



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 3231		DATE: 2/18/2026
COMMITTEE: Commerce		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
BUSINESS/ORGANIZATION:		
WITNESS NAME: BEN JOHNSON		PHONE NUMBER: 314-497-8985
BUSINESS/ORGANIZATION NAME: NEXT MISSOURI		TITLE: CHAIR
ADDRESS: 4340 DUNCAN AVE STE 100		
CITY: ST LOUIS		STATE: MO
		ZIP: 63110
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/18/2026 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: CHANCE HEPOLA		PHONE NUMBER:
REPRESENTING: MO CHAMBER OF COMMERCE & INDUSTRY		TITLE:
ADDRESS: 428 E CAPITOL AVE		
CITY: JEFFERSON CITY		STATE: MO
		ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/18/2026 12:00 AM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: CHARLES GOLDMAN		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
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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: 2/18/2026 12:00 AM	
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: JOSHUA BROWN		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/16/2026 11:41 PM
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I am writing in strong support of HB 3231. As a resident of St. Louis, I see firsthand the barriers that prevent our historic commercial corridors from reaching their full potential.

This bill provides a much-needed framework for Innovation Districts that will directly benefit our city by:

Streamlining Revitalization: The "fast-track" permitting process and building code flexibility for adaptive reuse are essential for bringing life back to underutilized properties in neighborhoods like mine.

Prioritizing Public Safety: I strongly support the creation of the Innovation District Public Safety Fund. Reinvesting 50% of net new state tax receipts back into the district for public realm improvements and safety is a sustainable way to ensure our growth is safe and accessible.

Reducing Bureaucracy: By waiving duplicative permit fees, Missouri becomes a more competitive place for small business owners and entrepreneurs to plant roots.

HB 3231 is a forward-thinking partnership between state and local government. I urge the committee to vote "Do Pass" to empower our communities and drive meaningful economic reinvestment.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: KEVIN MCMULLIN		PHONE NUMBER: 636-744-4990	
REPRESENTING: SITE IMPROVEMENT ASSOCIATION		TITLE: DIRECTOR OF GOV AFFAIRS	
ADDRESS: 2071 EXCHANGE DRIVE			
CITY: ST. CHARLES		STATE: MO	ZIP: 63303
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/18/2026 12:00 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: PAT KELLY		PHONE NUMBER: 314-726-4747	
REPRESENTING: MUNICIPAL LEAGUE METRO STL		TITLE:	
ADDRESS: 11911 DORSETT RD.			
CITY: MARYLAND HEIGHTS		STATE: MO	ZIP: 63043
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/18/2026 12:00 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: TOM DEMPSEY		PHONE NUMBER: 636-288-7461	
REPRESENTING: ST CHARLES COUNTY		TITLE:	
ADDRESS: 3103 BUCKSKIN PATH			
CITY: ST. CHARLES		STATE: MO	ZIP: 63301
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/18/2026 12:00 AM	
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ARNIE "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCATE		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: In-Person	SUBMIT DATE: 2/18/2026 11:41 PM

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I am Opposed to this Bill, the \$55-Million Price-Tag and the Hiring of 24 State Employees.



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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: 2/17/2026 8:44 PM	

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HB 3231 is not a simple economic development bill. It creates a parallel incentive regime with automatic approvals, mandatory incentive availability, deemed approvals, constrained agency discretion, refundable and transferable tax credits, and dedicated state revenue diversions—while sharply limiting review authority.

The Innovation District Public Safety Fund captures fifty percent of incremental state tax receipts.

Multiple sections provide that failure to act within forty-five days results in automatic approval (e.g., master plan designation, incentive determinations, withholding agreements, construction-phase advances).

Section 620.6000(10)(4) prohibits participating cities from limiting or conditioning incentives “by operation of law.”

The office-to-residential credit and relocation credits include transferability and refundability components.

The repeated “nonseverable” language invalidating all rules if legislative review authority is struck creates structural instability and litigation risk.

HB 3231 constructs a self-executing incentive regime with constrained oversight, automatic approvals, revenue diversion, and reduced discretion for both state and local actors. That combination presents serious governance and constitutional concerns.

I urge opposition.

Legislative Notice:

The General Assembly is on notice that HB 3231 materially alters state and municipal fiscal authority, constrains discretionary review, and establishes automatic incentive entitlements that may invite constitutional challenge under Missouri home-rule, nondelegation, and appropriations principles.



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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, JEFFERSON CITY MO 65101			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL: jacque@bardgett.net	ATTENDANCE: In-Person	SUBMIT DATE: 2/18/2026 8:13 AM	
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: JAKE HUMMEL		PHONE NUMBER: 573634-2115	
REPRESENTING: MISSOURI AFL-CIO		TITLE:	
ADDRESS: 131 E HIGH ST			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
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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: 2/18/2026 12:00 AM
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