



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 3080		DATE: 2/25/2026	
COMMITTEE: Commerce			
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: BRAYDON PEMBERTON		PHONE NUMBER: 573-418-5085	
REPRESENTING: CITY OF INDEPENDENCE		TITLE:	
ADDRESS: 205 E CAPITOL			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2026 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: BRENT SCHONOELMEYER		PHONE NUMBER: 816-547-9425	
BUSINESS/ORGANIZATION NAME: FRIENDS OF ENGLEWOOD THEATER		TITLE: PRESIDENT	
ADDRESS: 10917 E WINTER RD			
CITY: INDE		STATE: MO	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2026 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: ELIZABETH ROSIN		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2026 12:00 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: FRED DREILING		PHONE NUMBER: 816-806-6335	
REPRESENTING: BUILDERS' ASSOCIATION 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: 2/25/2026 8:39 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: JACQUELINE BARDGETT		PHONE NUMBER: 573-634-8760	
REPRESENTING: CITY OF ST. LOUIS		TITLE:	
ADDRESS: 205 E. CAPITOL AVE			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL: jacque@bardgett.net	ATTENDANCE: In-Person	SUBMIT DATE: 2/25/2026 12:43 PM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: JENNIFER MAURATH		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/25/2026 12:00 AM
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WITNESS NAME		
REGISTERED LOBBYIST:		
WITNESS NAME: JIM FARRELL		PHONE NUMBER: 314-369-5642
REPRESENTING: HISTORIC REVITALIZATION FOR MISSOURI		TITLE:
ADDRESS: 577 EAGLES NEST CT		
CITY: WILDWOOD		STATE: MO
		ZIP: 63011
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2026 12:00 AM
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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: MARK STROKER		PHONE NUMBER: 314-393-3202	
BUSINESS/ORGANIZATION NAME: RISE COMMUNITY DEVELOPEMENT		TITLE: VICE PRESIDENT	
ADDRESS: 6014 DELMAR			
CITY: ST LOUIS		STATE: MO	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2026 12:00 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: SHANNON COOPER		PHONE NUMBER: 660-890-1432	
REPRESENTING: CITY OF KANSAS CITY; GREATER KC CHAMBER OF COMMERCE; CIVIC COUNCIL OF GREATER KC		TITLE: PRINCIPLE	
ADDRESS: 208 MADISON			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL: cooper@thegiddensgroup.com	ATTENDANCE: Written	SUBMIT DATE: 2/25/2026 11:31 AM	

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.
Supporting the legislation on behalf of the City of Kansas City, Greater KC Chamber of Commerce, and the Civic Council of Greater KC



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WITNESS NAME		
BUSINESS/ORGANIZATION:		
WITNESS NAME: STEVEN STOGEL		PHONE NUMBER: 314-725-8555
BUSINESS/ORGANIZATION NAME: A&E CAPITAL LLC		TITLE:
ADDRESS:		
CITY: CLAYTON		STATE: MO
		ZIP: 63109
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2026 12:00 AM
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: TIM BRINKER		PHONE NUMBER: 636-667-7113	
REPRESENTING: GREATER ST LOUIS INC		TITLE:	
ADDRESS: 211 N. BROADWAY			
CITY: ST. LOUIS		STATE: MO	ZIP: 63102
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2026 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: ARNIE C. AC "HONEST-ABE" DIENOFF		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/25/2026 12:00 AM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: SARAH BERRY		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/24/2026 12:53 PM	
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HB 3080 raises material constitutional and administrative-law concerns and should not advance without narrowing amendments.

1) Missouri “Special Laws” Risk (geography + favored classes).

The bill creates enhanced credit rates and tailored treatment for specific property types (e.g., “historic schools”) and “qualifying counties,” inviting challenge under Mo. Const. art. III, § 40 (prohibiting special laws where a general law can be made applicable). When tax benefits hinge on carve-outs that are not tightly tied to a demonstrable statewide purpose with uniform criteria, the state increases litigation exposure.

2) Delegation + Vagueness in Economic-Impact Scoring.

The application process requires DED to weigh “projected net fiscal benefit” based on “reasonable methods,” plus “multiplier effects” and similar open-ended factors. That invites arbitrary decision-making and inconsistent outcomes, raising procedural due process and nondelegation concerns unless the bill supplies objective metrics, published scoring rules, and meaningful review.

3) “Appeals” Process that is Non-Adjudicative = Due Process Gap.

The bill calls the appeal “administrative review” and “not... an adjudicative proceeding,” yet it decides property and tax-credit entitlements. If credits are denied/rescinded based on disputed facts, limiting applicants to a non-adjudicative track heightens due process risk (lack of record development, evidentiary rules, and neutral factfinding).

4) Fiscal/Appropriations Discipline & Transparency.

Raising caps/thresholds and expanding eligibility (including special handling for very large projects) materially increases exposure to “crowd-out” of other projects and undermines predictable budgeting. If the General Assembly intends expansion, it should pair it with: (i) clear fiscal notes, (ii) annual public reporting by project, and (iii) conflict-of-interest and local-input disclosures.

5) Standards Constraint on SHPO (“not more restrictive than 36 CFR 67”).

Freezing state review to “not more restrictive” than federal standards can weaken Missouri’s ability to address Missouri-specific preservation impacts and invites disputes over what counts as “more restrictive,” increasing litigation and administrative friction.

For these reasons, I respectfully urge a Do Not Pass