

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
sj_____

Date: 06/11/2024

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 (GAR), Chairman
- Debbi McGinnis (DM), Commissioner
- Greg Razer (GWR), Commissioner

Staff/Others Present:

P. Chari (PC), Appraisal and Assessment Specialist
D. Hutton (DH), Legislative/Policy Analyst
S. Jacobs (SJ), Administrative Secretary
L. Jones (LJ), Appraisal and Assessment Manager, Local Assistance
J. Schmidt (JS), Miscellaneous Technical
S. Wankum (SW), Miscellaneous Professional

► **Review Minutes from Previous Meeting**

- Approved
- Corrected as follows:

► **Agenda**

- GAR called the meeting to order at 1:30 p.m.
- GWR made a motion to close a portion of the meeting to discuss Legal matters per Section 610.021(1), RSMo. The motion was seconded by GAR. The meeting went into closed session at 1:32 p.m. GWR made a motion to reopen the meeting at 2:30 p.m. GAR seconded the motion. The meeting reopened at 2:30 p.m.
- GWR made a motion to close a portion of the meeting to discussion Legal and personnel matters per Section 610.021(1), (3), and (13), RSMo. The motion was seconded by GAR. The meeting went into closed session at 3:09 p.m. GWR made a motion to reopen the meeting at 4:01 p.m. GAR seconded the motion. The meeting reopened at 4:01 p.m.
- GWR made a motion to adjourn the meeting at 4:03 p.m. The motion was seconded by GAR. The meeting adjourned at 4:03 p.m.

Gary Romine, Chairman

Stacey Jacobs, Administrative Secretary

STATE TAX COMMISSION OF MISSOURI

NOTICE OF MEETING

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

TIME: SCHEDULED FOR 1:30 P.M.
DATE: TUESDAY, JUNE 11, 2024

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=mb125f00db1f2dcc9f58bce003b5d9ea7>

Meeting number (access code): 2630 135 2404 Meeting password: z7bPjZHgz27

Join from a video system or application

Dial [26301352404@stateofmo.webex.com](https://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), [26301352404##](tel:+16504793207) Call-in toll number (US/Canada)

Join by phone

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

State Tax Commission Records Custodian

Stacey Jacobs
Administrative Secretary
573-751-1716
Stacey.Jacobs@stc.mo.gov

Posted June 10, 2024, at 12:24 p.m. on the doors of the building and at 12:21 p.m. on the STC website by Misty Frank.

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

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

AGENDA

Tuesday, June 11, 2024

1:30 p.m.

- I. Closed Session**
 - A. Legal – Section 610.021(1)

- II. Original Assessment Certifications**
 - A. Attachment 1 – 2024 Certification of Commercial Aircraft Owned by Airlines dated 06-11-2024
 - B. Attachment 2 – 2024 Certification of Commercial Aircraft Owned by Others dated 06-11-2024

- III. Stipulations**
 - A. Exhibit A., 1 – 39

- IV. Dismissals**
 - A. Exhibit B., 1 – 52

- V. Administration**
 - A. STC Calendar Update
 - B. Approval of Minutes
(Meetings of the State Tax Commission of Missouri dated May 28, 2024, May 31, 2024, and June 3, 2024, and Closed Meeting Minutes dated May 28, 2024)
 - C. Section Update
 - D. FY-2025 STC Internal Control Plan and Cooperative Agreement
 - E. Missouri Lawyers Weekly Subscription Renewal
 - F. SHRM Conference Request
 - G. Approval for Invoices for Jackson County Deposition Transcripts

- VI. Legal**
 - A. Section Update

- VII. Local Assistance**
 - A. Section Update

- VIII. Original Assessment**
 - A. Section Update
 - B. Draft 2024 Certification of Centrally Assessed Railroad and Utility Companies

- IX. Property Tax/Legislative Items**

- X. Commission Comments**

- XI. Closed Session**
 - A. Legal – Section 610.021(1)
 - B. Personnel – Section 610.021(3) and (13)

- XII. Open Session**

XIII. Adjournment¹

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.

