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 **Date:** 12/18/2025 **Time:** 1:30 p.m. Place: 3705 Missouri Blvd.. Suite 100 Small Conference Room Jefferson City, MO 65109 and Microsoft Teams Conference Call **Recess/Reconvene Notes: Members Present: Staff/Others Present:** Gary Romine (GAR), Chairman G. Allsberry (GKA), Chief Counsel M. Fudge (MDF), Appraisal and Assessment Manager, Original Assessment Debbi McGinnis (DM), Commissioner D. Hutton (DH), Legislative/Policy Analyst Greg Razer (GWR), Commissioner S. Jacobs (SJ), Administrative Secretary L. Jones (LJ), Appraisal and Assessment Manager, Local Assistance 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. There were additional participants on the call or in the meeting room other than STC staff. GWR made a motion to close a portion of the meeting to discuss legal and personnel matters per Section 610.021(1), (3), and (13), RSMo. The motion was seconded by DM. At the time the meeting went into closed session there were other participants were on the call or in the meeting room other than STC staff. The meeting went into closed session at 1:58 p.m. GWR made a motion to reopen the meeting at 3:45 p.m. DM seconded the motion. The meeting reopened at 3:45 p.m. Other participants were on the call or in the meeting room other than STC staff when returning to open session. GWR made a motion to adjourn the meeting at 3:49 p.m. The motion was seconded by DM. The meeting adjourned at 3:49 p.m.

Stacey Jacobs, Administrative Secretary

Gary Romine, Chairman

STATE TAX COMMISSION OF MISSOURI

NOTICE OF MEETING

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

TIME: SCHEDULED FOR 1:30 P.M.

DATE: THURSDAY, DECEMBER 18, 2025

PLACE: OFFICE OF THE STATE TAX COMMISSION

3705 MISSOURI BLVD., SUITE 100 STC SMALL CONFERENCE ROOM JEEFERSON CITY, MO, 65109

JEFFERSON CITY, MO 65109

and

MICROSOFT TEAMS MEETING/CONFERENCE CALL

MICROSOFT TEAMS MEETING DETAILS:

Join the meeting now

Meeting ID: 234 209 584 465 5 Meeting Passcode: N5Ns9hx3

Dial in by phone

+1 469-998-7961,,782349529# United States, Dallas

Find a local number

Phone conference ID: 782 349 529#

State Tax Commission Records Custodian

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

Posted December 17, 2025, at 10:36 a.m. on the front door of the building and at 10:37 a.m. on the STC website by Debbie Hagenhoff.

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

AGENDA

Thursday, December 18, 2025 1:30 p.m.

I. Agricultural Land Productivity Values for 2027-2028

A. Grades 1 through 8

II. Applications for Review

- A. 23-10099, David M. and Linda M. Krygiel v. St. Louis County
- B. 23-11426, Ken Youngermann v. St. Louis County
- C. 23-110282, Daniel J. Mannion v. St. Louis County

III. Form 11s

A. Exhibit A., 1 and 2

IV. Amended Form 11

A. Exhibit B., 1

V. Form 11As

A. Exhibit C., 1-13

VI. Administration

- A. STC Calendar Update
- B. Approval of Minutes

(Meetings of the State Tax Commission of Missouri dated December 9, 2025, and Closed Meeting Minutes dated December 9, 2025)

- C. Amendment of the July 23, 2024, 10:00 a.m. Commission Meeting Minutes
- D. Section Update
- E. 2025 Assessor-Elect Training Final Expenses
- F. MSAA March 2026 School Attendance Request
- G. 2025 Holiday Luncheon Approval Request

VII. Legal

A. Section Update

VIII. Local Assistance

- A. Section Update
- B. Platte County Request to Release Assessment Reimbursement Funds

IX. Original Assessment

A. Section Update

X. Legislation

A. Legislative Update

XI. Commission Comments

A. Draft STC Response to MSAA Letter Responding to STC Physical Inspection Letter

XII. Closed Session

- A. Legal Section 610.021(1)
- B. Personnel Section 610.021(3) and (13)

XIII.	Open Session
XIV.	$\mathbf{Adjournment}^1$
n d	
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.

Page 1 **of** 8 **Meeting Date:** 12/18/25

Topic: Agricultural Land Productivity Values for 2027-2028

Motion(s)/Comments: GWR made a motion to discuss Agricultural Land Productivity Values for 2027-2028. DM seconded the motion. The Commission discussed the economic conditions, the loss of 8,000 Missouri farms in the last five years, threat of New World screwworm and Trichomoniasis disease on the cattle market, and issues facing the southeast portions of the State of Missouri with flooding and droughts. GWR made a motion to keep the Agricultural Land Productivity Values for 2027-2028 cycle the same as the 2025-2026 cycle. The 2027-2028 values will be Grade 1 - \$1,035, Grade 2 - \$850, Grade 3 - \$645, Grade 4 - \$405, Grade 5 - \$191, Grade 6 - \$147, Grade 7 - \$73, and Grade 8 - \$30. DM seconded the motion.

