

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: 01/07/2025

Time: 1:30 p.m.

Place: 3705 Missouri Blvd., Suite 100
Small Conference Room
Jefferson City, MO 65109 and
Webex Conference Call

Recess/Reconvene Notes:

► **Members Present:**

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

Staff/Others Present:

G. Allsberry (GKA), Chief Counsel (via Webex)
D. Hutton (DH), Legislative/Policy Analyst
S. Jacobs (SJ), Administrative Secretary
L. Jones (LJ), Appraisal and Assessment Manager,
Local Assistance (via Webex)
H. Stiles (HS), Appraisal and Assessment
Manager, Original Assessment
S. Wankum (SW), Miscellaneous Professional

► **Review Minutes from Previous Meeting**

- Approved
- Corrected as follows:

► **Agenda**

- GAR called the meeting to order at 1:31 p.m.
- DM 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 GWR. The meeting went into closed session at 2:21 p.m. GWR made a motion to reopen the meeting at 3:09 p.m. DM seconded the motion. The meeting reopened at 3:09 p.m.
- GWR made a motion to adjourn the meeting at 3:10 p.m. The motion was seconded by DM. The meeting adjourned at 3:10 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, JANUARY 7, 2025

PLACE: OFFICE OF THE STATE TAX COMMISSION
3705 MISSOURI BLVD., SUITE 100
JEFFERSON CITY, MO 65109
and
WEBEX MEETING/CONFERENCE CALL

WEBEX MEETING DETAILS:

<https://stateofmo.webex.com/stateofmo/j.php?MTID=mcaf9fd6ef884b2335bde6cb6ef9cf3c8>

Meeting number (access code): 2869 093 7417 Meeting password: abJuqUpS533

Join from a video system or application

Dial [28690937417@stateofmo.webex.com](tel:28690937417)

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), [28690937417##](tel:28690937417) 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 January 6, 2025, at 12:03 p.m. on the front door of the building by Stacey Jacobs and at 11:57 a.m. on the STC website by Debbie Hagenhoff.

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, January 7, 2025

1:30 p.m.

I. Memorandums of Understanding

- A. Barton County – Residential
- B. Dade County – Commercial
- C. Grundy County – Residential
- D. Howell County – Residential
- E. Phelps County – Residential
- F. Pulaski County – Residential
- G. Saline County – Commercial
- H. Saline County – Residential
- I. Scott County – Residential

II. Stipulations

- A. Exhibit A., 1 – 95

III. Dismissals

- A. Exhibit B., 1 – 334

IV. Form 11s

- A. Exhibit C., 1 and 2

V. Form 11s Amended

- A. Exhibit D., 1 – 3

VI. Form 11As

- A. Exhibit E., 1 – 16

VII. Form 11As Amended

- A. Exhibit F., 1 – 5

VIII. Administration

- A. STC Calendar Update
- B. Approval of Minutes
(Meetings of the State Tax Commission of Missouri dated December 26, 2024, and
Closed Meetings dated December 26, 2024)
- C. Section Update
- D. FY-2025 PLDA Opportunity for Tammy Mackay
- E. MMA March 2025 Course Attendance Request

IX. Legal

- A. Section Update

X. Local Assistance

- A. Section Update
- B. 2025 – 2026 CE Request

XI. Original Assessment

- A. Section Update
- B. 2025 Value Line Revised Subscription Request

XII. Property Tax/Legislative Items

XIII. Commission Comments

XIV. Closed Session

A. Legal – Section 610.021(1)

XV. Open Session

XVI. 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.

Topic: Memorandum of Understanding – Barton County, Residential

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Barton County based on their 2023-2024 residential sales study of 77.01%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Barton County based on their 2023-2024 residential sales study. GWR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input checked="" 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: Memorandum of Understanding – Dade County, Commercial

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Dade County based on their 2023-2024 commercial appraisal study of 72.52%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Dade County based on their 2023-2024 commercial appraisal study. GWR 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: Memorandum of Understanding – Grundy County, Residential

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Grundy County based on their 2023-2024 residential sales study of 64.99%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Grundy County based on their 2023-2024 residential sales study. GWR 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: Memorandum of Understanding – Howell County, Residential

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Howell County based on their 2023-2024 residential sales study of 60.87%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Howell County based on their 2023-2024 residential sales study. GWR 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: Memorandum of Understanding – Phelps County, Residential

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Phelps County based on their 2023-2024 residential sales study of 68.43%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Phelps County based on their 2023-2024 residential sales study. GWR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input checked="" 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: Memorandum of Understanding – Pulaski County, Residential

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Pulaski County based on their 2023-2024 residential sales study of 77.84%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Pulaski County based on their 2023-2024 residential sales study. GWR seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input checked="" 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: Memorandum of Understanding – Saline County, Commercial

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Saline County based on their 2023-2024 commercial appraisal study of 66.67%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Saline County based on their 2023-2024 commercial appraisal study. GWR 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: Memorandum of Understanding – Saline County, Residential

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Saline County based on their 2023-2024 residential sales study of 75.37%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Saline County based on their 2023-2024 residential sales study. GWR 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: Memorandum of Understanding – Scott County, Residential

Motion(s)/Comments: LJ presented the Memorandum of Understanding (MOU) for Scott County based on their 2023-2024 residential sales study of 66.04%. The MOU provided steps to be completed by the Assessor for the 2025 Assessment Roll to make progress towards arriving at fair market value. DM made a motion to approve the MOU for Scott County based on their 2023-2024 residential sales study. GWR 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: Stipulations