Agenda - Vote Taken

Topic: Original Assessment Certification – Attachment 1 – 2024 Certification of Commercial Aircraft Owned by Airlines dated 06-11-2024

Motion(s)/Comments: PC presented the Certification of Commercial Aircraft Owned by Airlines as illustrated on Attachment 1 dated June 11, 2024. GWR made a motion to approve the Certification of Commercial Aircraft Owned by Airlines. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Yea	<input checked="" type="checkbox"/> Yea
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Original Assessment Certification – Attachment 2 – 2024 Certification of Commercial Aircraft Owned by Others dated 06-11-2024

Motion(s)/Comments: PC presented the Certification of Commercial Aircraft Owned by Others as illustrated on Attachment 2 dated June 11, 2024. GWR made a motion to approve the Certification of Commercial Aircraft Owned by Others. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Yea	<input checked="" type="checkbox"/> Yea
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Stipulations

Motion(s)/Comments: The Commission reviewed the Stipulations that were ready for approval, which were listed on Exhibit A. of the agenda. GWR made a motion to approve the Stipulations on Exhibit A. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Yea	<input checked="" type="checkbox"/> Yea
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Dismissals

Motion(s)/Comments: The Commission reviewed the Dismissals that were ready for approval, which were listed on Exhibit B. of the agenda. GWR made a motion to approve the Dismissals on Exhibit B. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Yea	<input checked="" type="checkbox"/> Yea
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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 Meetings of the State Tax Commission of Missouri dated May 28, 2024, May 31, 2024, and June 3, 2024, and the Closed Meeting Minutes dated May 28, 2024. GWR made a motion to approve the minutes for the Meetings of the State Tax Commission dated May 28, 2024, May 31, 2024, and June 3, 2024, and Closed Meeting Minutes dated May 28, 2024. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Yea	<input checked="" type="checkbox"/> Yea
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: FY-2025 STC Internal Control Plan and Cooperative Agreement

Motion(s)/Comments: SJ presented the draft FY-2025 Internal Control Plan and the FY-2025 Cooperative Agreement with the Office of Administration, Division of Accounting. GWR made a motion to approve the FY-2025 Internal Control Plan and the FY-2025 Cooperative Agreement. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Missouri Lawyers Weekly Subscription Renewal

Motion(s)/Comments: SJ presented a request to renew the subscription for the *Missouri Lawyers Weekly* in the amount of \$478.19. GWR made a motion to approve the subscription of *Missouri Lawyers Weekly* in the amount of \$478.19. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Yea	<input checked="" type="checkbox"/> Yea
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: SHRM Conference Request

Motion(s)/Comments: SJ presented a request for Melina Scheperle and herself to attend the 2024 Annual Missouri SHRM Conference scheduled August 6-9, 2024, at Lake Ozark, Missouri. The estimated cost is \$2,353.12. GWR made a motion for Ms. Scheperle and SJ to attend the 2024 Annual Missouri SHRM Conference at an estimated total cost of \$2,353.12. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Approval for Invoices for Jackson County Deposition Transcripts

Motion(s)/Comments: SJ presented a request to approve the payment of the transcripts for Jackson County depositions for the following: Kristen Solindas, Jeff Schmidt, Larry Hixson, Debbi McGinnis, Gary Romine, Ben Slawson, and taxpayer Tommy George at a total cost of \$869.40. GWR made a motion to approve the payment for the invoices of the transcripts for the Jackson County depositions. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Personnel Item – Additional Options for Chief Counsel and Original Assessment Manager Vacancy Postings

Motion(s)/Comments: SJ presented additional options for posting the vacancy notices for the Chief Counsel and Original Assessment Manager positions on Indeed, IAAO, and local Bar Associations. GWR made a motion to approve the Chief Counsel vacancy to be posted on Indeed for 20 days at a cost of \$299, on IAAO at a cost of \$209, and distributed to the local Bar Associations that are free and to post the Original Assessment Manager position on Indeed for 20 days at a cost of \$299 and on IAAO at a cost of \$209. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Yea	<input checked="" type="checkbox"/> Yea
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: Revised Funding for the STC Move

Motion(s)/Comments: During the April 19, 2024, Commission Meeting, the Commission voted to approve \$76,000 towards the cost of renovations for the STC office move with the understanding an additional request may be presented for any additional funds the agency could provide. SJ provided an update to the Commission that an additional \$12,000 could be provided towards the move, for total funding of \$88,000. GWR made a motion to approve the additional \$12,000 for a total of \$88,000 of STC funds to be provided towards renovation costs. GAR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
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Continue Discussion/Vote until meeting at:
Date: Time: Place:

Specific directions for the interim period:

Topic: STC Calendar Update

Motion(s)/Comments: SJ reviewed the STC Calendar for the upcoming weeks. GAR and LJ provided the date of a mapping meeting to be added to the calendar.