Gary F	ction Taken: Romine, Chairman Yea Nay	Debbi McGinnis, Co ☐ Yea ☐ Nay	ommissioner		Razer, Commissioner Yea Nay
	Abstain Not Present	Abstain Not Present			Abstain Not Present
		— /Vote until meeting a Time:	t: Place:		Trot Pesent
					giel v. St. Louis County ation for Review Order for appeal
		• 0	•	-	sented the draft order and provided
	•	da M. Krygiel v. St. Lo			cation for Review Order for appeal nded the motion.
Vote/A	ction Taken:		·		
	Romine, Chairman	Debbi McGinnis, Co	mmissioner	Greg F	Razer, Commissioner
	Yea	Yea N		\bowtie	Yea
=	Nay	Nay		_	Nay
=	Abstain Not Present	Abstain Not Present		=	Abstain Not Present
_		/Vote until meeting a	t:		Not I resent
	Date:	Time:	Place:		
Specifi	c directions for the in	iterim period:			

Page 2 **of** 8 **Meeting Date:** 12/18/25

Topic: Application for Review – 23-11426, Ken Youngermann v. St. Louis County

Motion(s)/Comments: GWR made a motion to consider the draft Application for Review Order for appeal 23-11426, Ken Youngermann v. St. Louis County. GKA presented the draft order and provided a summary of the appeal. GWR made a motion to approve the draft Application for Review Order for appeal 23-11426, Ken Youngermann v. St. Louis County. DM seconded the motion.

	ction Taken: Romine, Chairman Yea Nay Abstain	Debbi McGinnis, Co Yea Nay Abstain	ommissioner (Razer, Commissioner Yea Nay Abstain
□ Specifi	Not Present Continue Discussion Date: c directions for the in	Time:	t: Place:		Not Present
Motion 23-110 of the a	282, Daniel J. Mannio	R made a motion to co on v. St. Louis County. motion to approve the	nsider the draft A GKA presented draft Application	Applica the dr	ation for Review Order for appeal aft order and provided a summary eview Order for appeal 23-
	ction Taken:				
	Romine, Chairman	Debbi McGinnis, Co	ommissioner (Greg F	Razer, Commissioner
	Yea	Yea New	L T	$\stackrel{>}{\dashv}$	Yea
H	Nay Abstain	Nay Abstain	L [Nay Abstain
	Not Present	Not Present	[Not Present
	Continue Discussion	/Vote until meeting a	t:		
	Date:	Time:	Place:		
Specifi	c directions for the ir	nterim period:			

Page 3 **of** 8 **Meeting Date:** 12/18/25

Topic: Form 11s

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

Vote/A	ction Taken:				
Gary I	Romine, Chairman	Debbi McGinnis, Co	ommissioner	Greg I	Razer, Commissioner
	Yea	∑ Yea		\boxtimes	Yea
	Nay	□ Nay			Nay
	Abstain	Abstain			Abstain
	Not Present	Not Present			Not Present
	Continue Discussion	/Vote until meeting a	t:		
	Date:	Time:	Place:		
Specifi	c directions for the ir	nterim period:			
Topic:	Amended Form 11				
3.5	() ()	D			44 534
					orm 11. DM seconded the motion.
-		-			as listed on Exhibit B. of the
		n to approve the Amer	nded Form 11 li	sted on	Exhibit B. DM seconded the
motion					
Voto/A	ction Taken:				
	Romine, Chairman	Debbi McGinnis, Co	nmmissioner	Crog I	Razer, Commissioner
	Yea	Yea			Yea
	Nay	Nay			Nay
H	Abstain	Abstain		H	Abstain
H	Not Present	Not Present		H	Not Present
	Tion I lesent	Not I resent			110t I Ieschi
	Continue Discussion	/Vote until meeting a	ıt:		
_	Date:	Time:	Place:		
Specifi	c directions for the ir	nterim period:			

