



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 900		DATE: 2/25/2025	
COMMITTEE: Economic Development			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: BRAD JONES		PHONE NUMBER: 573-619-3077	
REPRESENTING: NFIB		TITLE: LOBBYIST	
ADDRESS: 307 EAST HIGH			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65109
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	

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



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: BRIAN GRACE		PHONE NUMBER: 573-230-9549	
REPRESENTING: MISSOURI ECONOMIC DEVELOPMENT COUNCIL		TITLE: LOBBYIST	
ADDRESS: 117 MADISON ST			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	

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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: BRIAN HASH		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: hash.brian@gmail.com	ATTENDANCE: Written		SUBMIT DATE: 2/25/2025 9:41 AM
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These tax credits will be very helpful in the continuation of our downtown revitalization efforts. One of our next goals is to develop more residential and lodging space, and second story space is ideal for those needs. Thank you!



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: CADE TREMAIN		PHONE NUMBER: 573-634-3511	
REPRESENTING: MISSOURI CHAMBER OF COMMERCE AND INDUSTRY		TITLE: LOBBYIST	
ADDRESS: 428 EAST CAPITOL AVENUE			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	

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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: CHARLES GOLDMAN		PHONE NUMBER: 617-866-9785	
BUSINESS/ORGANIZATION NAME: THE GOLDMAN GROUP		TITLE: MANAGING PARTNER	
ADDRESS: 75 STATE STREET, SUITE 100			
CITY: BOSTON		STATE: MA	ZIP: 02109
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: CHARLIE HINDERLITER		PHONE NUMBER: 314-576-0033	
REPRESENTING: ST. LOUIS REALTORS		TITLE: SVP OF GOVERNMENT AFFAIRS	
ADDRESS: 12777 OLIVE BLVD			
CITY: ST. LOUIS		STATE: MO	ZIP: 63141
EMAIL: chinderliter@stlrealtors.com	ATTENDANCE: Written	SUBMIT DATE: 2/21/2025 1:58 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

On behalf of St. Louis REALTORS®, I am writing to express our support for House Bills 610 and 900, the Revitalizing Missouri Downtowns and Main Street Act. This legislation represents a crucial step toward reversing the decline of our urban centers and small-town main streets while repositioning Missouri as a leader in economic redevelopment and investment attraction. For years, Missouri's largest commercial buildings, once vibrant hubs of business activity, have sat vacant and deteriorating. Many of these high-rises, particularly in St. Louis, have been unoccupied for a decade or more, leading to surrounding restaurants and retail businesses closing their doors. The legislation provides a proactive solution by offering tax credits for the conversion of vacant office spaces into residential, retail, or mixed-use developments. This not only brings vacant property back to life, but it also brings more housing to market, something that is needed across Missouri. Current conditions have created unprecedented barriers to rehabilitating these large-scale properties. Without decisive action, these vacant buildings will continue to deteriorate, further eroding the economic vitality of our downtowns. Meanwhile, our competitor cities are aggressively pursuing new incentives to attract investment, leaving Missouri at a competitive disadvantage. We must act now. This legislation is an essential tool to bring these historic structures back to life, attracting private investment, increasing property values, reinvigorating our communities, and creating new housing. By passing this legislation, Missouri can reclaim its urban and rural downtowns as thriving centers of commerce, culture, and residential opportunity. St. Louis REALTORS® urges your support for this legislation. Thank you for your leadership in revitalizing Missouri's downtowns and for your commitment to economic growth. We appreciate your consideration and stand ready to assist in advancing this important initiative.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: CLINT THOMPSON		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: cthompson@stjosephmo.gov	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 10:56 AM

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City of St Joseph is in the process of completing a Housing Analysis. One item that continues to rise to the top of issues needing addressed to support housing redevelopment is identifying funding. Proposed tax credit bill would be another tool to help St Joseph and other communities with redevelopment of their older neighborhoods. Use of tax credits would help increase private interest to be a catalyst spurring growth in our downtowns.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: DAVID KENT		PHONE NUMBER:	
REPRESENTING: MISSOURI BANKERS ASSOCIATION		TITLE: LOBBYIST	
ADDRESS: 207 EAST CAPITOL AVENUE			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	

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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: FRED J DREILING		PHONE NUMBER: 816-806-6335	
REPRESENTING: BUILDERS' OF KC A CHAPTER OF THE AGC		TITLE: LOBBYIST	
ADDRESS: 1025 W 64TH TERR			
CITY: KANSAS CITY		STATE: MO	ZIP: 64113
EMAIL: freddreilingllc@gmail.com	ATTENDANCE: In-Person	SUBMIT DATE: 2/21/2025 2:05 PM	
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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: GAYLA ROTEN		PHONE NUMBER: 417-334-3014	
BUSINESS/ORGANIZATION NAME: MISSOURI MAIN STREET CONNECTION		TITLE: STATE DIRECTOR	
ADDRESS: P O BOX 1066			
CITY: BRANSON		STATE: MO	ZIP: 65615
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	

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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: GLORIA YOUNG		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: anthronerdy@yahoo.com	ATTENDANCE: Written		SUBMIT DATE: 2/25/2025 7:53 AM

