



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 3395</b>		DATE: <b>3/9/2026</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>BLAKE CORDISH</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: <b>3/9/2026 12:00 AM</b>
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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>CARLOS GOMEZ</b>		PHONE NUMBER: <b>816-842-6767</b>	
BUSINESS/ORGANIZATION NAME: <b>HISPANIC CHAMBER OF COMMERCE</b>		TITLE: <b>PRESIDENT/CEO</b>	
ADDRESS: <b>9100 WARD PARKWAY</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64114</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>CHANCE HEPOLA</b>		PHONE NUMBER:	
REPRESENTING: <b>MISSOURI CHAMBER OF COMMERCE</b>		TITLE:	
ADDRESS:			
CITY:		STATE: <b>MO</b>	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>DAVID JACKSON</b>		PHONE NUMBER: <b>314-406-2933</b>	
REPRESENTING: <b>GREATER ST. LOUIS INC.</b>		TITLE:	
ADDRESS:			
CITY:		STATE: <b>MO</b>	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JACQUELINE BARDGETT</b>		PHONE NUMBER: <b>573-634-8760</b>	
REPRESENTING: <b>CITY OF ST. LOUIS</b>		TITLE:	
ADDRESS: <b>205 E CAPITOL AVE</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL: <b>jacque@bardgett.net</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>3/9/2026 11:30 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JIM ERICKSON</b>		PHONE NUMBER: <b>913-609-8593</b>	
REPRESENTING: <b>ECONOMIC DEVELOPMENT</b>		TITLE: <b>DIRECTOR OF INITIATIVES</b>	
ADDRESS: <b>300 WYANDOTTE, SUITE 400</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64105</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>LAURA J HOLLOWAY</b>		PHONE NUMBER: <b>573-635-9134</b>	
REPRESENTING: <b>MISSOURI MUNICIPAL LEAGUE</b>		TITLE: <b>EXECUTIVE DIRECTOR</b>	
ADDRESS: <b>MISSOURI MUNICIPAL LEAGUE</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65109</b>
EMAIL: <b>Lholloway@mocities.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/9/2026 12:42 PM</b>	

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.  
MML supports the economic development tools this legislation provides.**



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>MARK STEWART</b>		PHONE NUMBER: <b>717-579-7358</b>	
BUSINESS/ORGANIZATION NAME: <b>THE CORDISH COMPANIES</b>		TITLE: <b>GENERAL COUNSEL</b>	
ADDRESS: <b>601 E. PRATT STREET, 6TH FLOOR</b>			
CITY: <b>BALTIMORE</b>		STATE: <b>MD</b>	ZIP: <b>21202</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>MICHAEL R. GIBBONS</b>		PHONE NUMBER: <b>314-650-5783</b>	
REPRESENTING: <b>ST. LOUIS CITY SC</b>		TITLE:	
ADDRESS: <b>115 EAST HIGH STREET</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>		
<b>BUSINESS/ORGANIZATION:</b>		
WITNESS NAME: <b>MIKE TALBOY</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME: <b>GREATER KANSAS CITY BUILDING &amp; CONSTRUCTION TRADES COUNCIL</b>		TITLE: <b>POLITICAL DIRECTOR</b>
ADDRESS: <b>6601 WINCHESTER #155</b>		
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>
		ZIP: <b>64133</b>
EMAIL: <b>mike@buildkc.org</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/9/2026 10:00 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

Chairman and Members of the Committee,

The Greater Kansas City Building & Construction Trades formally stands in support of HB 3395. The Building Trades Council supports responsible economic growth and workforce development for the region which will only serve to help the state. The Missouri Downtown Rural Economic Stimulus Act Extension Act does exactly that. We have witnessed firsthand the transformational impact of MODESA in Kansas City and the extension of these programs is sound policy with a history of proven results.

This bill creates opportunity for local contractors and the entire skilled workforce in Kansas City, while it will also help develop the workforce of tomorrow The Greater Kansas City Building & Construction Trades urges this committee to vote "Yes" on HB 3395.

Respectfully submitted,

**Mike Talboy**  
Political Director  
Greater Kansas City Building & Construction Trades Council



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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>PAT KELLY</b>		PHONE NUMBER: <b>314-726-4747</b>	
REPRESENTING: <b>MUNICIPAL LEAGUE METRO STL</b>		TITLE:	
ADDRESS: <b>11911 DORSETT RD.</b>			
CITY: <b>MARYLAND HEIGHTS</b>		STATE: <b>MO</b>	ZIP: <b>63043</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>PAT KELLY</b>		PHONE NUMBER: <b>314-252-1800</b>	
REPRESENTING: <b>MUNICIPAL LEAGUE METRO ST LOUIS</b>		TITLE: <b>EXECUTIVE DIRECTOR</b>	
ADDRESS: <b>11911 DORSETT RD</b>			
CITY: <b>MARYLAND HEIGHTGS</b>		STATE: <b>MO</b>	ZIP: <b>63043</b>
EMAIL: <b>pkelly@stlmuni.org</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/9/2026 11:53 AM</b>	

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The Municipal League of Metro St. Louis is in support of HB 3395. The expansion of MODESA could help the redevelopment of the AT&T building in Down Town St. Louis, the largest office building in the State. The building has been vacant for 8 1/2 years which has depleted it value to \$6 Million. The use of the vital economic development tool it will help spur a \$350 million investment.