Page 4 **of** 8 **Meeting Date:** 12/18/25

Topic: Form 11As

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

	ction Taken:				
	Romine, Chairman	Debbi	McGinnis, Commissioner	Greg 1	Razer, Commissioner
	Yea	\bowtie	Yea	\bowtie	Yea
	Nay	Ц	Nay	Ц	Nay
	Abstain	Ц	Abstain	Ц	Abstain
	Not Present		Not Present		Not Present
	Continue Discussion	/Vote u	ntil meeting at:		
	Date:	Time:	Place:		
Specifi	ic directions for the in	nterim	period:		
Topic:	Approval of Minute	S			
	, 11				
Motion	n(s)/Comments: App	roval of	Minutes from the Meeting of	f the Sta	te Tax Commission of Missouri
					, 2025. GWR made a motion to
approv	e the minutes for the M	Meeting	of the State Tax Commission	dated I	December 9, 2025, and Closed
Meetin	g Minutes dated Dece	mber 9,	2025. DM seconded the mot	ion.	
					
	ction Taken:			~	
	Romine, Chairman	Debbi	McGinnis, Commissioner	Greg .	Razer, Commissioner
	Yea	\bowtie	Yea	\bowtie	Yea
\square	Nay	\square	Nay		Nay
\sqcup	Abstain	Ц	Abstain		Abstain
	Not Present		Not Present		Not Present
	Continue Discussion	/Vote u	intil meeting at:		
	Date:	Time:	Place:		
Specifi	ic directions for the in				

Page 5 **of** 8 **Meeting Date:** 12/18/25

Topic: Amendment of the July 23, 2024, 10:00 a.m. Commission Meeting Minutes

Motion(s)/Comments: SJ presented amendments to the July 23, 2024, 10:00 a.m. Commission Meeting Minutes. Topic Attorney General Presentation was a general topic without a vote of the Commission. The original minutes listed the Vote/Action Taken of each Commissioner under the Motion(s)/Comments section of the topic, this was incorrect. The amended minutes has the Vote/Action Taken section removed. GWR made a motion to amend the July 23, 2024, 10:00 a.m. Commission Meeting Minutes without the Vote/Action Taken as presented. DM seconded the motion.

Vote/A	Action Taken:					
•	Romine, Chairman		McGinnis, Co	mmissioner	Greg 1	Razer, Commissioner
	Yea	=	Yea		\bowtie	Yea
\vdash	Nay		Nay		\vdash	Nay
\square	Abstain	=	Abstain		\sqcup	Abstain
	Not Present		Not Present			Not Present
	Continue Discussion	ı/Vote ur	ntil meeting a	t:		
	Date:	Time:	w	Place:		
Specif	ic directions for the i	nterim p	eriod:			
m •	2027		P. 15			
Topic:	2025 Assessor-Elect	t Training	g Final Expens	ses		
Motion	n(s)/Comments· SI n	recented	a request for a	annroval of the	2025 Δ	ssessor-Elect Training Final
			-	* *		1 \$522.50 in estimated costs for
	_					s to be split with the Missouri State
						ment with a total cost of \$1,687.95
						notion to approve the 2025
	or-Elect Training final					
1133033	of Liect Hammig ima	CAPCIISC	ου φ1,007.75	o. Divi seconde	d the m	iotion.
Vote/A	Action Taken:					
	Romine, Chairman	Debbi N	McGinnis, Co	mmissioner	Greg l	Razer, Commissioner
\boxtimes	Yea	<u> </u>	Yea		\boxtimes	Yea
	Nay		Nay			Nay
	Abstain		Abstain			Abstain
	Not Present		Not Present			Not Present
	Continuo Discussion	/Voto ur	ntil mooting o	4•		
	Continue Discussion Date:	Time:	im meeniig a	ι: Place:		
Specif	ic directions for the i		eriod:	I lace.		

Page 6 **of** 8 **Meeting Date:** 12/18/25

Topic: MSAA March 2026 School Attendance Request

Specific directions for the interim period:

<u>Motion(s)/Comments</u>: SJ presented a request for Jack Niemeyer, Appraisal and Assessment Representative, to attend the MSAA March 2026 School in Lake Ozark, March 16-20, 2026. The estimated cost for registration and travel for Mr. Niemeyer is \$1,432.00. GWR made a motion to approve the attendance for Mr. Niemeyer to the MSAA March 2026 School at an estimated cost of \$1,432.00. DM seconded the motion.

