

STATE TAX COMMISSION OF MISSOURI

MEETING OF THE STATE TAX COMMISSION OF MISSOURI MINUTES*

* The Meeting Minutes are subject to change until approved at the next scheduled Meeting of the State Tax Commission.

Approved
Page 1 of 1
Minutekeeper's Initials
smj

Date: 05/04/2021

Time: 1:30 p.m.

Place: 421 East Dunklin Street
DOLIR Training Room 1 South and
Webex Conference Call

Recess/Reconvene Notes:

► **Members Present:**

- Gary Romine, Chairman
- Victor Callahan, Commissioner
- Will Kraus, Commissioner

Staff/Others Present:

S. Jacobs (SJ), Administrative Secretary
R. Schad (RS), Appraisal and Assessment
Manager, Original Assessment
J. Schmidt (JS), Appraisal and Assessment
Manager, Local Assistance
S. Wankum (SW), Miscellaneous Professional
A. Westermann (ASW), Chief Counsel

► **Review Minutes from Previous Meeting**

- Approved
- Corrected as follows:

► **Agenda**

- WK made a motion to close a portion of the meeting to discuss personnel matters per Section 610.021(3) and (13), RSMo. The motion was seconded by VC. The meeting went into closed session at 2:14 p.m. WK made a motion to reopen the meeting at 2:26 p.m. VC seconded the motion. The meeting reopened at 2:26 p.m.
- VC made a motion to adjourn the meeting at 2:26 p.m. The motion was seconded by WK. The meeting was adjourned at 2:26 p.m.

Gary Romine, Chairman

Stacey Jacobs, Administrative Secretary

STATE TAX COMMISSION OF MISSOURI

Posted: 05/03/2021

NOTICE OF MEETING

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

TIME: SCHEDULED FOR 1:30 P.M.
DATE: TUESDAY, MAY 4, 2021

PLACE: OFFICE OF THE STATE TAX COMMISSION
421 East Dunklin Street
DOLIR Training Room 1 South
Jefferson City, MO 65101
and
WEBEX MEETING/CONFERENCE CALL

WEBEX MEETING DETAILS:

<https://stateofmo.webex.com/stateofmo/j.php?MTID=m4cfc84b63ff8cb88bdf9be61340f615>

Meeting number (access code): 177 777 6151 Meeting password: aMQH9P3NQ2K

Join from a video system or application

Dial [1777776151](tel:1777776151)@stateofmo.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Tap to join from a mobile device (attendees only)

[+1-650-479-3207](tel:+16504793207).,[1777776151](tel:1777776151)## Call-in toll number (US/Canada)

Join by phone

1-650-479-3207 Call-in toll number (US/Canada)

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

AGENDA

Tuesday, May 4, 2021

1:30 p.m.

- I. Stipulations**
 - A) Exhibit A, 1 - 19

- II. Dismissals**
 - A) Exhibit B, 1 - 9

- III. Administration**
 - A) STC Calendar Update
 - B) Approval of Minutes
 - (Meeting of the State Tax Commission dated April 20, 2021, and Closed Meeting dated April 20, 2021)
 - C) Section Update
 - D) Carahsoft Software (SiteImprove) Annual Renewal

- IV. Legal**
 - A) Section Update

- V. Local Assistance**
 - A) Section Update

- VI. Original Assessment**
 - A) Section Update

- VII. Property Tax/Legislative Items**

- VIII. Commission Comments**

- IX. Closed Session**
 - A. Personnel – Sections 610.021(3) and (13)¹

- X. Open Session**

- XI. Adjournment**

Portions of this meeting may be closed to the public to discuss litigation and personnel matters pursuant to Section 610.021, RSMo. 2004

¹ All statutory references are to RSMo. 2000, as amended, unless otherwise indicated.

Topic: Stipulations

Motion(s)/Comments: ASW presented the Stipulations that were ready for approval, which were listed on Exhibit A of the agenda. WK made a motion to approve the Stipulations on Exhibit A. VC seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

- Yea
- Nay
- Abstain

Victor Callahan, Commissioner

- Yea
- Nay
- Abstain

Will Kraus, Commissioner

- Yea
- Nay
- Abstain

Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Dismissals

Motion(s)/Comments: ASW presented the Dismissals that were ready for approval, which were listed on Exhibit B of the agenda. WK made a motion to approve the Dismissals on Exhibit B. VC seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

- Yea
- Nay
- Abstain

Victor Callahan, Commissioner

- Yea
- Nay
- Abstain

Will Kraus, Commissioner

- Yea
- Nay
- Abstain

Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Approval of Minutes

Motion(s)/Comments: Approval of minutes from the Meeting of the State Tax Commission of Missouri dated April 20, 2021, and Closed Meeting dated April 20, 2021. WK made a motion to approve the minutes from the Meeting of the State Tax Commission dated April 20, 2021, and Closed Meeting dated April 20, 2021. VC seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

