

OMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 1104-06  
Bill No.: HCS for SCS for SB 179  
Subject: Easements and Conveyances; Governor & Lt. Governor  
Type: Original  
Date: April 24, 2009

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Bill Summary: Authorizes the Governor to convey various state property.

**FISCAL SUMMARY**

<b>ESTIMATED NET EFFECT ON GENERAL REVENUE FUND</b>			
FUND AFFECTED	FY 2010	FY 2011	FY 2012
General Revenue	\$0 or Unknown to (\$305,814)	\$0 or Unknown to (\$148,062)	\$0 or Unknown to (\$145,631)
<b>Total Estimated Net Effect on General Revenue Fund</b>	<b>\$0 or Unknown to (\$305,814)</b>	<b>\$0 or Unknown to (\$148,062)</b>	<b>\$0 or Unknown to (\$145,631)</b>

<b>ESTIMATED NET EFFECT ON OTHER STATE FUNDS</b>			
FUND AFFECTED	FY 2010	FY 2011	FY 2012
State Road Fund	(\$158,000)	\$0	\$0
<b>Total Estimated Net Effect on <u>Other</u> State Funds</b>	<b>(\$158,000)</b>	<b>\$0</b>	<b>\$0</b>

Numbers within parentheses: ( ) indicate costs or losses.  
This fiscal note contains 9 pages.

<b>ESTIMATED NET EFFECT ON FEDERAL FUNDS</b>			
<b>FUND AFFECTED</b>	<b>FY 2010</b>	<b>FY 2011</b>	<b>FY 2012</b>
<b>Total Estimated Net Effect on <u>All</u> Federal Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>ESTIMATED NET EFFECT ON FULL TIME EQUIVALENT (FTE)</b>			
<b>FUND AFFECTED</b>	<b>FY 2010</b>	<b>FY 2011</b>	<b>FY 2012</b>
Dept. of Mental Health	(2 FTE)	(2 FTE)	(2 FTE)
<b>Total Estimated Net Effect on FTE</b>	<b>(2 FTE)</b>	<b>(2 FTE)</b>	<b>(2 FTE)</b>

- Estimated Total Net Effect on All funds expected to exceed \$100,000 savings or (cost).
- Estimated Net Effect on General Revenue Fund expected to exceed \$100,000 (cost).

<b>ESTIMATED NET EFFECT ON LOCAL FUNDS</b>			
<b>FUND AFFECTED</b>	<b>FY 2010</b>	<b>FY 2011</b>	<b>FY 2012</b>
<b>Local Government</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## FISCAL ANALYSIS

### ASSUMPTION

#### Section 1 Joplin Regional Center

Officials at the **Office Administration** assume one-time moving costs of \$338,964. Additionally, there are on-going dollars that has been appropriated for rent, janitorial and utilities of \$229,050 annually.

**Oversight** has for the purposes of determining the fiscal impact of this proposal, shown the cost of the moving expenses and rent on the new building in this fiscal note. Oversight notes that the rent has been requested in the Governor's recommended Office of Administration's FY 2010 budget request which is pending.

Officials at the **Missouri Southern State University** assume the fiscal impact to the University shall be a direct result of the terms and conditions of the conveyance as established by the Commissioner of Administration. In addition to the terms for conveyance there would be additional remodeling expenses incurred in order to make the facility usable for University purposes as well as ongoing operational expenses, the magnitude of which is unknown at this time.

**Oversight** assumes the remodeling of the building would not fiscally impact state revenue as the cost to the University would be absorbed with existing resources.

Officials at the **Department of Mental Health** assume, using the FY 2010 basic expense & equipment list, the total one-time cost of this proposal to be \$351,447. The basic layout of the new leased space should be 5 offices and 49 modular workstations. The current space for Joplin is all offices with no modular furniture. The new leased space will have a layout for cubicles, therefore, an estimated cost for the modular furniture is \$243,089. In addition to the modular furniture there will be a cost for the telecommunications of \$40,950 and moving costs of \$14,850 (\$275 per employee). The remaining expenses will be for chairs and file cabinets totaling \$52,558. There is currently one maintenance (\$28,153) (A16-G) and one custodial (\$23,209) (A07-M) staff at Joplin that will no longer be needed due to moving into a leased office space. The Personal Service savings for these two positions will be \$65,525. FTE will be redirected as needed within the department.

**Oversight** assumes the selling price of the property will exceed DMH's cost to relocate and the affect will be an unknown positive amount. **Oversight** also assumes because of the uncertainty of when the transaction between the State and Missouri Southern State University will occur, there is uncertainty as to when the potential savings will occur. As a result, **Oversight** is presenting the conveyance of property to the Missouri Southern State University by the State as

ASSUMPTION (continued)

\$0 or Unknown Savings for the period of time covered by this fiscal note.

Section 2 Mississippi River Bridge Property

Officials at the **Missouri Department of Transportation (MoDOT)** anticipate purchasing the property for \$158,500.

Officials at the **Office of Administration** assume a transfer of \$158,500 in FY 2010 from MoDOT for the land conveyance.

Section 3 Arc of the Ozarks

Officials from the **Department of Mental Health** assume that there is no fiscal impact from this proposal.

Officials at the **Office of Administration** and **Greene County** did not respond to our request for a fiscal impact from their agencies.

Section 4 Storm and Water Easement in Greene County and Section 5 Construction Easement in Greene County

Officials at **Greene County** and the **City of Springfield** did not respond to Oversight's request for fiscal impact.

Section 6 Easement in Macon County

In response to similar legislation filed this year, officials at the **Office of Administration, Department of Public Safety, Office of the Adjutant General/National Guard** and **Macon County** assume that there is no fiscal impact from this proposal.

Section 7 Cape Girardeau

Officials at the **Missouri Department of Transportation** and the **Office of Administration** assume that there is no fiscal impact from this proposal.

Section 8 Mid-Missouri Mental Health Center

Officials from the **Department of Mental Health (DMH)** state the proposal has no fiscal impact on the DMH. The University of Missouri is currently developing a capital improvements proposal for renovations to the facility with the Governor's Office. The DMH is working on the transition between state operated acute psychiatric beds and the University expanding its psychiatric beds.

ASSUMPTION (continued)

Officials from the **COA - Division of Facilities Management** state the matter is still under discussion. As the proposal provides the terms and conditions are to be set by the Commissioner of Administration, the impact of the proposal is unknown at this time.

**Oversight** assumes whatever consideration set by the Commissioner for the transfer of property to the University of Missouri will have a positive fiscal impact on General Revenue. Since it is unknown when the transfer of property will take place, **Oversight** assumes \$0 or Unknown income for the period of this fiscal note.

Officials from the **University of Missouri (UM)** stated the proposal would have a significant impact on their organization. However, at this time, the fiscal impact is unknown.

**Oversight** assumes the University will have increased costs as a result of this proposal, but since these costs are not General Revenue or state money, no impact is being presented.

Section 9 Harris-Stowe State University

Officials at the **Office of Administration** assume this proposal allows the conveyance of the Hubert Wheeler State School property in St. Louis to Harris-Stowe State University. The net fiscal impact is unknown at this time, as the terms and conditions are to be set by the Commissioner of Administration if the bill is enacted and if the Governor approves a conveyance. The last appraisal on the property was \$2.6 million. The current lease agreement with Harris-Stowe State University for the property is \$20,000 annually, which includes coverage of facility operations and maintenance costs.

**Oversight** assumes whatever consideration set by the Commissioner for the transfer of property to Harris-Stowe State University will be for more than the loss of rent the State already receives for the property. Therefore the proposal will have a positive fiscal impact on General Revenue. Since it is unknown when the transfer of property will take place, **Oversight** assumes \$0 or Unknown income for the period of this fiscal note.

**Oversight** further assumes Harris-Stowe State University will have increased costs as a result of this proposal for the purchase of the property, but since these costs are not General Revenue or state money, no impact is being presented.

Section 10 Cooper County

Officials at **Cooper County** did not respond to Oversight's request for fiscal impact.

ASSUMPTION (continued)

Bill as a Whole

Officials at the **Office of the Attorney General** assume that any potential costs arising from this proposal can be absorbed with existing resources.

Officials at the **Office of the Governor, Missouri House of Representatives, Department of Corrections, St. Louis County** and the **Missouri Senate** assume that there is no fiscal impact from this proposal.