Vote/A	ction Taken:				
Gary I	Romine, Chairman	Debbi McGinnis, Co	ommissioner G	Freg F	Razer, Commissioner
\boxtimes	Yea	∑ Yea		\leq	Yea
	Nay	☐ Nay			Nay
	Abstain	Abstain			Abstain
	Not Present	■ Not Present			Not Present
	Continue Discussion Date:	Time:	it: Place:		
Specifi	c directions for the ir	iterim period:			
Motion GWR 1		resented a request to a	pprove the 2025 h		y luncheon at a cost of \$687.71. 87.71. DM seconded the motion.
	Romine, Chairman	Debbi McGinnis, Co	ommissioner G	Lrea R	Razer, Commissioner
	Yea	Yea		7	Yea
	Nay	Nav	<u> </u>	\exists	Nay
Ħ	Abstain	Abstain	F	=	Abstain
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	Continue Discussion	/Vote until meeting a	ıt:		
	Date:	Time:	Place:		

Page 7 **of** 8 **Meeting Date:** 12/18/25

Topic: Platte County Request to Release Assessment Reimbursement Funds

Motion(s)/Comments: LJ presented a request to release FY-2026 Platte County assessment maintenance funds. On May 28, 2025, the Commission voted to approve a request to withhold funds due to lack of compliance with the 2024-2025 Platte County Assessment Maintenance Plan. LJ provided that he had reviewed the updated Platte County Assessment roll, and the county has complied with the STC Order the increase residential assessments. GWR made a motion to approve the request to release the FY-2026 assessment maintenance funds for Platte County. DM seconded the motion.

Vote/A	ction Taken:					
Gary I	Romine, Chairman	Debbi	McGinnis, Cor	nmissioner	Greg l	Razer, Commissioner
	Yea	\boxtimes	Yea		\boxtimes	Yea
	Nay		Nay			Nay
	Abstain		Abstain			Abstain
	Not Present		Not Present			Not Present
	Continue Discussion	/Vote u	ntil meeting at:	}		
	Date:	Time:		Place:		
Specifi	c directions for the ir	nterim j	period:			
-		3.50				
Topic:	Draft STC Response	to MS	AA Letter Respo	onding to STC	Physic	al Inspection Letter
Mation	o(a)/Commontae CV		stad a dwaft latta	. maaandina a tha	MCAA	letter responding to the STC's
		-				A letter responding to the STC's
•	-					to the MSAA responding the
		_		onded the mo	tion. 1	he Commission instructed SJ to
aiso sei	nd the series of letters	to all cc	ounty assessors.			
Vote/A	ction Taken:					
	Romine, Chairman	Debbi	McGinnis, Cor	nmissioner	Greg l	Razer, Commissioner
	Yea	\boxtimes	Yea			Yea
Ħ	Nay	Ħ	Nay		Ħ	Nay
_	Abstain	П	Abstain		Ħ	Abstain
=	Not Present	Π	Not Present		\sqcap	Not Present
		_				
	Continue Discussion	/Vote u	ntil meeting at:	:		
	Date:	Time:	_	Place:		
Specifi	c directions for the ir	nterim _]	period:			

Page 8 **of** 8 **Meeting Date:** 12/18/25

Topic: Personnel – Additional Hours for Rosella Schad

Motion(s)/Comments: SJ and MDF presented a request for an additional 80 hours for Rosella Schad to continue knowledge transfer and training with MDF mostly regarding RECs. The request is at the current rate of \$100.00 per hour through March 31, 2025. GWR made a motion to approve the request for an additional 80 hours for Ms. Schad at a rate of \$100.00 per hour through March 31, 2025, with 75% of this time allotted to knowledge transfer and training of RECs for MDF. DM seconded the motion.

Vote/A	Action Taken:				
Gary l	Romine, Chairman	Debbi McGinnis, C	ommissioner (Greg I	Razer, Commissioner
	Yea	∑ Yea		\boxtimes	Yea
	Nay	■ Nay			Nay
	Abstain	☐ Abstain			Abstain
	Not Present	Not Present			Not Present
	Continue Discussion	/Vote until meeting :	at:		
	Date:	Time:	Place:		
Specif	ic directions for the in	nterim period:			

Agenda – No Vote Taken

Page 1 **of** 1 **Meeting Date:** 12/18/25

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

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

Informational Meeting, No Vote Taken:

Topic: Legal Section Update

<u>Motion(s)/Comments:</u> GKA presented the Legal Section Update and discussed the status of various projects and schedules for the Hearing Officers in the upcoming weeks.

Informational Meeting, No Vote Taken:

Topic: Local Assistance Section Update

Motion(s)/Comments: LJ presented the Local Assistance Section Update and discussed the progress of the 2025-2026 cycle.

Informational Meeting, No Vote Taken:

Topic: Original Assessment Section Update

<u>Motion(s)/Comments:</u> MDF presented the Original Assessment Section Update and discussed the progress for the 2025 cycle and preparation for the 2026 cycle.

Informational Meeting, No Vote Taken:

Topic: Legislative Update

<u>Motion(s)/Comments:</u> DH presented the Legislative Update and discussed legislation and projects he is working on.

