. Francois County Incubator Project	S/E MO Regional Planning & EDC	Bonne Terre, MO	\$555,000	\$40,000	0/10	0/0
Women's Textile and Entrepreneurship Program	International Institute of St. Louis	St. Louis, MO	\$151,740	\$38,400	0/39	0/0
CONS Movers	Michael Anders Prison Ministry	St. Louis, MO	\$328,120	\$30,000	22/0	0/0
Sparks Fabrication & Sheet Metal Manufacturing	Sparks Maintenance Contracting/Heating & Cooling	Bowling Green, MO	\$225,071	\$40,000	20/0	10/0
Trades Training Center and Small Business Incubator	St. Patrick Center	St. Louis, MO	\$5,955,000	\$40,000	0/125	0/0
		TOTAL	\$253,619,029	\$9,275,400		

V

Sampling of Grant Correspondence

Malik Ahmed
Founder/Chief Executive Officer

BOARD OF DIRECTORS

George Hairston, **Chairman of the Board**

Board Members:

Walle Amusa
Dr. Ollie Fisher
Arthur El-Amin
Hazell "Fantaayo" Green
Atty. J. Justin Meehan
Dr. John ek Mrema
Prof. Eugene Redmond
Norman Ross
Gail Brown



BETTER FAMILY LIFE, INC.
NATIONAL HEADQUARTERS
724 North Union Boulevard
St. Louis, Missouri 63108
Telephone 314-367-3440
Fax 314-367-1414
www.betterfamilylife.org

December 26, 2007

Michael Kearney
Ameren CDC
1901 Chouteau, Mail 350
St. Louis 63103

Dear Mr. Kearney:

Better Family Life, Inc. (BFL) is in receipt of the \$75,000.00 donation from Ameren for BFL's Cultural Center & Museum. We are indeed grateful for your encouragement and confidence in our work. It is our belief that when citizens of the community take full advantage of BFL programs that are relevant to their situation, it will enable them to become self-sufficient, build a stable home life and become better citizens. This donation further represents your commitment of support for Better Family Life's efforts to serve the community, continue providing a holistic array of programs and build the BFL Cultural Center & Museum, which is scheduled to open by September 2008.

We believe that our region could grow and develop in new and creative ways as a result of the partnership between Ameren and Better Family Life. We look forward to working to strengthen our partnership by creating win/win opportunities.

Once again, thank you for your support and know that Better Family Life will not waiver in its dedication to uplift the community.

Sincerely,

Malik Ahmed
Chief Executive Officer
Better Family Life, Inc.

cc: DeBorah Ahmed, Sr. Vice President Cultural Programs &
Cultural Center & Museum

"Celebrating over 24 years of Culture, Consciousness, Family & Community"



January 8, 2009

Mr. Michael S. Kerney
Manager, Economic Development
Ameren CDC
1901 Chouteau Ave., Code 350
St. Louis, MO 63103

Dear Mike,

Thank you and everyone at Ameren Corporation for this most generous grant in the amount of \$40,000. Your award could not have come at a better time.

Although St. Patrick Center completed the facilities for Project BEGIN in October, partnerships with businesses that will provide job-skills training had to be established. Now that many of those are in place, we are ready to implement GED preparation classes that will position our clients to pursue career advancements or college educations.

Mike, I want you to know that we at St. Patrick Center take the Ameren CDC award as an indicator of this initiative's potential. You see, we believe that if Ameren recognizes BEGIN's future impact on the community and its disadvantaged residents, others in the community cannot help but follow suit!

Most gratefully,

Jan
Jan Rasmussen
Chief Development Officer
314-802-0683

*Dear Mike,
Thank you so much! I
hope you can find some
time to visit and see
the BEGIN project. I
know you will be
amazed.*

BOARD OF DIRECTORS

John F. Herber, Jr.
President

Maureen A. McGlynn
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Executive Director

Suite 1200
1015 Locust Street
St. Louis, MO 63101
(314) 622-3400
(314) 259-3435-TDD
Fax (314) 231-2341

February 5, 2008

Michael Kearney
Ameren Community Development Corporation
1901 Choteau Avenue
St. Louis, MO 63103

Re: AmerenCDC Grant Report

Dear Michael:

Attached is the status report for the Ameren Technical Assistance Grant Program that St. Louis Development Corporation is funding through Ameren's Community Development Program. As you can see we have approved/funded six projects.

The businesses supported were evaluated thoroughly and will contribute tremendously to the community and the economy. These businesses reflect the different markets that we are currently attracting in the city. They are a diverse group of minority and women business owners.