Motion(s)/Comments: GKA presented the Stipulations that were ready for approval, which were listed on Exhibit A. of the agenda. DM made a motion to approve the Stipulations listed on Exhibit A. GWR 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: Dismissals

Motion(s)/Comments: GKA presented the Dismissals that were ready for approval, which were listed on Exhibit B. of the agenda. DM made a motion to approve the Dismissals listed on Exhibit B. GWR 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: Form 11s

Motion(s)/Comments: SJ presented the Form 11s that were ready for approval, which were listed on Exhibit C. of the agenda. SJ discussed Section 138.400 and 138.445, RSMo, that prohibits the amendment of the assessed valuations after December 31st of the year. SJ recommended additional language be added to the Form 11 Year over Year Comparison report and further provided her and GKA’s recommendation to add this same language to the Certification and to the Annual Report for Jackson County. GAR stated that our certification should further clarify the STC is acknowledging the assessed valuations submitted by the county, not certifying to the accuracy of the submitted assessed valuations. GWR made a motion to approve the Form 11s listed on Exhibit C. with the added language for Jackson County. DM 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: Form 11s Amended

Motion(s)/Comments: SJ presented the Form 11s Amended that were ready for approval, which were listed on Exhibit D. of the agenda. GWR made a motion to approve the Form 11s Amended listed on Exhibit D. DM 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: Form 11As

Motion(s)/Comments: SJ presented the Form 11As that were ready for approval, which were listed on Exhibit E. of the agenda. SJ discussed Section 138.400 and 138.445, RSMo, that prohibits the amendment of the assessed valuations after December 31st of the year. SJ recommended additional language be added to the Form 11A Year over Year Comparison report and further provided her and GKA’s recommendation to add this same language to the Certification and to the Annual Report for Jackson County. GAR stated that our certification should further clarify the STC is acknowledging the assessed valuations submitted by the county, not certifying to the accuracy of the submitted assessed valuations. GWR made a motion to approve the Form 11As listed on Exhibit E. with the added language for Jackson County. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input checked="" 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: Form 11As Amended

Motion(s)/Comments: SJ presented the Form 11As Amended that were ready for approval, which were listed on Exhibit F. of the agenda. GWR made a motion to approve the Form 11As Amended listed on Exhibit F. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input checked="" 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 December 26, 2024, and Closed Meeting Minutes dated December 26, 2024. GWR made a motion to approve the minutes for the Meetings of the State Tax Commission dated December 26, 2024, and Closed Meeting Minutes dated December 26, 2024. DM 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: FY-2025 PLDA Opportunity for Tammy Mackay

Motion(s)/Comments: SJ presented the Professional and Leadership Development Award (PLDA) opportunity requested by Tammy Mackay who received the PLDA in July 2024. Ms. Mackay is awarded up to \$1,500.00 for a PLDA opportunity. The estimated cost for Ms. Mackay’s PLDA opportunity is \$1,185.00, which is covered by the PLDA funding. GWR made a motion to approve the PLDA opportunity for Ms. Mackay at an estimated cost of \$1,185.00 covered by the PLDA funding. DM 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: MMA March 2025 Course Attendance Request

Motion(s)/Comments: SJ presented a request for Alexis Crump and Clayton “Andy” Terry to attend the Missouri Mappers Association (MMA) March 2025 school in Callaway County, MO, March 17-21, 2025. The estimated cost for registration and travel for Ms. Crump and Mr. Terry is \$2,370.00. GAR will attend portions of the course in observance only. GWR made a motion to approve the attendance for MS. Crump and Mr. Terry to the March 17-21, 2025, MMA school at an estimated cost of \$2,370.00. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman	Debbi McGinnis, Commissioner	Greg Razer, Commissioner
<input checked="" type="checkbox"/> Yea	<input checked="" 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: 2025 – 2026 CE Request

Motion(s)/Comments: LJ presented a request for continuing education courses for 10 Local Assistance team members at a cost of \$3,590.00. This continuing education is a requirement for certified appraisers. GWR made a motion to approve the continuing education courses for 11 Local Assistance team members at a cost of \$3,949.00. DM 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: 2025 Value Line Revised Subscription Request

Motion(s)/Comments: HS requested approval for the additional cost for the 2025 Value Line subscription. HS explained that the wrong subscription was quoted in the previous request. GWR made a motion to approve the additional cost for the 2025 Value Line subscription at \$1,750.00 for one user. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

- Yea
- Nay
- Abstain

Debbi McGinnis, Commissioner

- Yea
- Nay
- Abstain

Greg Razer, Commissioner

- Yea
- Nay
- Abstain

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.

Informational Meeting, No Vote Taken:

Topic: Administration 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: GKA presented the Legal Section Update and discussed the status of various appeals and projects.

Informational Meeting, No Vote Taken:

Topic: Local Assistance Section Update

Motion(s)/Comments: LJ presented the Local Assistance Section Update and discussed the progress for the 2023-2024 cycle.

Informational Meeting, No Vote Taken:

Topic: Original Assessment Section Update

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

Informational Meeting, No Vote Taken:

Topic: Property Tax/Legislative Items

Motion(s)/Comments: DH discussed the Legislative Update and bills that have been filed that he is tracking.

Informational Meeting, No Vote Taken: