



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>ALEX EATON</b>		PHONE NUMBER: <b>513-616-9860</b>
REPRESENTING: <b>THE GOLDEN GROUP</b>		TITLE:
ADDRESS: <b>PO BOX 67425</b>		
CITY: <b>CHESTNUT HILLS</b>		STATE: <b>MA</b>
		ZIP: <b>02467</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>BRAD LAU</b>		PHONE NUMBER: <b>816-244-6221</b>	
BUSINESS/ORGANIZATION NAME: <b>ST. JOSEPH CHAMBER OF COMMERCE AND ECONOMIC DEVELOPMENT PARTNERSHIP</b>		TITLE: <b>VP ECONOMIC DEVELOPMENT</b>	
ADDRESS: <b>3003 FREDERICK AVENUE</b>			
CITY: <b>ST. JOSEPH</b>		STATE: <b>MO</b>	ZIP: <b>64506</b>
EMAIL: <b>blau@saintjoseph.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/14/2026 10:53 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

The St. Joseph Chamber of Commerce and Economic Development Partnership fully supports HB2531. Having a vibrant downtown is a critical quality of life aspect in maintaining the attractiveness of Missouri communities, especially the smaller communities such as St. Joseph and the rural Northwest Missouri region. In order to make the rehabilitation of downtown historic buildings financially viable, it is necessary to have programs that assist property owners offset the high development costs. The tax credits for downtown revitalization will serve as a tool in creating interest and practicality to revitalizing downtowns across Missouri. In addition, many Missouri communities such as St. Joseph are experience housing shortages. Development of historic downtown buildings into mixed-use commercial and housing will help Missouri communities retain residents who otherwise may have to relocate because of the lack of housing. We strongly encourage the committee's support of the HB2531.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>CHRIS ROEPE</b>		PHONE NUMBER: <b>816-294-0497</b>	
REPRESENTING: <b>CITY OF INDEPENDENCE</b>		TITLE:	
ADDRESS: <b>205 E. CAPITOL AVE</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65109</b>
EMAIL: <b>roepe@bardgett.net</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/14/2026 7:42 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>DAN SHAUL</b>		PHONE NUMBER:	
REPRESENTING: <b>MISSOURI GROCERS ASSOCIATION</b>		TITLE:	
ADDRESS: <b>415 N KEN AVE</b>			
CITY: <b>SPRINGFIELD</b>		STATE: <b>MO</b>	ZIP: <b>63052</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>DAVID KENT</b>		PHONE NUMBER:
REPRESENTING: <b>MISSOURI BANKERS ASSOCIATION</b>		TITLE:
ADDRESS: <b>207 E CAPITOL AVE</b>		
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>
		ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>DAVID OVERFELT</b>		PHONE NUMBER:	
REPRESENTING: <b>MO RETAILERS ASSOCIATION</b>		TITLE:	
ADDRESS: <b>618 E CAPITOL</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>	

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



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>FRED DREILING</b>		PHONE NUMBER: <b>816-806-6335</b>	
REPRESENTING: <b>BUILDERS' ASSOC A CHAPTER OF THE AGC</b>		TITLE: <b>LOBBYIST</b>	
ADDRESS: <b>1025 W 64TH TERR</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64113</b>
EMAIL: <b>freddreilingllc@gmail.com</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/13/2026 5:22 PM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JARED HANKINSON</b>		PHONE NUMBER:	
REPRESENTING: <b>MO CHAMBER OF COMMERCE &amp; INDUSTRY</b>		TITLE:	
ADDRESS: <b>428 E CAPITOL AVE</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JASON ZAMKUS</b>		PHONE NUMBER: <b>573-291-6180</b>	
REPRESENTING: <b>MISSOURI ASSOCIATION OF REALTORS</b>		TITLE: <b>LOBBYIST</b>	
ADDRESS: <b>1320 ELMERINE AVENUE</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL: <b>jzamkus@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/14/2026 8:07 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>BUSINESS/ORGANIZATION:</b>		
WITNESS NAME: <b>JAY HARDENBROOK</b>		PHONE NUMBER: <b>816-810-2066</b>
BUSINESS/ORGANIZATION NAME: <b>AARP</b>		TITLE: <b>ADVOCACY DIRECTOR</b>
ADDRESS: <b>3307 MISSOURI AVE</b>		
CITY: <b>ST. LOUIS</b>		STATE: <b>MO</b>
		ZIP: <b>63118</b>
EMAIL: <b>jhardenbrook@aarp.org</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/14/2026 8:08 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JIM FARRELL</b>		PHONE NUMBER: <b>314-369-5642</b>	
REPRESENTING: <b>HRM</b>		TITLE:	
ADDRESS: <b>577 EAGLES NEST CT</b>			
CITY: <b>WILDWOOD</b>		STATE: <b>MO</b>	ZIP: <b>63011</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>LAURA HOLLOWAY</b>		PHONE NUMBER: <b>573-635-9134</b>
REPRESENTING: <b>MISSOURI MUNICIPAL LEAGUE</b>		TITLE:
ADDRESS: <b>1727 SOUTHRIDGE DR.</b>		
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>
		ZIP: <b>65109</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>NANCY GIDDENS</b>		PHONE NUMBER: <b>573-230-6203</b>
REPRESENTING: <b>THE GREATER KANSAS CITY CHAMBER OF COMMERCE</b>		TITLE:
ADDRESS: <b>208 MADISON STREET</b>		
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>
		ZIP: <b>65101</b>
EMAIL: <b>nancy@thegiddensgroup.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/13/2026 9:19 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo. support the bill</b>		



