

HCS SB 869 -- POLITICAL SUBDIVISIONS

SPONSOR: Schmitt (Hinson)

COMMITTEE ACTION: Voted "Do Pass with Amendments" by the Standing Committee on Local Government by a vote of 11 to 0. Voted "Do Pass with HCS" by the Select Committee on State and Local Governments by a vote of 8 to 0.

This bill changes laws regarding political subdivisions.

COUNTY SHELTERED WORKSHOPS (Sections 70.210 and 99.845, RSMo)

This bill adds the board of a county sheltered workshop to the types of political subdivisions that may contract and cooperate with other political subdivisions for a common service.

The bill also prohibits the adoption of any Tax Increment Financing (TIF) project or plan from superseding, altering, or reducing a sheltered workshop property tax levy.

TAX INCREMENT FINANCING COMMISSION (Sections 99.805, 99.820, and 99.825)

This bill specifies that a recommendation of approval on a proposed redevelopment plan, project, designation, or amendment by a TIF commission in St. Charles, Jefferson, and St. Louis counties must only be deemed to occur if a majority of the commissioners voting vote for approval. A tied vote must be considered a recommendation in opposition.

The bill also changes the provisions regarding economic activity taxes. Currently, any municipality can approve a proposed redevelopment plan, project, designation, or amendment if it did not receive a recommendation from the majority of the members of its tax increment financing commission upon a two-thirds majority vote of its governing body. The bill limits that authority in any municipality in St. Louis County, St. Charles County, or Jefferson County to include only a redevelopment plan, project, designation, or amendment in which the economic activity taxes generated do not exceed the costs associated with the demolition of buildings and the clearing and grading of land.

Transparency language for TIF commissions is established.

TRANSPORTATION DEVELOPMENT DISTRICTS (Sections 105.145, 238.222, and 238.272)

This bill requires the State Auditor's office to report any

transportation development district (TDD) failing to submit its annual financial statement to the Department of Revenue (DOR). The DOR will notify the non-compliant district by certified mail it has 30 days from the postmarked date to submit the required statement to the State Auditor's office. If the statement is not received the district will be fined \$500 per day beginning on the 31st day from the postmarked date.

Any transportation development district with gross revenues of less than \$5,000 annually will not be subject to the fine.

Audits performed by the State Auditor's office shall be paid by the TDD and the cost shall not exceed 3% of gross revenues of the district. Any costs exceeding that shall be absorbed by the State Auditor's office.

This bill also clarifies that gross revenue of a TDD is measured by the fiscal year, not annually.

LIMITED LIABILITY COMPANIES IN KANSAS CITY (Section 347.048)

Currently, limited liability companies in Kansas City that own or rent real property or own unoccupied property within the city are required to file an affidavit with the city clerk specifying the name and address of a person with management control or responsibility for the real property. This bill clarifies that it must be a street address and must be a natural person.

The limited liability company must file a successor affidavit within 30 days of a change in the natural person with management control or responsibility for the real property.

The city cannot charge a fee for the filing of the affidavit or successor affidavit.

If a limited liability company fails or refuses to file the affidavit, any person adversely affected by the failure or refusal, or the city, may petition the circuit court in the county where the property is located to direct the completion and filing of the affidavit.

PROPONENTS: Supporters say that the voters approved certain taxes for the sheltered workshops only, not for any TIF projects. Allowing cooperation among the boards and with other political subdivisions would save money and allow resources to be used more efficiently.

Testifying for the bill were Senator Schmitt; St. Louis County & Jackson County Executives; Missouri Association of Rehabilitative

Services; Jake Jacobs, Developmental Disabilities Services; Jackson County; and Les Wagner, Missouri Association of County Developmental Disabilities Services.

OPPONENTS: There was no opposition voiced to the committee.