

COMMITTEE ON LEGISLATIVE RESEARCH
OVERSIGHT DIVISION

FISCAL NOTE

L.R. No.: 5447H.06T
 Bill No.: Truly Agreed To and Finally Passed HCS for SS for SB 937
 Subject: Easements and Conveyances; Office of Administration
 Type: Original
 Date: June 18, 2026

Bill Summary: This proposal conveys certain state property.

FISCAL SUMMARY

ESTIMATED NET EFFECT ON GENERAL REVENUE FUND

FUND AFFECTED	FY 2027	FY 2028	FY 2029
General Revenue*	Unknown or (Unknown)	\$0 or Unknown	\$0 or Unknown
Total Estimated Net Effect on General Revenue	Unknown or (Unknown)	\$0 or Unknown	\$0 or Unknown

*Oversight assumes the savings associated with no longer paying for operational or maintenance costs could exceed \$250,000.

ESTIMATED NET EFFECT ON OTHER STATE FUNDS

FUND AFFECTED	FY 2027	FY 2028	FY 2029
Total Estimated Net Effect on <u>Other</u> State Funds	\$0	\$0	\$0

Numbers within parentheses: () indicate costs or losses.

ESTIMATED NET EFFECT ON FEDERAL FUNDS

FUND AFFECTED	FY 2027	FY 2028	FY 2029
Total Estimated Net Effect on <u>All</u> Federal Funds	\$0	\$0	\$0

ESTIMATED NET EFFECT ON FULL TIME EQUIVALENT (FTE)

FUND AFFECTED	FY 2027	FY 2028	FY 2029
Total Estimated Net Effect on FTE	0	0	0

- Estimated Net Effect (expenditures or reduced revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.
- Estimated Net Effect (savings or increased revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.

ESTIMATED NET EFFECT ON LOCAL FUNDS

FUND AFFECTED	FY 2027	FY 2028	FY 2029
Local Government	\$0 or (Unknown)	\$0 or (Unknown)	\$0 or (Unknown)

FISCAL ANALYSIS

ASSUMPTION

§1 – Property in Cass County (City of Harrisonville) - The Briarwood State School

Officials from the **Office of Administration - Facilities Management, Design and Construction (FMDC)** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land size to be conveyed is 2.33 acres more or less.

§2 – Property in Adair County (City of Kirksville) - The Kirksville Regional Office

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land to be conveyed is approximately 8.57 acres more or less.

§3 – Property in Greene County (City of Springfield) - The Landers State Office Building

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land to be conveyed appears to be immaterial in size.

§4 – Property in Greene County (City of Springfield) - The Department of Labor and Industrial Relations (DOLIR) Building

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land to be conveyed is approximately 0.94 acres more or less.

§5 – Property in Jefferson County (City of Festus) – An Easement on the Grounds of the State National Guard's Festus Readiness Center

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land size to be conveyed is indeterminate.

§6 – Property in Ripley County (City of Doniphan) - The State National Guard's Doniphan Readiness Center Building in Ripley County

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land to be conveyed is a lot within block number three in the City of Doniphan.

§7 – Property in Lafayette County (City of Higginsville) - Rolling Meadows State School

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land size to be conveyed is indeterminate.

§8 – Property in Cole County (City of Jefferson) - The Environmental Services Program/Division of Environmental Quality building in Cole County

Officials from the **FMDC** state that the Department of Conservation is considering using its funds to build a maintenance building adjacent to the multi-agency health lab which it would convey to the Governor of Missouri to be used by agencies located in the lab for garage and storage space. In exchange, the Office of Administration is considering conveying the ESP/DEQ lab to the Department of Conservation.

Oversight notes the land size to be conveyed is indeterminate.

§9 - Property in Washington County (City of Richwoods) - The Richwood Tower Site

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land size to be conveyed is indeterminate.

§10 – Property in Jackson County (City of Lee's Summit) - Lakeview Woods State School

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land to be conveyed is approximately 8.315 acres more or less.

§11 - Property in Cole County (City of Jefferson) – Jefferson City Viaduct Bridge

Officials from the **FMDC** state they have reviewed Jefferson City's preliminary plan for the viaduct roundabout construction project.

The FMDC anticipates it will permanently lose approximately 48 parking spots. Importantly, all the parking lots surrounding the Truman Building are overallocated, meaning more than one pass is given for each spot. The cost to rent these 48 spots from Jefferson City will average \$28,800 per year.

However, there are currently limited parking spots in the downtown area. The FMDC may need to look outside of the downtown area to find more parking. In that case, the FMDC will have to supply shuttles to bring employees from the designated parking area to the Truman Building.

During the construction phase, the FMDC anticipates it will lose an additional 300 parking spots on a rolling basis throughout the construction. This will cost an estimated \$180,000 per year to lease additional parking spots from Jefferson City for the duration of the construction.

The FMDC is currently unaware when construction will start and how long it will last. Construction would also cause detours, limited egress and ingress to parking lots, and travel delays for state employees.

With the destruction of the Madison Ave. parking garage, there is insufficient parking around the Capitol complex to support parking for all staff and visitors. The state cannot absorb any parking loss, so every spot lost would have to be replaced, including spots temporarily lost during the construction phase. Additionally, the replacement spots would need to be geographically close to the Capitol complex to support staff and visitors.

Additionally, roughly 1.72 acres of downtown real estate would be transferred to the city permanently. An additional 5.11 acres would be transferred temporarily during the construction period. The value of these land transfers should be considered.

The FMDC has reviewed a preliminary design and would like to participate in the final design approval as a key stakeholder of the project. FMDC must protect the State's assets, and the conveyance would have a sizeable impact to the parking demands of the Capitol complex not just during construction, but permanently.