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>PAT KELLY</b>		PHONE NUMBER: <b>314-786-4747</b>
REPRESENTING: <b>MUNICIPAL LEAGUE OF METRO ST. LOUIS</b>		TITLE:
ADDRESS: <b>11911 DORSETT ROAD</b>		
CITY: <b>MARYLAND HEIGHTS</b>		STATE: <b>MO</b>
		ZIP: <b>63043</b>
EMAIL: <b>pkelly@stlmuni.org</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/13/2026 3:25 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

The Municipal League of Metro St. Louis supports HB 2531.

HB 2531 will encourage the redevelopment of vacant and underused buildings, particularly in downtown and main street areas throughout the state. The bill helps communities convert older commercial properties into housing and mixed-use developments by using state tax incentives to reduce the financial risk of redevelopment. By supporting these projects, SB 869 aims to increase housing supply, stimulate local business activity, and promote long-term economic revitalization. Overall, the bill gives cities and towns another flexible tool to strengthen aging commercial corridors and reinvest in existing community assets.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SCOTT TATE</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/13/2026 5:10 PM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

Chair and Members of the Committee,

On behalf of the St. Charles Regional Chamber, I would like to share our strong support for the Revitalizing Missouri Downtowns and Main Streets Act.

This legislation provides a critical economic development tool by encouraging the redevelopment of vacant and underutilized commercial properties through targeted tax credits. In St. Charles, there are properties—particularly in and around our historic downtown—that could be successfully redeveloped with the assistance of these incentives. Doing so would strengthen local businesses, increase residential density, and enhance the overall vitality of our community.

Beyond St. Charles, we also recognize the importance of a healthy regional urban core. Downtown St. Louis is home to large vacant buildings that present significant redevelopment challenges. Without tools such as those provided in this Act, many of these properties will likely remain idle. Strategic incentives help close financial gaps, unlock private investment, and allow these buildings to once again contribute to housing, commerce, and regional economic growth.

The Revitalizing Missouri Downtowns and Main Streets Act supports adaptive reuse, leverages private capital, and promotes long-term economic sustainability across Missouri communities of all sizes. For these reasons, the St. Charles Regional Chamber respectfully urges your support for this legislation.

Thank you for your consideration.

**Scott Tate**  
**President & CEO**  
**St. Charles Regional Chamber**



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>TIM BRINKER</b>		PHONE NUMBER: <b>636-667-7113</b>
REPRESENTING: <b>GREATER ST LOUIS STL</b>		TITLE:
ADDRESS: <b>211 N BROADWAY STE 2200</b>		
CITY: <b>ST LOUIS</b>		STATE: <b>MO</b>
		ZIP: <b>63102</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>TIMOTHY GREEN</b>		PHONE NUMBER: <b>314-420-5318</b>	
REPRESENTING: <b>ST LOUIS ELECTRICAL CONNECTION IBEW/NECA</b>		TITLE:	
ADDRESS: <b>5735 ELIZABETH AVE</b>			
CITY: <b>ST LOUIS</b>		STATE: <b>MO</b>	ZIP: <b>63110</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/14/2026 12:00 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>SARAH BERRY</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/13/2026 7:42 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

I oppose HB 2531.

While this bill is framed as “downtown revitalization,” it relies on broad tax credits that primarily benefit developers without requiring clear, enforceable public outcomes. Tax credits are a public subsidy, and this bill reduces state revenue without guaranteeing affordability, local benefit, or long-term community stability.

The bill places risk on taxpayers while rewards flow to private actors. There are no meaningful guardrails to ensure projects serve existing residents, prevent displacement, or prioritize Missouri communities over outside investors. “Revitalization” is undefined in practice and can easily result in luxury conversions that do not address real housing or economic needs.

Missouri’s downtowns deserve thoughtful, targeted investment — not another open-ended incentive program that shifts public resources through the tax code with limited accountability. If the state is going to forgo revenue, the benefit to residents should be direct, measurable, and guaranteed. For these reasons, I urge the committee to oppose HB 2531.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2531</b>		DATE: <b>1/14/2026</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input checked="" type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>ARNIE C. DIENOFF-STATE PUBLIC ADVOCATE</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>In-Person</b>		SUBMIT DATE: <b>1/14/2026 11:40 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			