

# MEETING OF THE STATE TAX COMMISSION OF MISSOURI

## AGENDA

Tuesday, February 8, 2022

1:30 p.m.

- I. Application for Review**
  - A. 19-20119 GSA-VA ST LOUIS PROPERTY, LLC STEVE KORENBLAT (City of St. Louis)
  
- II. Stipulations**
  - A. Exhibit A., 1 – 40
  
- III. Dismissals**
  - A. Exhibit B., 1 – 19
  
- IV. Administration**
  - A. STC Calendar Update
  - B. Approval of Minutes  
(Meeting of the State Tax Commission of Missouri dated January 25, 2022, January 27, 2022, and January 31, 2022, and Closed Meeting Minutes dated January 25, 2022, and January 27, 2022)
  - C. Section Update
  - D. Annual Report (Approval of Annual Report, Cost, Distribution List, and Certifications to DESE and DOR)
  
- V. Legal**
  - A. Section Update
  
- VI. Local Assistance**
  - A. Section Update
  
- VII. Original Assessment**
  - A. Section Update
  
- VIII. Property Tax/Legislative Items**
  
- IX. Commission Comments**
  
- X. Closed Session**
  - A. Legal – Section 610.021(1)
  - B. Personnel – Sections 610.021(3) and (13)
  
- XI. Open Session**
  
- XII. Adjournment**

A PORTION OF THE MEETING MAY BE CLOSED TO DISCUSS PERSONNEL OR LITIGATION MATTERS PURSUANT TO SECTION 610.021, RSMo

Exhibit A. – Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	15-45511	Poplar Bluff Property V LP	Butler	\$235,100	\$298,269	-26.87%	2015-2016
2	17-45514	Poplar Bluff Property V LP	Butler	\$235,100	\$314,372	-33.72%	2017-2018
3	20-45514	Poplar Bluff Property V LP	Butler	\$235,100	\$316,436	-34.60%	2020
4	21-10090	Leonid Pernik	St. Louis	\$13,470	\$11,510	14.55%	2021-2022
5	21-10091	Linda Green	St. Louis	\$117,020	\$106,840	8.70%	2021-2022
6	21-20030	Blu Condominium Owners Assoc Inc	St. Louis City	\$66,600	\$8,400	87.39%	2021
7	21-20031	Blu Condominium Owners Assoc Inc	St. Louis City	\$12,600	\$5,900	53.17%	2021
8	21-20033	Restaurants Unlimited Inc	St. Louis City	\$139,200	\$107,840	22.53%	2021
9	21-20085	Sumukha LLC/Chakravarthy Girda	St. Louis City	\$123,000	\$19,950	83.78%	2021
10	21-20087	The Hampton Avenue Investment Group	St. Louis City	\$2,627,500	\$720,000	72.60%	2021
11	21-20088	Setcos, Christopher A c/o Peter Slowey	St. Louis City	\$55,320	\$48,678	12.01%	2021
12	21-20090	Zulic Sead and Fakreta and Mirzet and Vahid	St. Louis City	\$118,000	\$37,800	67.97%	2021
13	21-20117	Eric John Bruns	St. Louis City	\$7,470	\$6,780	9.24%	2021
14	21-20118	Kyle W Tibbs	St. Louis City	\$11,530	\$10,670	7.46%	2021
15	21-20119	Eli Kallison	St. Louis City	\$32,300	\$29,450	8.82%	2021
16	21-20120	Cole, Jeffrey & Christine & Justin	St. Louis City	\$31,716	\$27,550	13.14%	2021
17	21-30059	1001 Locust LLC	Jackson	\$4,800,000	\$4,364,800	9.07%	2021
18	21-30061	John Reed	Jackson	\$120,650	\$101,650	15.75%	2021
19	21-30126	Kenneth R Hooper	Jackson	\$31,161	\$28,310	9.15%	2021
20	21-30141	PFP 3 Adams Dairy LLC	Jackson	\$2,408,560	\$1,924,800	20.09%	2021-2022
21	21-30142	PFP 3 Adams Dairy LLC	Jackson	\$3,683,680	\$3,288,320	10.73%	2021-2022
22	21-30143	PFP 3 Adams Dairy LLC	Jackson	\$2,153,536	\$2,999,040	-39.26%	2021-2022
23	21-30144	PFP 3 Adams Dairy LLC	Jackson	\$121,440	\$121,280	0.13%	2021-2022
24	21-30145	PFP 3 Adams Dairy LLC	Jackson	\$1,105,104	\$985,280	10.84%	2021-2022

