

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: 04/28/2026

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:**

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

Staff/Others Present:

G. Allsberry (GKA), Chief Counsel
M. Fudge (MDF), Appraisal and Assessment
Manager, Original Assessment
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 on the call or in the meeting room other than STC staff. The meeting went into closed session at 2:08 p.m. GWR made a motion to reopen the meeting at 4:08 p.m. DM seconded the motion. The meeting reopened at 4:08 p.m. No 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 4:10 p.m. The motion was seconded by DM. The meeting adjourned at 4:10 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, APRIL 28, 2026

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

MICROSOFT TEAMS MEETING DETAILS:

[Join the meeting now](#)

Meeting ID: 283 844 917 158 3
Meeting Passcode: Kv2MG6NJ

Dial in by phone
+1 469-998-7961,,831358972# United States, Dallas
[Find a local number](#)
Phone conference ID: 831 358 972#

State Tax Commission Records Custodian

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

Posted April 27, 2026, at 12:20 p.m. on the front door of the building and at 12:26 p.m. on the STC website by Debbie Hagenhoff.

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

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

AGENDA

Tuesday, April 28, 2026

1:30 p.m.

- I. Original Assessment Appeals**
 - A. 25-001, Southwest Airlines Company Dismissal
 - B. 25-002, United Airlines, Inc. Dismissal

- II. 2026 - 2027 Assessment Maintenance Plans**
 - A. Exhibit A., 1 – 19

- III. Stipulations**
 - A. Exhibit B., 1 – 22

- IV. Dismissal**
 - A. Exhibit C., 1

- V. Administration**
 - A. STC Calendar Update
 - B. Approval of Minutes
(Meeting of the State Tax Commission of Missouri dated April 14, 2026, and April 16, 2026, and Closed Meeting Minutes dated April 14, 2026)
 - C. Section Update

- VI. Legal**
 - A. Section Update

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

- VIII. Original Assessment**
 - A. Section Update
 - B. 2026 STC Cost of Capital Study Presentation

- IX. Office of State Ombudsman**
 - A. Legislative Update

- 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.

Topic: Original Assessment Appeal, 25-001, Southwest Airlines Company Dismissal

Motion(s)/Comments: MDF presented the dismissal for the Original Assessment appeal 25-001, Southwest Airlines Company. GWR made a motion to approve the dismissal of appeal 25-001, Southwest Airlines Company. 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
<input type="checkbox"/> Nay	<input type="checkbox"/> Nay	<input type="checkbox"/> Nay
<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain
<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present

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

Specific directions for the interim period:

Topic: Original Assessment Appeal, 25-002, United Airlines, Inc. Dismissal

Motion(s)/Comments: MDF presented the dismissal for the Original Assessment appeal 25-002, United Airlines, Inc. GWR made a motion to approve the dismissal of appeal 25-002, United Airlines, Inc. 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
<input type="checkbox"/> Nay	<input type="checkbox"/> Nay	<input type="checkbox"/> Nay
<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain
<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present

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

Specific directions for the interim period:

Topic: 2026 - 2027 Assessment Maintenance Plans

Motion(s)/Comments: LJ presented the 2026-2027 Assessment Maintenance Plans that were ready for approval, which were listed on Exhibit A. of the agenda. GWR made a motion to approve the 2026-2027 Assessment Maintenance Plans listed on Exhibit A. 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
<input type="checkbox"/> Nay	<input type="checkbox"/> Nay	<input type="checkbox"/> Nay
<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain
<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present

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 B. of the agenda. GWR made a motion to approve the Stipulations listed on Exhibit B. 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
<input type="checkbox"/> Nay	<input type="checkbox"/> Nay	<input type="checkbox"/> Nay
<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain
<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present

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

Specific directions for the interim period:

Topic: Dismissal

Motion(s)/Comments: GKA presented the Dismissal that was ready for approval, which was listed on Exhibit C. of the agenda. GWR made a motion to approve the Dismissal listed on Exhibit C. 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
<input type="checkbox"/> Nay	<input type="checkbox"/> Nay	<input type="checkbox"/> Nay
<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain	<input type="checkbox"/> Abstain
<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Present

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 April 14, 2026, and April 16, 2026, and Closed Meeting Minutes dated April 14, 2026. GWR made a motion to approve the minutes for the Meetings of the State Tax Commission dated April 14, 2026, and April 16, 2026, and Closed Meeting Minutes dated April 14, 2026. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