- Yea
- Nay
- Abstain

Victor Callahan, Commissioner

- Yea
- Nay
- Abstain

Will Kraus, Commissioner

- Yea
- Nay
- Abstain

Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Carahsoft Software (SiteImprove) Annual Renewal

Motion(s)/Comments: SJ presented the request for payment for the STC’s portion of the Carahsoft Software (SiteImprove) annual renewal. SJ explained the software scans our website for accessibility, broken links, typos, and areas that receive the most traffic, as well as a host of other tools. VC made a motion to approve the payment for the Carahsoft Software Annual Renewal in the amount of \$245.00. WK seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

Victor Callahan, Commissioner

Will Kraus, Commissioner

Yea

Yea

Yea

Nay

Nay

Nay

Abstain

Abstain

Abstain

Continue Discussion/Vote until meeting at:

Date:

Time:

Place:

Specific directions for the interim period:

Topic: Administration Weekly Update

Motion(s)/Comments: SJ presented the Administration Section Update regarding agency initiatives, projects, and budget. SJ discussed Governor Parson's direction for the state workforce to return to their work place before COVID. Additionally, the Commission instructed SJ to prepare a distributed workforce plan to be submitted to the Governor's Office for review and approval.

Informational Meeting, No Vote Taken:

Topic: Legal Weekly Update

Motion(s)/Comments: ASW presented the Legal Section Update regarding the status of various Legal projects, goals, and the schedule for the Senior Hearing Officers for the upcoming weeks.

Informational Meeting, No Vote Taken:

Topic: Local Assistance Weekly Update

Motion(s)/Comments: JS presented the Local Assistance Section Update and discussed the 2021 progress.

Informational Meeting, No Vote Taken:

Topic: Original Assessment Weekly Update

Motion(s)/Comments: RS presented the Original Assessment Section Update and discussed the 2021 progress.

Informational Meeting, No Vote Taken:

Exhibit A – Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	19-10577	Joseph Hovland	St. Louis	\$34,500	\$29,830	13.54%	2019-2020
2	19-10984	Joseph Spezia	St. Louis	\$31,540	\$24,700	21.69%	2019-2020
3	19-11146	John Lichtenberg	St. Louis	\$18,260	\$9,880	45.89%	2019-2020
4	19-11447	John Schlegel	St. Louis	\$42,900	\$32,970	23.15%	2019-2020
5	19-11510	Scott and Janet Keymer	St. Louis	\$48,890	\$45,600	6.73%	2019-2020
6	19-11640	Judith A. Foster	St. Louis	\$55,860	\$42,750	23.47%	2019-2020
7	19-11671	Hungtien & Huiling Chen H/W Chang	St. Louis	\$66,610	\$60,800	8.72%	2019-2020
8	19-11672	Hungtien & Huiling Chen H/W Chang	St. Louis	\$46,080	\$44,650	3.10%	2019-2020
9	19-14628	BASSTON HOLDINGS LLC AND HV REAL ESTATE, TENNENTS IN COMMON	St. Louis	\$343,840	\$267,840	22.10%	2019-2020
10	19-30303	Crown Center Redevelopment Corp	Jackson	\$9,824,000	\$9,200,000	6.35%	2019-2020
11	19-30307	TI WESTRIDGE GARDENS LLC	Jackson	\$497,211	\$218,500	56.05%	2019-2020
12	19-32584	Wentzville Shopping Center LLC	St. Charles	\$1,485,429	\$1,048,000	29.45%	2019-2020
13	20-10028	Safety National Casualty Corporation	St. Louis	\$4,835,070	\$4,165,120	13.86%	2020
14	20-30028	Letter T Publishing LLC	Jackson	\$28,473	\$7,024	75.33%	2020
15	20-30038	Nowlin Hall Inc	Jackson	\$818,017	Exempt	100%	2020
16	20-32543	Shivam Hotal LLC	St. Charles	\$1,179,310	\$768,000	34.88%	2020
17	20-45503	Poplar Bluff Properties IV L.P.	Butler	\$60,330	\$39,791	34.04%	2020
18	20-45504	Oakmore Development Co	Butler	\$97,830	\$73,456	24.91%	2020
19	20-79025	Devram LLC	Platte	\$668,545	\$588,800	11.93%	2020

Exhibit B – Dismissals

#	Appeal Number	Name	County
1	19-30338	Larry Malcolm	Jackson
2	20-10029	Schnuck Markets Inc	St. Louis
3	20-45506	Poplar Bluff Properties LP	Butler
4	20-45507	Poplar Bluff Properties LP	Butler
5	20-45508	Poplar Bluff Properties LP	Butler
6	20-45509	Poplar Bluff Properties LP	Butler
7	20-45510	Poplar Bluff Properties LP	Butler
8	20-45511	Poplar Bluff Properties LP	Butler
9	20-45512	Poplar Bluff Housing Associates LP	Butler