

COMMITTEE ON LEGISLATIVE RESEARCH
OVERSIGHT DIVISION

FISCAL NOTE

L.R. No.: 4906H.02C
 Bill No.: HCS for HB 2108
 Subject: Easements and Conveyances; Cities, Towns, and Villages
 Type: Original
 Date: February 5, 2026

Bill Summary: This proposal authorizes the conveyance of certain state property in Cole County.

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 a fiscal impact of less than \$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 Cole County (City of Jefferson)

Officials from the **Office of Administration (OA)** state that based on the plan proposed by the City of Jefferson, there are several impacts to consider.

- The State of Missouri will permanently lose an estimated 345 parking spaces. Parking spaces are at a premium at the Harry S Truman Building. To replace these 345 spaces using lots owned by the City of Jefferson at \$50/month, the cost would be an estimated \$207,000 annually, if available at all.
- The loss of valuable property owned by the State should also be taken into consideration.
- Temporary construction activity associated with this project will produce additional parking space losses, construction detours and reduce access routes to state office buildings and the state capitol.
- FMDC would like the opportunity to design and offer design modifications to ensure the project takes into consideration the circulation of the state workforce that uses the parking area.

Based on these items, the impact is \$207,000 to unknown.

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.)

Officials from the **Office of Attorney General (AGO)** assume any potential litigation costs arising from this proposal can be absorbed with existing resources. The AGO may seek additional appropriations if the proposal results in a significant increase in litigation or investigation costs.

Oversight does not have any information to the contrary. Therefore, Oversight assumes the AGO will be able to perform any additional duties required by this proposal with current staff and resources and will reflect no fiscal impact to the AGO for fiscal note purposes.

Officials from the **Office of the Governor** 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 this agency.

In response to similar legislation, SS for SB 937 (2026), officials from **Missouri Department of Transportation** assumed the proposal will have no fiscal impact on their organization.

Oversight notes that the land size to be conveyed is indeterminate.

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

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

Oversight will assume a fiscal impact of less than \$250,000.

Oversight only reflects the responses that we have received from state agencies and political subdivisions; however, other county commissioners were requested to respond to this proposed legislation but did not. Upon the receipt of additional responses, Oversight will review to determine if an updated fiscal note should be prepared and seek the necessary approval to publish a new fiscal note. A general listing of political subdivisions included in our database is available upon request.

<u>FISCAL IMPACT – State Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
GENERAL REVENUE			
<u>Sale Proceeds</u> – (§1) Conveyance proceeds of the property (if any) p.3	\$0 or Unknown	\$0	\$0
<u>Property Value</u> – (§1) Loss of Fair Market Value of the property p.3	(Unknown)	\$0	\$0
<u>Savings</u> – (§1) For annual maintenance/upkeep of property – no longer a state property/interest p.3	\$0 or Unknown	\$0 or Unknown	\$0 or Unknown
ESTIMATED NET EFFECT TO GENERAL REVENUE	Unknown or (Unknown)	\$0 or Unknown	\$0 or Unknown

<u>FISCAL IMPACT – Local Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
LOCAL POLITICAL SUBDIVISIONS			
<u>Cost – (\$1) For annual maintenance/upkeep of property – no longer a state property/interest p.3</u>	\$0 or (Unknown)	\$0 or (Unknown)	\$0 or (Unknown)
ESTIMATED NET EFFECT ON LOCAL POLITICAL SUBDIVISIONS	\$0 or (Unknown)	\$0 or (Unknown)	\$0 or (Unknown)

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 State-owned land in Cole County to the City of Jefferson.

The Commissioner of the Office of Administration must set the terms and conditions for conveyance as is deemed reasonable.

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

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
 Office of the Governor
 Office of Administration
 Missouri Department of Transportation

Julie Morff
 Director



Jessica Harris
 Assistant Director
 February 5, 2026