Our selection process evaluates the ability of the owners and the business plan of the business. We have engaged those businesses that were not able to take on any additional debt, but were able to submit a plan that would position their individual businesses for growth. We anticipate the rest of the funds be expended before the end of next quarter.

We appreciate the support of the Ameren Community Development Corporation. This type of program has been extremely beneficial to the businesses that were assisted. If there are questions regarding our report please feel free to call Ericca Willis at (314) 622-3400 extension 308.

Sincerely,

Rodney Crim
Executive Director

634 N. GRAND BLVD
SUITE 10A
ST. LOUIS, MO 63103

314.533.1884 TEL
314.533.3345 FAX
WWW.GRANDCENTER.ORG

THE INTERSECTION OF
ART AND LIFE™

November 20, 2008

Mr. Michael S. Kearney
Economic Development Department
Ameren Services
P.O. Box 66149 (MC 350)
St. Louis, MO 63166-6149

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Dear Mike:

On behalf of the Grand Center Board of Directors, thank you for Ameren's generous support of Grand Center through the AmerenCDC grants of \$250,000 for the Woolworth Theatres and \$100,000 for the Metropolitan Building. Per your request, I am providing you with a final report on the Woolworth project and an interim report on the Metropolitan project.

I am happy to report that the Woolworth Building has re-opened as the Big Brothers Big Sisters' new headquarters and the Kranzberg Arts Center including Craft Alliance's Grand Center studios. This building, which has been vacant since 1993, will once again be alive and bustling with hundreds of staff affiliated with numerous organizations. We trust that you and your colleagues will join us to celebrate the Grand Opening of the Kranzberg Arts Center on December 11. An invitation detailing the event will arrive within a few days.

On the subject of the Metropolitan project, as with many physical development projects, a firm timeline and completion date can be difficult to provide. The market conditions and the failure of Pyramid Construction presented us with a setback, with which we are still dealing. We hope to be able to provide good news and a progress report in the near future.

Again, thank you for Ameren CDC's commitment to Grand Center, Inc. and the St. Louis Community. Your support significantly contributes to the economic revitalization of the Grand Center District and to its economic and cultural impact on the City of St. Louis and the Region. I look forward to working with you again.

Sincerely,


Vincent C. Schoemehl, Jr.
President and CEO



NEW NORTHSIDE FAMILY LIFE CENTER
5939 Goodfellow Boulevard
Saint Louis, Missouri 63147
(314) 381-5730

December 4, 2008

Ameren Community Development Corporation
Attn: Michael S. Kearney
PO Box 66149, MC 350
St. Louis, MO 63166

Dear Mr. Kearney,

First of all we would like thank you and your organization for awarding us the grant of \$100,000 in 2006.

Because of the funds received we were able to purchase a bus to help with our transportation to various Conference Center Events and Daycare field trips for the students. We were also able to cover many of the activities of the Marketing Director.

Unfortunately the grant did not allow us to cover all expenses, but it did allow us to cover a major portion of it. We hope and pray we would qualify for future grants to help fund other community programs we have coming up for 2009.

Thanking you again and we look forward to doing business with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Willie J. Ellis, Jr." with a stylized flourish at the end.

Bishop Willie J. Ellis, Jr.
President/CEO

attachment

Bishop Willie James Ellis, Jr., President/CEO

**AMEREN COMMUNITY DEVELOPMENT
CORPORATION**

FINANCIAL STATEMENTS
WITH
INDEPENDENT AUDITORS' REPORT

DECEMBER 31, 2008

Independent Auditors' Report

To the Manager and Members
Ameren Community Development Corporation
St. Louis, Missouri

We have audited the accompanying statement of assets, liabilities and equity - cash basis of Ameren Community Development Corporation as of December 31, 2008, and the related statement of revenues, expenses and changes in equity- cash basis for the year then ended. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statement is free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As described in Note A, these financial statements were prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Ameren Community Development Corporation as of December 31, 2008, and the results of its operations for the year then ended on the basis of accounting described in Note A.

The accompanying financial statements have been prepared assuming that Ameren Community Development Corporation will continue as a going concern. The financial statements do not include any adjustments that might result from this uncertainty (see Note A, Nature of Operations).

Brown Smith Wallace, C.C.C.

March 11, 2009

AMEREN COMMUNITY DEVELOPMENT COMPANY

Statement of Assets, Liabilities and Equity - Cash Basis

December 31, 2008

ASSETS	
Cash and cash equivalents	\$ 12,657
TOTAL ASSETS	<u>\$ 12,657</u>
 LIABILITIES AND EQUITY	
Liabilities (Note C)	\$ -
Equity	<u>12,657</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 12,657</u>

The accompanying notes are an integral part of these financial statements.