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The downtown area is in need of revitalization and development of affordable housing.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: JIM FARRELL		PHONE NUMBER: 314-369-5642	
REPRESENTING: HISTORIC REVITALIZATION FOR MISSOURI		TITLE: LOBBYIST	
ADDRESS: 577 EAGLES NEST COURT			
CITY: WILDWOOD		STATE: MO	ZIP: 63011
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	

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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: KURT WEIGLE		PHONE NUMBER: 314-930-5701	
BUSINESS/ORGANIZATION NAME: GREATER ST LOUIS INC		TITLE: SENIOR VICE PRESIDENT	
ADDRESS: 211 BROADWAY SUITE 2200			
CITY: ST LOUIS		STATE: MO	ZIP: 63102
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	

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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: MARK RHOADS		PHONE NUMBER: 573-645-0505	
REPRESENTING: ST JOSEPH LEGISLATIVE PARTNERSHIP		TITLE: LOBBYIST	
ADDRESS: P O BOX 1162			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65102
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	

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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: MIKE		PHONE NUMBER: 816-918-7114	
BUSINESS/ORGANIZATION NAME: CITY OF ST. JOSEPH		TITLE: CITY MANAGER	
ADDRESS: 1100 FREDERICK AVE			
CITY: ST. JOSEPH		STATE: MO	ZIP: 64501
EMAIL: mschumacher@stjosephmo.gov	ATTENDANCE: Written		SUBMIT DATE: 2/25/2025 7:10 AM

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

Good morning,I wanted to send my support for both of these bills. Downtowns are critical to our communities, and most are filled with aging buildings which are expensive to repair and put back in use. Perhaps most importantly these buildings do not comply with modern fire codes as it pertains to ingress and egress. This issue prevents the revitalization of second/third floors of these buildings without significant expense which cannot be achieved without some type of incentive or rebate. It is simply cost prohibitive. This is the reason so many older buildings in downtown areas across the state are vacant on the second floor, and up. This legislation will allow for a path to assist with the expenses associated with these improvements. We would appreciate your support.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: RANDY SCHERR		PHONE NUMBER:	
REPRESENTING: MISSOURI ECONOMIC DEVELOPMENT FINANCING ASSOCIATION		TITLE: LOBBYIST	
ADDRESS: 101 EAST HIGH			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: SAMUEL G. LICKLIDER		PHONE NUMBER: 573-418-5069	
REPRESENTING: MISSOURI REALTORS		TITLE:	
ADDRESS: 100 EAST HIGH			
CITY: JEFFERSON CTY		STATE: MO	ZIP: 65102
EMAIL: sglgov@aol.com	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 9:48 AM

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Missouri REALTORS supports both HB 610 and HB 900.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: SARAH ANGST		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: director@downtownlebanonmo.com	ATTENDANCE: Written		SUBMIT DATE: 2/25/2025 7:33 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

My name is Sarah Angst, and I am the Director of Downtown Lebanon, a designated Missouri Main Street community. I also live downtown, and I see firsthand the opportunities and challenges our historic district faces. I am writing today in strong support of HB 900 because it provides the incentives needed to encourage investment in underutilized buildings and help revitalize communities like ours. Lebanon, like many small towns across Missouri, has a number of historic buildings with vacant or underdeveloped upper floors. These spaces represent untapped potential for housing, retail, and commercial use—but the cost of renovation often discourages property owners from moving forward with these projects. HB 900 directly addresses this issue by providing tax credits that make adaptive reuse financially viable. The inclusion of a 30% tax credit for upper-floor housing is particularly critical for rural communities. Encouraging downtown living supports local businesses, increases foot traffic, and creates a stronger, more sustainable local economy. Additionally, reserving 25% of the credits for Missouri Main Street districts ensures that smaller communities like Lebanon have access to these resources—not just larger cities. One of the key benefits of HB 900 is that it balances the need for economic growth with responsible financial oversight. By requiring detailed applications and proof of project viability, the bill ensures that tax credits go toward meaningful, well-planned redevelopment efforts. This accountability makes it a smart investment in Missouri's downtowns. I urge you to support HB 900 and help communities like Lebanon revitalize their historic buildings, attract new businesses and residents, and strengthen their local economies. Thank you for your time and consideration.



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: TIM BRINKER		PHONE NUMBER: 636-667-7113	
BUSINESS/ORGANIZATION NAME: GREATER STL INC		TITLE: SENIOR VICE PRESIDENT GOVERNMENT RELATIONS	
ADDRESS: #1 METROPOLITAN SQUARE			
CITY: ST LOUIS		STATE: MO	ZIP: 63102
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: ALEX CASON		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: strandedvisitor@gmail.com		ATTENDANCE: Written	SUBMIT DATE: 2/24/2025 8:03 PM

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With so many social needs being unmet—affordable housing, health care, good schools, decent roads, etc.—we can ill afford to keep giving away the store to the rich and corporations.



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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: In-Person	SUBMIT DATE: 2/25/2025 11:47 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			
I am Opposed to this Tax-Credit and Giveaway!			



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: MICHAEL		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: libertytree.cottage976@passinbox.com		ATTENDANCE: Written	SUBMIT DATE: 2/22/2025 10:44 PM

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

I OPPOSE HB 900 as originally filed. Tax credits are not what's necessary for the revitalization of
Missouri's downtowns and main streets. What's necessary, is tougher crime policy, safer streets,
no income tax, and no personal property tax.