

STATE TAX COMMISSION OF MISSOURI

MEETING OF THE STATE TAX COMMISSION OF MISSOURI MINUTES

Approved: 07/07/2026
Page 1 of 1
Minutekeeper's Initials
sj_____

Date: 06/23/2026

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:

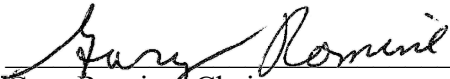
M. Fudge (MDF), Appraisal and Assessment
Manager, Original Assessment
D. Hutton (DH), Ombudsman
S. Jacobs (SJ), Administrative Secretary
L. Jones (LJ), Appraisal and Assessment Manager,
Local Assistance
S. Wankum (SW), Miscellaneous Professional

► Review Minutes from Previous Meeting

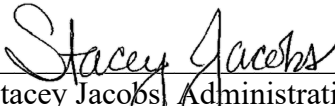
- ☒ Approved
- ☐ Corrected as follows:

► Agenda

- GAR called the meeting to order at 1:30 p.m. There were no 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 personnel matters per Section 610.021(3), and (13), RSMo. The motion was seconded by DM. At the time the meeting went into closed session there were no other participants on the call or in the meeting room other than STC staff. The meeting went into closed session at 2:18 p.m. GWR made a motion to reopen the meeting at 3:34 p.m. DM seconded the motion. The meeting reopened at 3:34 p.m. Other participants were not 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 3:35 p.m. The motion was seconded by DM. The meeting adjourned at 3:35 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 23, 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 June 22, 2026, at 12:54 p.m. on the front door of the building and at 12:53 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, June 23, 2026

1:30 p.m.

I. Original Assessment Certifications

- A. Document 2 – 2026 Amended Certification of Commercial Aircraft Owned by Other dated 06-23-2026
- B. Document 1 – 2026 Certification of Centrally Assessed Railroad and Utility Companies dated 06-23-2026

II. Stipulations

- A. Exhibit A., 1 – 12

III. Dismissals

- A. Exhibit B., 1 – 12

IV. Administration

- A. STC Calendar Update
- B. Approval of Minutes
(Meetings of the State Tax Commission of Missouri dated June 9, 2026, and Closed Meeting Minutes date June 9, 2026)
- C. Section Update
- D. FY-2027 STC Internal Control Plan and Cooperative Agreement
- E. Assessors' Manual Chapter V Draft Revisions
- F. FY-2026 Quarterly Reimbursement Disbursement of Remaining Funds
- G. Livestock Valuation Process Discussion

V. Local Assistance

- A. Section Update

VI. Original Assessment

- A. Section Update

VII. Office of State Ombudsman

- A. Legislative Update

VIII. Commission Comments

IX. Closed Session

- A. Personnel – Section 610.021(3) and (13)

X. Open Session

XI. 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

Page 1 of 4
Meeting Date: 06/23/26

Topic: Original Assessment Certification – Document 2 – 2026 Amended Certification of Commercial Aircraft Owned by Others dated 06-23-2026

Motion(s)/Comments: MDF presented the Amended Certification of Commercial Aircraft Owned by Others as illustrated on Document 2 dated June 23, 2026. MDF also provided a summary of company values that changed from the previous certification on June 9, 2026. GWR made a motion to approve the 2026 Amended Certification of Commercial Aircraft Owned by Others. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

Debbi McGinnis, Commissioner

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

Greg Razer, Commissioner

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

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

Specific directions for the interim period:

Topic: Original Assessment Certification – Document 1 – 2026 Certification of Centrally Assessed Railroad and Utility Companies dated 06-23-2026

Motion(s)/Comments: MDF presented the Certification of Centrally Assessed Railroad and Utility Companies as illustrated on Document 1 dated June 23, 2026. MDF also provided a summary of company values that changed from the tentative values presented on June 9, 2026. GWR made a motion to approve the Certification of Centrally Assessed Railroad and Utility Companies. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

Debbi McGinnis, Commissioner

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

Greg Razer, Commissioner

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

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

Specific directions for the interim period:

Agenda - Vote Taken

Page 2 of 4
Meeting Date: 06/23/26

Topic: Stipulations

Motion(s)/Comments: The Stipulations were ready for approval, which were listed on Exhibit A. of the agenda. SJ provided that all Jackson County Stipulations were all within guidelines per Chief Counsel Greg Allsberry. GWR made a motion to approve the Stipulations listed on Exhibit A. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

Debbi McGinnis, Commissioner

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

Greg Razer, Commissioner

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

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

Specific directions for the interim period:

Topic: Dismissals

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

Vote/Action Taken:

Gary Romine, Chairman

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

Debbi McGinnis, Commissioner

☒ Yea
☐ Nay
☐ Abstain
☐ Not Present

Greg Razer, Commissioner

☒ Yea
☐ Nay
☐ Abstain
☐ 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 June 9, 2026, and Closed Meeting Minutes dated June 9, 2026. GWR made a motion to approve the minutes for the Meetings of the State Tax Commission dated June 9, 2026, and Closed Meeting Minutes dated June 9, 2026. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

Debbi McGinnis, Commissioner

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

Greg Razer, Commissioner

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

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

Specific directions for the interim period:

Topic: FY-2027 STC Internal Control Plan and Cooperative Agreement

Motion(s)/Comments: SJ presented the draft FY-2027 State Tax Commission (STC) Internal Control Plan and the FY-2027 Cooperative Agreement with the Office of Administration, Division of Accounting (OA/DOA). SJ provided a summary of the updates made to the Internal Control Plan. GWR made a motion to approve the FY-2027 STC Internal Control Plan, and the FY-2027 Cooperative Agreement signed by the Chairman and the Administrative Secretary. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