For fiscal note purposes, **Oversight** assumes the cost to acquire additional parking spots would be an indirect cost that would occur following the conveyance of the specified property. (Oversight will show the loss of the value of the property, the proceeds from the conveyance and any savings for no longer maintaining the property.)

§12 - Property in Nodaway County - Northwest Missouri State University Rodeo Property

Officials from the **FMDC** stated that there would be no fiscal impact to the FMDC.

Oversight notes the land to be conveyed is approximately 59 acres more or less.

§13 - Property in Saline County (City of Marshall) – Prairie View State School

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land size to be conveyed is 7 acres more or less.

§14 - Property in Pike County (City of Bowling Green) – Lilian Schaper State School

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land size to be conveyed is 5 acres more or less.

§15 - Property in Jasper County (City of Joplin) – College View State School

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State’s ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land to be conveyed is approximately 13.90 acres more or less.

§16 - Property in Washington County (City of Potosi) – Citadel State School

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State’s ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land size to be conveyed is 1.81 acres more or less.

§17 - Property in Greene County (City of Springfield) - Springfield Regional Office

Officials from the **FMDC** state that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The FMDC does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State’s ability to gain the best value for the property. There will also be savings associated with no longer paying for operational or maintenance costs for properties once they are sold.

Oversight notes the land size to be conveyed is indeterminate.

Responses regarding the proposed legislation as a whole

Officials from the **Attorney General’s Office, Missouri Department of Transportation, Office of the Governor** and **Office of the Lieutenant Governor** each assume the proposal will have no fiscal impact on their respective organizations.

Oversight does not have any information to the contrary. Therefore, Oversight will reflect a zero impact in the fiscal note for these agencies.

Oversight will reflect the transaction of the conveyance of state property contained in §§1-17 as follows:

- 1) a loss of the value of the state property;
- 2) the proceeds (if any) of the sale/conveyance;
- 3) the annual savings (if any) to the state no longer maintaining the property; and
- 4) a cost to local/political subdivisions for annual upkeep/maintenance of the property.

Oversight assumes the savings associated with no longer paying for operational or maintenance costs could exceed \$250,000.

<u>FISCAL IMPACT – State Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
GENERAL REVENUE			
<u>Sale Proceeds*</u> – Conveyance proceeds of the property (if any) p.8	\$0 or <u>Unknown</u>	\$0	\$0
<u>Property Value*</u> – Loss of Fair Market Value of the property p.8	(Unknown)	\$0	\$0
<u>Savings*</u> – For annual maintenance/upkeep of property – no longer a state property/interest p.8	\$0 or <u>Unknown</u>	\$0 or <u>Unknown</u>	\$0 or <u>Unknown</u>
ESTIMATED NET EFFECT TO GENERAL REVENUE	Unknown or (Unknown)	\$0 or Unknown	\$0 or Unknown

*Oversight noted that this impact is for all sections of this proposal (p.3-8)

<u>FISCAL IMPACT – Local Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
LOCAL POLITICAL SUBDIVISIONS			
<u>Cost</u> – For annual maintenance/upkeep of property – no longer a state property/interest p.8	\$0 or <u>(Unknown)</u>	\$0 or <u>(Unknown)</u>	\$0 or <u>(Unknown)</u>
ESTIMATED NET EFFECT ON LOCAL POLITICAL SUBDIVISIONS	\$0 or (Unknown)	\$0 or (Unknown)	\$0 or (Unknown)

*Oversight noted that this impact is for all sections of this proposal (p.3-8)

FISCAL IMPACT – Small Business

No direct fiscal impact on small businesses would be expected as a result of this proposal.

FISCAL DESCRIPTION

This bill authorizes the conveyance of several pieces of State-owned land. The Governor is authorized to convey:

- (1) The Briarwood State School in the City of Harrisonville, Cass County;
- (2) The Kirksville Regional Office in the City of Kirksville, Adair County;
- (3) The Landers State Office Building in the City of Springfield, Greene County;
- (4) The Department of Labor and Industrial Relations (DOLIR) Building in the City of Springfield, Greene County;
- (5) An easement on the grounds of the State National Guard's Festus Readiness Center in the City of Festus, Jefferson County;
- (6) The State National Guard's Doniphan Readiness Center Building in the City of Doniphan, Ripley County to the Doniphan School District;
- (7) Rolling Meadows State School in City of Higginsville, Lafayette County;
- (8) The Environmental Services Program/Division of Environmental Quality building in City of Jefferson, Cole County;
- (9) The Richwood Tower Site in City of Richwoods, Washington County;
- (10) Lakeview Woods State School in Jackson County;
- (11) Property in the City of Jefferson, Cole County;
- (12) Property in Nodaway County;
- (13) Property in the City of Marshall, Saline County;
- (14) Property in the City of Bowling Green, Pike County;
- (15) Property in the City of Joplin, Jasper County;
- (16) Property in the City of Potosi, Washington County;

(17) Property in the City of Springfield, Greene County.

The Commissioner of Administration must set the terms and conditions for the conveyance as the Commissioner deems reasonable. Such terms and conditions may include, but not be limited to, the number of appraisals required and the time, place, and terms of the conveyance.

The Attorney General must approve the form of the instrument of conveyance.

This legislation is not federally mandated, would not duplicate any other program and would not require additional capital improvements or rental space.

SOURCES OF INFORMATION

Attorney General's Office
Missouri Department of Transportation
Office of Administration - Facilities Management, Design and Construction
Office of the Governor
Office of the Lieutenant Governor



Julie Morff
Director
June 18, 2026



Jessica Harris
Assistant Director
June 18, 2026