<u>FISCAL IMPACT - State Government</u>	FY 2010 (10 Mo.)	FY 2011	FY 2012
<b>GENERAL REVENUE FUND</b>			
<u>Revenue - Office of Administration</u>			
Sale of Joplin and MidMO Mental Health Center properties	\$0 or Unknown	\$0 or Unknown	\$0 or Unknown
<u>Savings - Dept. of Mental Health</u>			
Personal Service	\$44,086	\$54,490	\$56,125
Fringe Benefits	\$21,439	\$26,498	\$27,294
Equipment and Expenses	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Total Savings - Dept. of Mental Health</u>	<u>\$65,525</u>	<u>\$80,988</u>	<u>\$83,419</u>
FTE Change - Dept. of Mental Health	(2 FTE)	(2 FTE)	(2 FTE)
<u>Transfer In - Office of Administration</u>			
Mississippi River Bridge conveyance	\$158,500	\$0	\$0
<u>Cost - Office of Administration</u>			
relocating & furniture costs	(\$338,964)	\$0	\$0
rent and utilities on new building	<u>(\$190,875)</u>	<u>(\$229,050)</u>	<u>(\$229,050)</u>
<u>Total Cost - Office of Administration</u>	<u>(\$529,839)</u>	<u>(\$229,050)</u>	<u>(\$229,050)</u>
<b>ESTIMATED NET EFFECT ON GENERAL REVENUE</b>			
	<u>\$0 or Unknown to (\$305,814)</u>	<u>\$0 or Unknown to (\$148,062)</u>	<u>\$0 or Unknown to (\$145,631)</u>
Estimated Net FTE Change on General Revenue	(2 FTE)	(2 FTE)	(2 FTE)

**STATE ROAD FUND**

<u>Transfer Out - Dept. of Transportation</u>			
land conveyance	( <u>\$158,500</u> )	<u>\$0</u>	<u>\$0</u>

<b>ESTIMATED NET EFFECT ON</b>			
<b>STATE ROAD FUND</b>	<b><u>(\$158,500)</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>

<u>FISCAL IMPACT - Local Government</u>	FY 2010 (10 Mo.)	FY 2011	FY 2012
	\$0	\$0	\$0

FISCAL IMPACT - Small Business

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

FISCAL DESCRIPTION

This act authorizes the Governor to convey a piece of property known as the Joplin Regional Center to Missouri Southern State University.

This act authorizes the Governor to convey a parcel of real property, which is being currently used by the Department of Corrections as a minimum security correctional facility, to the Missouri Highways and Transportation Commission for the new Mississippi River Bridge project.

The act authorizes the Governor to convey a piece of property owned by the state in Greene County to the Arc of the Ozarks. The Governor is also authorized to convey a temporary construction easement over, on and under property owned by the state in Springfield to the Arc of the Ozarks.

The act authorizes the Governor to convey a piece of property owned by the state in Springfield to the City of Springfield.

The Governor is authorized to convey property owned by the state in Macon County to the owners of certain private property for the purpose of obtaining access to the private property.

The Governor is authorized to convey property owned by the state in Cape Girardeau County to the state highways and transportation commission.

FISCAL DESCRIPTION (continued)

The act authorizes the Governor to convey property known as the Mid-Missouri Mental Health Center to the Curators of the University of Missouri.

The act authorizes the Governor to convey property owned by the state in St. Louis to Harris-Stowe State University.

The act authorizes the Governor to convey property owned by the state in Cooper County to the City of Boonville.

The act directs the director of the Department of Natural Resources to lease property owned by the state in Clinton County to the Clinton County Public Water Supply District. No. 3 for the purpose of constructing an elevated water storage tank..

The act contains an emergency clause for some of the conveyances.

This legislation is not federally mandated, would not duplicate any other program and would not require additional capital improvements or rental space.

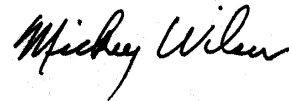
SOURCES OF INFORMATION

Office of Administration -  
    Division of Facilities Management, Design and Construction  
Department of Mental Health  
Missouri Southern State University  
Office of the Governor  
Office of the Attorney General  
University of Missouri  
St. Louis County  
Missouri Senate  
Department of Corrections  
Missouri House of Representatives  
Macon County



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**NOT RESPONDING**  
City of Cape Girardeau  
City of Boonville  
City of Joplin  
City of Springfield  
St. Louis City  
Cape Girardeau County  
Cooper County  
Jasper County  
Harris-Stowe State University



Mickey Wilson, CPA  
Director  
April 24, 2009