Debbi McGinnis, Commissioner

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

Greg Razer, Commissioner

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

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

Specific directions for the interim period:

Topic: Assessors' Manual Chapter V Draft Revisions

Motion(s)/Comments: SJ presented draft Assessors' Manual changes to Chapter V referencing the Assessment Maintenance Plan. The draft revisions included removing Assessment Maintenance Plan images from the manual so revisions don't have to be made every time the Plan is revised. The Commission discussed the draft revisions. GWR made a motion to approve the Assessors' Manual Chapter V draft revisions effective July 1, 2026. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

Debbi McGinnis, Commissioner

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

Greg Razer, Commissioner

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

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

Specific directions for the interim period:

Topic: FY-2026 Quarterly Reimbursement Disbursement of Remaining Funds

Motion(s)/Comments: SJ presented a recommendation to redistribute the remaining appropriation in the Assessment Maintenance Fund for FY-2026 before the fiscal year ends. These unexpended funds are from non-compliant counties that are under a withholding order. The amount of these unexpended funds is \$1,615,112.40. SJ provided that she had a discussion with Budget and Planning regarding this redistribution of funds, which is allowed. Each county that is in compliance will get an additional \$.54948 per parcel based on their 2024 parcel count for their third quarter (October 1, 2025 – December 31, 2025) submitted reimbursement request. GWR made a motion to redistribute the remaining appropriation in the Assessment Maintenance Fund to counties that are in compliance at \$.54948 per parcel based on their 2024 parcel count. DM seconded the motion.

Vote/Action Taken:

Gary Romine, Chairman

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

Debbi McGinnis, Commissioner

☒ **Yea**
☐ **Nay**
☐ **Abstain**
☐ **Not Present**

Greg Razer, Commissioner

☒ **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. The managers agreed to cancel the Manager Meeting scheduled for June 30, 2025, since two of the managers are on vacation.

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: Livestock Valuation Process Discussion

Motion(s)/Comments: SJ provided an update to the Commission regarding the Livestock Valuation process that was discussed during the May 12, 2026, Commission Meeting. The Missouri State Assessors' Association (MSAA) provided feedback they didn't think they had the jurisdiction as an association to set minimum livestock values without the involvement of the STC. SJ provided a history of the how the setting of livestock values and minimums has occurred since 1992. The Commission discussed the information and instructed SJ to communicate that additional research is required of Chief Counsel Greg Allsberry and to report back at the next Commission Meeting.

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 progress for the 2026 cycle and projects.

Informational Meeting, No Vote Taken:

Topic: Office of State Ombudsman

Motion(s)/Comments: DH presented the Legislative Update and various pieces of legislation he is reviewing for future drafts for Commission review as well as projects for the Office of State Ombudsman.

Informational Meeting, No Vote Taken:

Topic: Commission Comments

Motion(s)/Comments: DM provided that she would be attending the State Ebola Outbreak Preparedness Discussions scheduled for June 24, 2026

Informational Meeting, No Vote Taken:

Exhibit A. Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	23-10360	Altus Corporate Partners LLC	St. Louis	\$3,603,740	\$1,702,400	52.76%	2023- 2024
2	23-10362	Cornerstone Industrial Fund 1 LLC	St. Louis	\$1,576,900	\$809,600	48.66%	2023- 2024
3	23-10433	Mitek Inc Chapter 100 City of Hazelwood	St. Louis	\$7,751,420	\$5,988,830	22.74%	2023- 2024
4	23-31733	Habitat Missouri LLC	Jackson	\$40,451	\$251	99.38%	2023
5	23-32766	DST Realty Inc	Jackson	\$259,200	\$230,400	11.11%	2023- 2024
6	23-32767	Broadway Square	Jackson	\$1,248,000	\$1,152,000	7.69%	2023- 2024
7	23-32799	Penn Seven LLC	Jackson	\$327,744	\$288,000	12.13%	2023- 2024
8	23-32800	Penn Seven LLC	Jackson	\$54,976	\$44,480	19.09%	2023- 2024
9	25-300057	Lyle Williams	Jackson	\$81,831	\$13,066	84.03%	2025
10	25-300127	RLU Properties LLC	Jackson	\$98,918	\$86,400	12.65%	2025
11	25-300148	McKenzie Kay Ernst	Jackson	\$2,716	\$1,499	44.81%	2025
12	25-32539	Kay Anderson	St. Charles	\$81,883	\$80,750	1.38%	2025

Exhibit B. Dismissals

#	Appeal Number	Name	County
1	23-10647	Alliance Petroleum LLC	St. Louis
2	23-10649	Eagle Forum Education Ctr	St. Louis
3	23-10651	Lion Petroleum Inc	St. Louis
4	23-10653	Lion Petroleum Inc	St. Louis
5	23-10654	Tuma, Jerry & Barbara	St. Louis
6	23-10656	Tuma, Jerry & Barbara	St. Louis
7	23-11113	Inland Container	St. Louis
8	23-112936	Boys and Girls Clubs of Greater St. Louis Inc	St. Louis
9	23-112937	Boys and Girls Clubs of Greater St. Louis Inc	St. Louis
10	25-14171	Paul Carter	St. Louis
11	25-14250	Jordan Wood	St. Louis
12	25-14406	Lowell T. Livesay	St. Louis