



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 587		DATE: 2/7/2023	
COMMITTEE: Local Government			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: AMY BLANSIT		PHONE NUMBER: 417-880-5001	
BUSINESS/ORGANIZATION NAME: RESTORE SGF		TITLE: BOARD MEMBER	
ADDRESS: 920 W SCOTT ST			
CITY: SPRINGFIELD		STATE: MO	ZIP: 65802
EMAIL: amyblansit@gmail.com	ATTENDANCE: In-Person	SUBMIT DATE: 2/6/2023 7:44 PM	

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.

I am a member of the RestoreSGF board and I am representing our new nonprofit housing initiative in Springfield. Our mission is to promote home ownership and rehabilitation of housing in our historic neighborhoods. Current policies prevent organizations like ours from restoring some of the worst homes in our historic communities.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: CHARLIE HINDERLITER		PHONE NUMBER: 314-348-1322	
REPRESENTING: ST. LOUIS REALTORS		TITLE:	
ADDRESS: 7528 FOLK AVE			
CITY: ST. LOUIS		STATE: MO	ZIP: 63143
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/7/2023 12:00 AM	
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WITNESS NAME		
REGISTERED LOBBYIST:		
WITNESS NAME: D. SCOTT PENMAN		PHONE NUMBER: 573-690-6772
REPRESENTING: THE PENMAN GROUP		TITLE:
ADDRESS: PO BOX 684		
CITY: JEFFERSON CITY		STATE: MO
		ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/7/2023 12:00 AM
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: HENRIO THELEMAQUE		PHONE NUMBER: 678-799-4815	
REPRESENTING: ST. LOUIS COUNTY		TITLE: LOBBYIST	
ADDRESS: P.O. BOX 2303			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65102
EMAIL: henrio@ttglobby.com	ATTENDANCE: Written	SUBMIT DATE: 2/7/2023 7:37 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo. We support the Representatives efforts on this bill.			



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: HOLLY HONIG		PHONE NUMBER: 616-401-0487	
BUSINESS/ORGANIZATION NAME: EMPOWER MISSOURI		TITLE: POLICY DIRECTOR	
ADDRESS: 4567 W PINE BLVD, APT 129			
CITY: ST LOUIS		STATE: MO	ZIP: 63108
EMAIL: holly@empowermissouri.org	ATTENDANCE: In-Person	SUBMIT DATE: 2/6/2023 9:29 PM	
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ADDRESS: 4567 W PINE BLVD, APT 129			
CITY: ST LOUIS		STATE: MO	ZIP: 63108
EMAIL: holly@empowermissouri.org		ATTENDANCE: In-Person	SUBMIT DATE: 2/6/2023 9:35 PM

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.

Date: February 7, 2023 To: Chairman Falkner and Members, House Local Government Committee
 From: Mallory Rusch, Executive Director, Empower Missouri

Re: Support for HB 587
 Founded in 1901, Empower Missouri is the largest anti-poverty advocacy organization in the state. As part of our work, we organize a statewide Affordable Housing Coalition. This coalition is made up of individuals and organizations who are working to ensure every Missourian has access to safe, affordable, stable housing. On behalf of our staff, board, and coalition members, I support HB 587. Missouri's housing crisis is a paradox. We are 120,000 housing units short of what is needed for extremely-low-income Missouri families(1). That means 120,000 Missouri households cannot secure housing which is affordable to them because it does not exist. Notably, these folks are overwhelmingly (84%) either actively working in the labor force, are unable to work because of a disability, or are seniors. At the same time we are experiencing a shortage of available supply, our state also has over 370,000 vacant housing units(2). These are vacant properties that impact the vitality of our communities and, if left unchecked, lead to decay and create public health and safety hazards. In addition to a need for more housing, Missouri's rural communities are experiencing population loss(3), often resulting in even more property that is sitting vacant. Of Missouri's 114 counties, 78 saw population decline reported in the 2020 Census. Northern and southeastern Missouri saw the biggest population decline. These abandoned properties represent an opportunity. With the right support, they can be returned to public use, including affordable housing, through land banks. Once enabled by state legislation, land banks are given special authority to dissolve any delinquent liens or fines so the property can be sold with a clean title to the next owner. It is through this process that land banks can become tools to bridge the paradox of too much vacant property and not enough housing. While we would love to see local communities obtain and develop those vacant or blighted properties into multifamily units that are affordable, safe, and stable for people with extremely low incomes, we also know that some land banks can and will offer solutions other than housing. Other uses may include parks, economically productive retail space, or meeting other community-centered goals such as providing open space for flood mitigation. As of December 2022, there are 17 states that have land banks. In Missouri we have three: St. Louis, Kansas City and Blue Springs. Land banks offer paths to rehabilitating abandoned properties while also creating the added benefit of new jobs and housing options for working and low-income families. By creating the potential for more land banks across the state, we see great opportunity for recovery and reinvesting in Missouri's distressed communities. Sources: 1 - <https://nlihc.org/housing-needs-by-state/missouri> 2 - <https://www.lendingtree.com/home/mortgage/vacancy-rates-study/3> - https://www.agupdate.com/missourifarmertoday/news/state-and-regional/census-shows-falling-population-trends-in-rural-missouri/article_76791d44-3761-11ec-b293-af22eabd4c14.html