Informational Meeting, No Vote Taken:

Topic: Administrative Section Update

Motion(s)/Comments: SJ presented the Administration Section Update and discussed the section progress and projects.

Informational Meeting, No Vote Taken:

Topic: Legal Section Update

Motion(s)/Comments: SJ presented the Legal Section Update that was prepared by Greg Allsberry regarding the status of various projects and schedules for the Senior Hearing Officers for the upcoming weeks.

Informational Meeting, No Vote Taken:

Topic: Local Assistance Update

Motion(s)/Comments: LJ presented the Local Assistance Section Update and discussed the progress for the 2023 cycle.

Informational Meeting, No Vote Taken:

Topic: Original Assessment Update

Motion(s)/Comments: PC presented the Original Assessment Section Update and discussed the progress for the 2024 cycle.

Informational Meeting, No Vote Taken:

Topic: Draft 2024 Certification of Centrally Assessed Railroad and Utility Companies

Motion(s)/Comments: PC presented the draft valuations for the Centrally Assessed Railroad and Utility Companies.

Informational Meeting, No Vote Taken:

Topic: Property Tax/Legislative Items

Motion(s)/Comments: DH presented a legislative update and provided a summary of the end of session and bill review.

Informational Meeting, No Vote Taken:

Exhibit A. Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	21-15843	Margretta Cassmeyer	St. Louis	\$122,850	\$89,680	27.00%	2021-2022
2	22-10075	Gunnison Properties LLC Et Al	St. Louis	\$82,910	\$8,000	90.35%	2022
3	22-10078	Hunter Engineering Co.	St. Louis	\$3,663,180	\$3,588,620	2.04%	2022
4	22-10081	Adl Properties LLC	St. Louis	\$40,000	\$32,850	17.88%	2022
5	22-10100	Federal-Mogul Vehicle Component	St. Louis	\$288,000	\$32,000	88.89%	2022
6	22-10369	Gregory T Iverson	St. Louis	\$31,350	\$26,370	15.89%	2022
7	23-10023	Xiaogang Cheng	St. Louis	\$148,710	\$134,560	9.52%	2023-2024
8	23-10147	Rick Bibbs	St. Louis	\$29,560	\$25,250	14.58%	2023-2024
9	23-10218	Rose A Clark	St. Louis	\$110,200	\$97,910	11.15%	2023-2024
10	23-10484	William P. Bottom	St. Louis	\$140,600	\$124,450	11.49%	2023-2024
11	23-10514	Angela Rena Brown	St. Louis	\$10,940	\$7,200	34.19%	2023-2024
12	23-10564	John Hunzeker Hunzeker Living Trust	St. Louis	\$23,070	\$16,150	30.00%	2022-2023
13	23-10707	Steven Thomas Campbell	St. Louis	\$34,830	\$30,020	13.81%	2023-2024
14	23-10755	JoAnn Dougherty	St. Louis	\$18,830	\$16,800	10.78%	2023-2024
15	23-110063	Hue T Phan	St. Louis	\$61,350	\$57,820	5.75%	2023-2024
16	23-110123	Robert William Brangle Jr.	St. Louis	\$132,750	\$118,750	10.55%	2023-2024
17	23-110133	Salim Ghuneim	St. Louis	\$86,030	\$71,570	16.81%	2023-2024
18	23-110134	Shawket Barwary	St. Louis	\$98,690	\$79,710	19.23%	2023-2024
19	23-110137	Jonathan B. Fuller	St. Louis	\$103,930	\$97,850	5.85%	2023-2024
20	23-110278	Fred W. Gaskin	St. Louis	\$394,140	\$348,840	11.49%	2023-2024
21	23-110350	Susan J. Coleman	St. Louis	\$67,740	\$63,100	6.85%	2023-2024
22	23-110989	Robert B. Bentrup	St. Louis	\$79,100	\$74,500	5.82%	2023-2024
23	23-11100	Sharon Stotler Floyd	St. Louis	\$29,600	\$28,040	5.27%	2023-2024
24	23-112015	Stuart Salvador	St. Louis	\$41,800	\$40,110	4.04%	2023-2024
25	23-11206	Collin M Stutz Collin and Leah Living Trust	St. Louis	\$468,730	\$426,890	8.93%	2023-2024
26	23-112317	Jamie A. Moffett	St. Louis	\$19,250	\$14,540	24.47%	2023-2024
27	23-11310	Jun Liang	St. Louis	\$200,200	\$180,500	9.84%	2023-2024
28	23-11385	Richard John Obermeier	St. Louis	\$58,900	\$39,620	32.73%	2023-2024
29	23-14889	Arlean Smith	St. Louis	\$34,050	\$27,740	18.53%	2023-2024
30	23-19840	Donna Scalise Scalise Donna J Revoc Trust	St. Louis	\$301,990	\$253,370	16.10%	2023-2024
31	23-19844	Ryan Roth	St. Louis	\$176,700	\$171,930	2.70%	2023-2024
32	23-32519	OM Haven Properties LLC	St. Charles	\$32,782	\$29,450	10.16%	2023-2024
33	23-32567	Carole Jamison	St. Charles	\$45,402	\$41,800	7.93%	2023-2024
34	23-32592	Kumar Indrajit and Annamalai Devi	St. Charles	\$87,441	\$79,800	8.74%	2023-2024
35	23-32601	James and Carolyn Babor	St. Charles	\$73,228	\$68,400	6.59%	2023-2024

36	23-57000	LL Acquisitions LLC	Franklin	\$697,100	\$317,530	54.45%	2021
37	23-57001	LL Acquisitions LLC	Franklin	\$216,250	\$98,500	54.45%	2021
38	23-57002	LL Acquisitions LLC	Franklin	\$614,720	\$280,000	54.45%	2021
39	23-93000	Evanell Havener	Worth	\$38,010	\$31,350	17.52%	2023-2024

Exhibit B. Dismissals

#	Appeal Number	Name	County
1	22-10197	KLM Property Investments LLC Series B	St. Louis
2	23-10186	Blair Motchan	St. Louis
3	23-112919	James A. Wand	St. Louis
4	23-112920	James A. Wand	St. Louis
5	23-112921	James A. Wand	St. Louis
6	23-30133	Mory Sanderson	Jackson
7	23-302080	Brett K & Schnorf McCully Kristi	Jackson
8	23-302554	John S & Vickie E Stanley	Jackson
9	23-30619	Johansen Trust #8160	Jackson
10	23-30695	Art McCollom	Jackson
11	23-30706	Todd S & Lisa N Coffey	Jackson
12	23-30745	Ron & Vicki Myrick	Jackson
13	23-30804	Curtis Thomsen	Jackson
14	23-30819	Troy Shannon Jeffries	Jackson
15	23-30820	Troy Shannon Jeffries	Jackson
16	23-30821	Troy Shannon Jeffries	Jackson
17	23-30823	Troy Shannon Jeffries	Jackson
18	23-30824	Troy Shannon Jeffries	Jackson
19	23-30825	Troy Shannon Jeffries	Jackson
20	23-30826	Troy Shannon Jeffries	Jackson
21	23-30829	G. Karl & Nancy K. Kuhlmann	Jackson
22	23-30852	Katrina Clark	Jackson
23	23-30925	John W. & Margaret Gordon	Jackson
24	23-30929	Mitchell L. & Caroline L. Powell	Jackson
25	23-30936	Deborah Baker	Jackson
26	23-30952	Ernest L Burrous & Christina Schlosser	Jackson
27	23-30978	Matrika Hornsby	Jackson
28	23-31006	Robert E. Rice	Jackson
29	23-31071	Brandy L McGuire	Jackson
30	23-31127	Christopher & Jessica Hickman	Jackson
31	23-31193	Molly Turner	Jackson
32	23-31205	Michael O & Kimberly A Roberts	Jackson
33	23-31232	William & Sandra K Lunceford	Jackson
34	23-31233	Daniel J & Sheryl L Hartman	Jackson
35	23-31276	Alma Divina Ducot	Jackson
36	23-31279	Frederick J & Mary J West	Jackson
37	23-31307	Ryle T & Stacey M Deister	Jackson
38	23-31332	Steven Bradley Leach	Jackson
39	23-31352	Raymond E and Denise R Hinton	Jackson

41	23-31354	Scott Intagliata	Jackson
42	23-31428	Scott Intagliata	Jackson
43	23-31732	AHG LLC	Jackson
44	23-31851	Stephen Stanberry	Jackson
45	23-31871	Jessica A and Ryan J Kennedy	Jackson
47	23-31927	Penny Ursino	Jackson
48	23-32557	Anthony G Davis	St. Charles
49	23-32590	Jaycee Fairgrounds Village	St. Charles
50	23-32599	John Zuccarello	St. Charles
51	23-32664	William H & Kathline Cox	Jackson
52	23-32681	Linda L. Kanai	Jackson