Informational Meeting, No Vote Taken:

Exhibit A. Form 11s

			Residential		Agricultural		Commercial		Business Personal Property		Personal Property		Total	
#	: Cou	unty	Total Assessed Value	Assessment Growth (w/o NCI)	Total Assessed Value (includes Forest Cropland)	Assessment Growth (w/o NCI)	Total Assessed Value	Assessment Growth (w/o NCI)	Total Assessed Value	Assessment Growth	Total Assessed Value	Assessment Growth	Total Assessed Value	Assessment Growth
								FORM 11s						
_	Grur	ındy	55,061,430	13.57%	14,002,420	0.01%	15,430,501	0.57%	6,366,140	-8.60%	33,569,271	5.67%	124,429,762	7.52%
2	Jack	kson	10,549,459,158	-1.78%	14,929,852	-29.57%	5,534,446,085	30.46%	954,867,918	19.14%	1,648,724,581	-10.68%	18,702,427,594	7.73%

Exhibit B. Amended Form 11

		Residential		Agricultural		Commercial		Business Personal Property		Personal Property		To	otal
#	County	Total Assessed Value	Assessment Growth (w/o NCI)	Total Assessed Value (includes Forest Cropland)	Assessment Growth (w/o NCI)	Total Assessed Value	Assessment Growth (w/o NCI)	Total Assessed Value	Assessment Growth	Total Assessed Value	Assessment Growth	Total Assessed Value	Assessment Growth
AMENDED FORM 11													
1	Livingston	100,714,100	6.36%	17,168,200	1.09%	47,366,400	14.91%	14,661,110	-6.68%	52,054,518	4.26%	231,964,328	7.00%

Exhibit C. Form 11As

		Reside	ential	Agricultural		Comm	Commercial		Business Personal Property		Personal Property		Total	
#	County	Total Assessed Value	Assessment Growth (w/o NCI)	Total Assessed Value (includes Forest Cropland)	Assessment Growth (w/o NCI)	Total Assessed Value	Assessment Growth (w/o NCI)	Total Assessed Value	Assessment Growth	Total Assessed Value	Assessment Growth	Total Assessed Value	Assessment Growth	
							FORM 11As							
1	Adair	199,890,590	11.08%	14,079,500	0.70%	197,415,699	5.69%	29,890,232	2.93%	72,628,173	7.37%	513,904,194	33.51%	
2	Clay	4,651,739,520	12.91%	12,793,900	-2.23%	1,575,380,132	8.13%	413,424,677	7.82%	811,124,453	-4.67%	7,464,462,682	11.30%	
3	Douglas	116,570,770	9.62%	11,740,970	16.15%	26,984,045	7.81%	14,520,776	1.06%	45,003,328	10.96%	214,819,889	11.22%	
4	Grundy	55,014,410	13.47%	14,003,690	0.02%	15,461,671	0.77%	6,372,990	-8.50%	34,136,934	7.46%	124,989,695	8.00%	
5	Livingston	100,797,950	6.45%	17,164,800	1.07%	47,352,170	14.88%	15,195,500	-3.28%	52,985,628	6.12%	233,496,048	7.71%	
6	Putnam	58,483,134	9.41%	16,427,781	-4.01%	13,612,591	44.68%	4,622,150	11.70%	23,352,583	2.64%	116,498,239	9.80%	
7	Ralls	117,370,630	14.79%	15,488,310	0.93%	50,934,280	1.46%	44,016,921	8.32%	54,189,280	7.97%	281,999,421	10.23%	
8	St. Charles	10,015,734,903	8.53%	25,084,425	4.22%	2,092,470,852	3.47%	510,108,418	7.25%	1,501,020,151	-3.43%	14,144,418,749	7.58%	
9	St. Francois	544,651,550	9.68%	8,937,130	2.11%	175,473,740	9.43%	39,005,810	-9.84%	190,774,027	7.07%	958,842,257	9.52%	
10	Scott	249,341,600	10.82%	18,171,610	-0.41%	105,494,380	2.05%	59,498,450	9.12%	160,528,230	-0.56%	593,034,270	6.97%	
11	Stoddard	223,335,619	7.39%	44,479,104	0.12%	91,786,575	5.19%	73,064,030	-0.36%	143,205,440	5.12%	575,870,768	5.71%	
12	Sullivan	24,061,868	0.15%	17,301,671	-1.52%	13,587,245	0.89%	20,774,780	-1.90%	30,234,049	4.53%	105,959,613	1.46%	
13	Vernon	139,908,630	13.82%	25,723,360	0.07%	47,181,320	0.16%	29,611,160	11.15%	69,252,459	7.12%	311,676,929	10.57%	