25	21-30146	PFP 3 Adams Dairy LLC	Jackson	\$1,133,440	\$921,280	18.72%	2021-2022
26	21-30187	Bruce Eagleburger	Jackson	Ag and Res \$42,750	Ag \$1,558 Res \$2,850	Ag and Res Combined 89.69 %	2021-2022
27	21-30188	Bruce Eagleburger	Jackson	\$42,750	Ag \$1,551	96.37%	2021-2022
28	21-45010	Woodbine Meadows LP	Buchanan	\$550,690	\$369,170	32.96%	2021-2022
29	21-79009	Yashoda Hotels LLC	Platte	\$994,149	\$680,000	31.60%	2021-2022
30	21-79011	BMV Platt City LLC	Platte	\$1,126,779	\$896,000	20.48%	2021-2022
31	21-79032	Hotel KCI LLC	Platte	\$1,580,144	\$1,443,840	8.63%	2021-2022
32	21-79034	LCP BV KCI Hotels LLC	Platte	\$7,111,909	\$6,611,954	7.03%	2021-2022
33	21-79041	Horizons Industrial I LLC	Platte	\$2,877,903	\$2,810,985	2.33%	2021-2022
34	21-79043	Horizons Industrial III LLC	Platte	\$3,617,519	\$3,513,234	2.88%	2021-2022
35	21-79044	Horizons Industrial IV LLC	Platte	\$5,987,724	\$5,796,250	3.20%	2021-2022
36	21-79045	Horizons Industrial V LLC	Platte	\$8,534,494	\$8,356,667	2.08%	2021-2022
37	21-79046	Horizons Industrial VI LLC	Platte	\$6,872,869	\$6,790,831	1.19%	2021-2022
38	21-79048	Horizons Industrial VIII LLC	Platte	\$2,403,519	\$2,358,682	1.87%	2021-2022
39	21-79049	Horizons Industrial IX LLC	Platte	\$3,606,794	\$3,546,808	1.66%	2021-2022
40	21-79050	Hospitality Properties Trust	Platte	\$2,629,859	\$2,103,887	20.00%	201-2022

Exhibit B. – Dismissals

#	Appeal Number	Name	County
1	21-10031	Hardin Hord III	St. Louis
2	21-10066	Charles and Cornelia R Manassa	St. Louis
3	21-10103	Karen McCluer	St. Louis
4	21-10111	Paul Reinisch	St. Louis
5	21-20032	1426 Washington Ave LLC	St. Louis City
6	21-20034	Hat Trick LLC co Ryan LLC	St. Louis City
7	21-20035	Hat Trick LLC co Ryan LLC	St. Louis City
8	21-20036	Hat Trick LLC co Ryan LLC	St. Louis City
9	21-20037	Hat Trick LLC co Ryan LLC	St. Louis City
10	21-20038	Hat Trick LLC co Ryan LLC	St. Louis City
11	21-20039	Hat Trick LLC co Ryan LLC	St. Louis City
12	21-30090	Edward Phillips	Jackson
13	21-33006	EAS Investment Enterprises Inc	Greene
14	21-33007	EAS Investment Enterprises Inc	Greene
15	21-33008	EAS Investment Enterprises Inc	Greene
16	21-33009	EAS Investment Enterprises Inc	Greene
17	21-79033	Hotel KCI LLC	Platte
18	21-79042	Horizons Industrial II LLC	Platte
19	21-79047	Horizons Industrial VII LLC	Platte