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: JASON A. GAGE		PHONE NUMBER: 417-864-1006	
REPRESENTING: CITY OF SPRINGFIELD, MO		TITLE: CITY MANAGER	
ADDRESS: 840 BOONVILLE AVE.			
CITY: SPRINGFIELD		STATE: MO	ZIP: 65802
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/7/2023 12:00 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: JASON ZAMKUS		PHONE NUMBER: 573-291-6180	
REPRESENTING: MISSOURI ASSOCIATION OF REALTORS		TITLE:	
ADDRESS: 1320 ELMERINE AVENUE			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL: jzamkus@gmail.com	ATTENDANCE: In-Person	SUBMIT DATE: 2/7/2023 7:52 AM	
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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: MATT MORROW		PHONE NUMBER: 417-862-5567	
BUSINESS/ORGANIZATION NAME: SPRINGFIELD AREA CHAMBER OF COMMERCE		TITLE: PRESIDENT AND CEO	
ADDRESS: 202 S. JOHN Q. HAMMONS PARKWAY			
CITY: SPRINGFIELD		STATE: MO	ZIP: 65806
EMAIL: lmustoe@springfieldchamber.com	ATTENDANCE: Written	SUBMIT DATE: 2/6/2023 10:56 AM	

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Chairman Falkner and members of the House Committee on Local Government: On behalf of the Springfield Area Chamber of Commerce and our 1500-member businesses, please accept this letter of support for House Bill 587, sponsored by Representative Bill Owen. The Chamber supports the opportunity for more municipalities to have the ability to establish a Land Bank Trust. HB 587 would allow for that expansion and support housing reinvestment and availability. Currently, St. Louis, St. Joseph and Kansas City all have public land bank trusts. Extending this opportunity to more municipalities throughout the state would help support neighborhood revitalization and encourage the development of quality housing. Strong neighborhoods are vital to strong communities. There are efforts underway in Springfield to support investment in historic neighborhoods and the passage of HB 587 would support that effort. We encourage your support of HB 587 and the positive impact it would have on neighborhood development in communities around the state. Thank you for your consideration. Sincerely, Matt Morrow President and CEO Springfield Area Chamber of Commerce 202 S John Q Hammons Parkway Springfield, MO 65806



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: PAT KELLY		PHONE NUMBER: 314-726-4747	
REPRESENTING: MUNICIPAL LEAGUE METRO STL		TITLE:	
ADDRESS: 1911 DORSETT RD.			
CITY: MARYLAND HEIGHTS		STATE: MO	ZIP: 63043
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/7/2023 12:00 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: RICHARD SHEETS		PHONE NUMBER: 573-635-9134	
REPRESENTING: MISSOURI MUNICIPAL LEAGUE		TITLE:	
ADDRESS: 1727 SOUTHRIDGE DRIVE			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65109
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/7/2023 12:00 AM	
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ROBERT ASHFORD		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: rashford@marshallhomes.com	ATTENDANCE: Written	SUBMIT DATE: 2/2/2023 3:13 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I am a Realtor in Marshall MO and I feel the Land Bank would provide an opportunity to help with affordable housing. In Ohio 56 of 88 Counties have established Land Banks and they work well. Please allow individual communities the opportunity to have a Land Bank if they choose.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: STEVE HOBBS		PHONE NUMBER: 573-473-4601	
REPRESENTING: MO ASSOCIATION OF COUNTIES		TITLE:	
ADDRESS: 1648 EAST ELM			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65102
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/7/2023 12:00 AM	
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCATE		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: arniedienoff@yahoo.com	ATTENDANCE: Written	SUBMIT DATE: 2/7/2023 11:30 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I am in Opposition to this Bill and Legislation. I am Offering an Amendment in Population of 1,500 Residents to 200,000 Residents to be eligible for the Creation of a "Land Bank Board." Land Banks will need to raise Taxes to maintain the properties and keep them safe with grass cutting, boarding-up, stabilization, Staff and other. Land Banks lead to corruption, mismanagement and greed. Why recreate the wheel, when troubled properties goes to an established County Land Trustee? This is a private matter and not the responsibility of government. Defeat this Bill!



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: ELIAS TSAPECAS		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/7/2023 12:00 AM
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: SUSAN GIBSON		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: Onesuegibson@protonmail.com	ATTENDANCE: Written	SUBMIT DATE: 2/3/2023 11:55 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		