

COMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 4906S.03C  
 Bill No.: SCS for HCS for HB 2108  
 Subject: Easements and Conveyances; Governor and Lt. Governor; Real and Personal Property  
 Type: Original  
 Date: April 20, 2026

Bill Summary: This proposal authorizes the conveyance of 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
<b>Total Estimated Net Effect on General Revenue</b>	<b>Unknown or (Unknown)</b>	<b>\$0 or Unknown</b>	<b>\$0 or Unknown</b>

\*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
<b>Total Estimated Net Effect on <u>Other</u> State Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Numbers within parentheses: () indicate costs or losses.

**ESTIMATED NET EFFECT ON FEDERAL FUNDS**

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

**ESTIMATED NET EFFECT ON FULL TIME EQUIVALENT (FTE)**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on FTE</b>	<b>0</b>	<b>0</b>	<b>0</b>

- 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
<b>Local Government</b>	<b>\$0 or (Unknown)</b>	<b>\$0 or (Unknown)</b>	<b>\$0 or (Unknown)</b>

## FISCAL ANALYSIS

### ASSUMPTION

#### §1 – Property in Cole County (City of Jefferson)

Officials from the **Office of Administration - Office of Administration - Facilities Management, Design and Construction (OA-FMDC)** stated that OA – FMDC has reviewed Jefferson City’s preliminary plan for the viaduct roundabout construction project.

The OA – 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 OA-FMDC may need to look outside of the downtown area to find more parking. In that case, the OA-FMDC will have to supply shuttles to bring employees from the designated parking area to the Truman Building.

During the construction phase, the OA-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 OA-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. These reconfigurations would have to be flushed out prior to commencing any construction work to minimize any parking interruptions.

Since 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.

OA-FMDC has reviewed a preliminary design and would like to participate in the final design approval as a key stakeholder of the project. OA-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.)

In response to a previous version, officials from the **Office of Attorney General (AGO)** assumed 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 **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 organizations.

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

#### §2 – Property in Nodaway County

Officials from the **Office of Administration - Facilities Management, Design and Construction (FMDC)** stated that the fiscal impact of this bill will be a cost savings; however, the amount is unknown. The Office of Administration, Division of Facilities Management, Design and Construction 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.

In response to similar legislation, SS for SB 937 (2026), officials from the **Office of Attorney General (AGO)** assumed that any potential litigation costs arising from this proposal would 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 **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 organizations.

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

§3 Property in Cole County (City of Jefferson)

Officials from the **Office of Administration - Facilities Management, Design and Construction (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.

In response to similar legislation, SS for SB 937 (2026), officials from the **Office of Attorney General (AGO)** assumed that 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 **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 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** notes the land size to be conveyed is indeterminate.

Bill as Whole

- 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
<b>GENERAL REVENUE</b>			
<u>Sale Proceeds*</u> – Conveyance proceeds of the property (if any) p.5	\$0 or <u>Unknown</u>	\$0	\$0
<u>Property Value*</u> – Loss of Fair Market Value of the property p.5	(Unknown)	\$0	\$0
<u>Savings*</u> – For annual maintenance/upkeep of property – no longer a state property/interest p.5	\$0 or <u>Unknown</u>	\$0 or <u>Unknown</u>	\$0 or <u>Unknown</u>
<b>ESTIMATED NET EFFECT TO GENERAL REVENUE</b>	<b>Unknown or (Unknown)</b>	<b>\$0 or Unknown</b>	<b>\$0 or Unknown</b>

\*Oversight noted that this impact is for all sections of this proposal (p.3-5)

<u>FISCAL IMPACT – Local Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
<b>LOCAL POLITICAL SUBDIVISIONS</b>			
<u>Cost*</u> – For annual maintenance/upkeep of property – no longer a state property/interest p.5	\$0 or <u>(Unknown)</u>	\$0 or <u>(Unknown)</u>	\$0 or <u>(Unknown)</u>
<b>ESTIMATED NET EFFECT ON LOCAL POLITICAL SUBDIVISIONS</b>	<b>\$0 or (Unknown)</b>	<b>\$0 or (Unknown)</b>	<b>\$0 or (Unknown)</b>

\*Oversight noted that this impact is for all sections of this proposal (p.3-5)

FISCAL IMPACT – Small Business

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

FISCAL DESCRIPTION

The act authorizes the conveyance of state property located in Cole County to the City of Jefferson.

The act further authorizes the conveyance of state property located in Nodaway County. Finally, the act authorizes the conveyance of state property located in the City of Jefferson, Cole County.

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



Julie Morff  
Director  
April 20, 2026



Jessica Harris  
Assistant Director  
April 20, 2026