Debbi McGinnis, Commissioner

Greg Razer, Commissioner

- Yea
- Nay
- Abstain
- Not Present

- Yea
- Nay
- Abstain
- Not Present

- Yea
- Nay
- Abstain
- Not Present

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

Specific directions for the interim period:

Topic: 2026 STC Cost of Capitol Study Presentation

Motion(s)/Comments: MDF presented the staff Cost of Capital Study recommendations for the 2026 cycle to the Commission. GWR made a motion to approve the 2026 Cost of Capital Study. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

Debbi McGinnis, Commissioner

Greg Razer, Commissioner

- Yea
- Nay
- Abstain
- Not Present

- Yea
- Nay
- Abstain
- Not Present

- Yea
- Nay
- Abstain
- Not Present

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 of the 2025-2026 cycle.

Informational Meeting, No Vote Taken:

Topic: Original Assessment Section Update

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

Informational Meeting, No Vote Taken:

Topic: Office of State Ombudsman

Motion(s)/Comments: The Commission reviewed the Legislative Update provided by Dan Hutton. He was not able to attend the meeting due to a scheduling conflict at the Capitol.

Informational Meeting, No Vote Taken:

Exhibit A. 2026-2027 Assessment Maintenance Plans

#	County Name
1.	Boone
2.	Buchanan
3.	Dent
4.	Gasconade
5.	Howell
6.	Jefferson
7.	Laclede
8.	Livingston
9.	Marion
10.	Monroe
11.	Platte
12.	Ralls
13.	St. Charles
14.	St. Louis
15.	Saline
16.	Scotland
17.	Warren
18.	Washington
19.	City of St. Louis

Exhibit B. Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	23-10208	Thomas G & June E Hildebrand	St. Louis	\$41,020	\$31,350	23.57%	2023-2024
2	23-302540	Woldu Abraha Tuku	Jackson	\$161,582	\$106,401	34.15%	2023
3	23-30575	FT Investment Properties LLC	Jackson	\$1,374,816	\$816,000	40.65%	2023
4	23-31244	Tammy E Young	Jackson	\$17,809	\$2,660	85.06%	2023-2024
5	23-31245	Tammy E Young	Jackson	\$21,109	\$10,706	49.28%	2023-2024
6	23-32711	Midas Independence LLC	Jackson	\$2,340,800	\$1,920,000	17.98%	2023-2024
7	23-32793	Penney Property Sub Holdings LLC	Jackson	\$3,371,968	\$2,656,000	21.23%	2023-2024
8	23-32875	Randy E Penland & Donna S Pendergraph	Jackson	\$79,097	\$79,097	0.00%	2023
9	24-300073	Trenton W Holloway	Jackson	\$46,015	\$28,405	38.27%	2024
10	24-62508	Rapha House International Inc	Jasper	\$289,720	\$240,000	17.16%	2024
11	25-300042	Holly Bieker	Jackson	\$167,808	\$119,700	28.67%	2025
12	25-300054	Andrew & Laura Laux	Jackson	\$78,478	\$38,000	51.58%	2025
13	25-300056	John C & Rebecca Armstrong	Jackson	\$27,681	\$18,354	33.69%	2025
14	25-300062	St. Sebastian LLC	Jackson	\$256,996	\$174,880	31.95%	2025
15	25-300111	Daniel Lopez	Jackson	\$13,551	\$7,600	43.92%	2025
16	25-300112	Watkins Family Trust Dated 01/19/2024	Jackson	\$63,956	\$47,747	25.34%	2025
17	25-300115	Willis L Toney & Demona Manlove	Jackson	\$42,414	\$32,300	23.85%	2025
18	25-300126	Bridget Haggerty	Jackson	\$92,646	\$78,850	14.89%	2025
19	25-300157	Kevin J & Carrie S Bond	Jackson	\$51,260	\$47,460	7.41%	2025
20	25-32500	Mohammad Abdul Mottaleb	St. Charles	\$67,465	\$66,500	1.43%	2025
21	25-32550	Stephen E & Anne C Penrose	St. Charles	\$60,795	\$59,850	1.55%	2025
22	25-62501	Adam Colin	Jasper	\$21,910	\$20,090	8.31%	2025

Exhibit C. Dismissals

#	Appeal Number	Name	County
1	23-30588	Favtrip Grandview LLC	Jackson