AMEREN COMMUNITY DEVELOPMENT COMPANY

Statement of Revenues, Expenses and Changes in Equity - Cash Basis

Year ended December 31, 2008

Revenues:

Dividend income	\$ 8,737
Grant refunds	200,000
Income tax refunds	<u>828,518</u>

Total revenues	<u>1,037,255</u>
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Expenses:

Grant disbursements	188,400
Debt payments to related party	919,575
Professional fees	12,031
Bank fees	<u>1,006</u>

Total expenses	<u>1,121,012</u>
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Excess of Expenses over Revenues	(83,757)
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Equity, beginning of year	<u>96,414</u>
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Equity, end of year	<u><u>\$ 12,657</u></u>
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The accompanying notes are an integral part of these financial statements.

AMEREN COMMUNITY DEVELOPMENT CORPORATION

Notes to Financial Statements – Cash Basis

December 31, 2008

Note A - Summary of Operations and Significant Accounting Policies

Nature of Operations

Ameren Community Development Corporation (Ameren CDC) is a Missouri Corporation that began operations November 14, 2003. Ameren CDC provides funding in the form of grants to promote economic development and job growth within the electric service territory in Missouri of Union Electric Company d/b/a AmerenUE. The nature of this organization is such that the Ameren CDC will dissolve when all monies are distributed. As of December 31, 2008, Ameren CDC's remaining funds were being held for administrative costs only. Ameren CDC is expected to dissolve during the 2009 year. Any remaining outstanding debts are expected to be paid by AmerenUE.

Basis of Accounting

The accompanying financial statements have been prepared on the cash receipts and cash disbursements basis of accounting. Under that basis, the only assets recognized are cash and investments, and no liabilities are recognized. All transactions are recognized as either cash receipts or disbursements, and noncash transactions are not recognized. The cash basis differs from generally accepted accounting principles primarily because the effects of loan obligations and expenses unpaid at the date of the financial statements are not included in these financial statements.

Cash and Cash Equivalents

Cash and cash equivalents consist of cash in banks and temporary investments in money market mutual funds with a maturity of three months or less.

The Company's cash and cash equivalents are on deposit with one major domestic financial institution. At times, bank deposits may be in excess of federally insured limits.

Revenue

Ameren CDC receives its revenue from AmerenUE. AmerenUE was required by the Missouri Public Service Commission to contribute \$5,000,000 in 2002 and \$1,000,000 each year, 2003 through 2006 to Ameren CDC for grants to promote economic development and job growth within the electric service territory in Missouri of Union Electric Company d/b/a AmerenUE. There were no additional contributions during 2008.

AMEREN COMMUNITY DEVELOPMENT CORPORATION

Notes to Financial Statements – Cash Basis – Continued

December 31, 2008

Note A - Summary of Operations and Significant Accounting Policies (Continued)

Grants

Grants are recorded and expensed when paid. Ameren CDC shall award no less than \$2,700,000 in the form of grants during the years 2004 through 2006 so long as it has received sufficient applications that satisfy the qualifications and criteria established for such awards. Grants selected for 2008 were taken from the 2007 grant cycle applicants; no new grant cycle was completed during 2008. Grants disbursed during 2008 totaled \$188,400.

There were two rescissions of grants totaling \$200,000, due to grantees not fulfilling their obligations stated in the grant agreement.

Income Taxes

Ameren CDC is a cash basis regular corporation, whereby Ameren CDC records no income tax expense until the tax is paid. Therefore, there is no provision for federal or state income tax expense in these financial statements (See note C). During 2008, Ameren CDC received \$828,518 from state and federal tax refunds.

Note B - Related Party Transactions

The funding source of all Ameren CDC contributions is AmerenUE, a related party. During the year ended December 31, 2008, AmerenUE made no contributions and was no longer required to do so. In March 2006, AmerenUE paid Ameren CDC's income taxes due for the 2005 year (see note C).

As required by corporate policy, the Ameren CDC board member abstained from voting for awards to companies in which they hold a position as a board or committee member. No 2008 grants were awarded to grantees with a common board member as Ameren CDC.

Note C - Promissory Note

In May 2006, AmerenUE issued an interest free promissory note to Ameren CDC in return for paying \$1,542,185 in income taxes due for the 2005 Ameren CDC taxable income. The agreement had maturity date of December 31, 2008. In 2008, Ameren CDC paid off the remaining \$919,575 promissory note balance using state and federal income tax refunds as well as investment income. Any additional taxes are expected to be nominal and will be paid by AmerenUE.