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>RYAN MCCLURE</b>		PHONE NUMBER: <b>314-910-7873</b>	
BUSINESS/ORGANIZATION NAME: <b>GATEWAY ARCH PARK FOUNDATION</b>		TITLE: <b>EXECUTIVE DIRECTOR</b>	
ADDRESS: <b>701 MARKET STREET, SUITE 1250</b>			
CITY: <b>ST. LOUIS</b>		STATE: <b>MO</b>	ZIP: <b>63101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>SHANNON COOPER</b>		PHONE NUMBER: <b>660-890-1432</b>	
REPRESENTING: <b>CITY OF KANSAS CITY; GREATER KC CHAMBER OF COMMERCE; CIVIC COUNCIL OF GREATER KANSAS CITY</b>		TITLE:	
ADDRESS: <b>208 MADISON</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>SUSAN HENDERSON MOORE</b>		PHONE NUMBER: <b>573-268-6924</b>	
REPRESENTING: <b>JE DUNN</b>		TITLE:	
ADDRESS: <b>630 BOLIVAR ST.</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>WADE KIEFER</b>		PHONE NUMBER: <b>816-489-6706</b>	
BUSINESS/ORGANIZATION NAME: <b>IBEW 124</b>		TITLE: <b>POLITICAL DIRECTOR</b>	
ADDRESS: <b>301 E 103RD TERRACE</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64114</b>
EMAIL: <b>wkiefer@ibewlocal124.org</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/9/2026 7:40 AM</b>	

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Chairman and Members of the Committee,

The International Brotherhood of Electrical Workers (IBEW) Local Union 124 supports HB 3395. Tools that allow Missouri to compete for economic development are always highly sought out, and MODESA has proven to be a useful tool.

We represent nearly 4,000 workers in the Kansas City area and speak first-hand about the benefits to our region. The Missouri Downtown Rural Economic Stimulus Act Extension Act creates opportunities for our workforce and the local contractors that utilize our skill sets. IBEW Local Union 124 asks this committee to vote "Yes" on HB 3395.

Respectfully,  
Wade Kiefer  
IBEW 124



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>WILLIAM DIETRICH</b>		PHONE NUMBER: <b>816-421-1539</b>	
BUSINESS/ORGANIZATION NAME: <b>DOWNTOWN COUNCIL OF KC</b>		TITLE: <b>PRESIDENT &amp; CEO</b>	
ADDRESS: <b>1000 WALNUT, SUITE 200</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64137</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCAT</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>3/9/2026 11:45 PM</b>	

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**I am Opposed to this Corporate Welfare Program and Unknown Fiscal Issues and effect on the State, General Fund and many other Funds. The effect will be Hundreds of Millions.**



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<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>3/9/2026 8:42 AM</b>

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**HB 3395 substantially expands the Missouri Downtown Economic Stimulus Act by allowing pre-2013 projects to extend tax diversion mechanisms for up to thirty-five years while removing standard accountability safeguards.**

**The bill eliminates the traditional “but-for” requirement, meaning developers are no longer required to demonstrate that a project could not proceed without public subsidy. This converts a targeted redevelopment tool into a broad subsidy mechanism for projects that may already be financially viable.**

**The legislation also permits noncontiguous development areas, allowing project boundaries to be expanded in ways that capture additional tax revenues that were never originally intended to support the development.**

**Additionally, the bill authorizes the diversion of significant portions of state income tax and state sales tax increments, potentially redirecting public revenue away from general state services for decades. Thirty-five-year incentive terms represent an unusually long fiscal commitment and limit the flexibility of future legislatures.**

**Taken together, these provisions materially expand an already generous incentive structure while weakening the safeguards that ensure public funds are used only when necessary.**

**For these reasons, HB 3395 should be rejected**



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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>CHRIS ROEPE</b>		PHONE NUMBER:	
REPRESENTING: <b>KANSAS CITY PUBLIC SCHOOL DISTRICT</b>		TITLE:	
ADDRESS:			
CITY:		STATE: <b>MO</b>	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/9/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>JOHN</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:                  ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/9/2026 11:44 AM</b>
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Chairman Casteel and Members of the Commerce Committee,

Thank you for allowing public comment on HB 3395.

Providing state incentives for key downtown projects can be very helpful, but I'm writing to express concerns about the apparent impact on public school funding.

It appears the MODESA Program would be extended to 35 years, which would result in an extended decade where public schools receive no increase in real property tax revenues. In addition, it appears that 85% of increased personal property taxes also would be captured as EATS for MODESA projects, which is a significant change. Real and personal property taxes account for the large majority of funding for public school districts across the state, and it is important that these revenues be protected.

I encourage the Committee to carefully review HB 3395's impact on local public school funding and protect public school funding,

Respectfully,

John Regenbogen