

COMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 3074-01  
Bill No.: Perfected HB 1330  
Subject: Property, Real and Personal  
Type: Original  
Date: February 11, 2020

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Bill Summary: This proposal authorizes the conveyance of certain state properties.

**FISCAL SUMMARY**

<b>ESTIMATED NET EFFECT ON GENERAL REVENUE FUND</b>			
FUND AFFECTED	FY 2021	FY 2022	FY 2023
General Revenue	Unknown to (Unknown)	\$0 or Unknown	\$0 or Unknown
<b>Total Estimated Net Effect on General Revenue</b>	<b>Unknown to (Unknown)</b>	<b>\$0 or Unknown</b>	<b>\$0 or Unknown</b>

<b>ESTIMATED NET EFFECT ON OTHER STATE FUNDS</b>			
FUND AFFECTED	FY 2021	FY 2022	FY 2023
<b>Total Estimated Net Effect on <u>Other</u> State Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Numbers within parentheses: ( ) indicate costs or losses.

This fiscal note contains 6 pages.

<b>ESTIMATED NET EFFECT ON FEDERAL FUNDS</b>			
<b>FUND AFFECTED</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</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 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
<b>Total Estimated Net Effect on FTE</b>	<b>0</b>	<b>0</b>	<b>0</b>

Estimated Net Effect (expenditures or reduced revenues) expected to exceed \$100,000 in any of the three fiscal years after implementation of the act.

<b>ESTIMATED NET EFFECT ON LOCAL FUNDS</b>			
<b>FUND AFFECTED</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
<b>Local Government</b>	<b>Unknown</b>	<b>\$0</b>	<b>\$0</b>

## FISCAL ANALYSIS

### ASSUMPTION

Officials from the **Office of the Attorney General**, the **Department of Natural Resources**, **Office of the Governor**, the **Department of Transportation**, and the **Department of Public Safety - Missouri National Guard** have each stated the proposal would not fiscally impact their respective agencies.

Officials from the **Office of Administration** state their Division of Facilities Management, Design and Construction does not make public appraisals for values for property that may be sold or conveyed because public knowledge of such information may hinder the state's ability to gain the best value for the property. Additionally, since the terms of conveyances are yet to be determined, the fiscal impact, if any, cannot be calculated. Therefore, the fiscal impact is \$0 to Unknown.

Officials from the **Department of Corrections (DOC)** state the property in question is the main access road leading to both the Jefferson City Correctional Center and Algoa Correctional Center.

DOC states the impact of this legislation is unknown at this time. DOC's response assumes that only an easement can be sold, transferred, granted, or conveyed; that the property in question will remain state property. The unknown impact is due to the possibility that the port authority could assume some portion of the maintenance costs for the road.

Officials from Cole County and the City of Jefferson did not respond to **Oversight's** request for fiscal impact.

**Oversight** assumes the state land described in Section 1 of the bill would be conveyed to the Heartland Port Authority of Central Missouri without compensation (dependant upon development of the land). If the port authority is developed and operates as planned, this may spur economic growth and development within the area; however, Oversight would consider this growth an indirect impact of the bill and we do not calculate or reflect indirect impacts on fiscal notes. Therefore, Oversight will reflect an unknown loss to the state in FY 2021 of the value of the land, and an offsetting gain to the Heartland Port Authority of Central Missouri (local political subdivision).

**Oversight** will also reflect a potential savings to the state for the cost of annual maintenance of the property (if any) in future years.

ASSUMPTION (continued)

House Amendment 1 - conveyance of parcel in the City of Fulton:

In response to a similar proposal (HB 2405), officials from the **Office of Administration** stated since the terms of the conveyance are to be determined, the fiscal impact, if any, cannot be calculated. Therefore, the fiscal impact is unknown.

In response to a similar proposal (HB 2405), officials from the **Office of the Attorney General** assumed no fiscal impact to their office.

House Amendment 2 - conveyance of parcels in the City of Farmington:

In response to a similar proposal (HB 1696), officials from the **Office of the Governor** and the **Office of the Attorney General** each assumed the proposal would not have a fiscal impact on their respective agencies.

In response to a similar proposal (HB 1696), officials from the **Office of Administration, Division of Facilities Management, Design and Construction (OA)** stated they do not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the state's ability to gain the best value for the property. Additionally, since the terms of conveyances are yet to be determined, the fiscal impact, if any, cannot be calculated. Therefore, the fiscal impact is \$0 to unknown.

**Oversight** notes according to an article in the Daily Journal Online, the property was purchased by the City of Farmington in the 1980s from the state hospital to develop and attract industry to the area. The deeds to the properties contain reversion clauses, stating that if the city did not use them for municipal, commercial, or industrial purposes, the properties would return to the state. Some of the properties have already been sold, while others remain unsold, and now there is differing opinions on whether the City of Farmington is authorized to sell the parcels.

**Oversight** assumes this amendment is attempting to clear up title confusion for these parcels and no property or sale proceeds will change hands. Therefore, Oversight assumes there will be no direct fiscal impact from this amendment.

**Oversight** will assume all conveyances will occur in FY 2021.

<u>FISCAL IMPACT - State Government</u>	FY 2021 (10 Mo.)	FY 2022	FY 2023
<b>GENERAL REVENUE</b>			
<u>Loss</u> - value of the land described in Section 1 - to be conveyed to the Heartland Port Authority of Central Missouri and the cost of the conveyance	(Unknown)	\$0	\$0
<u>Loss</u> - value of the land in HA1 to be conveyed in the City of Fulton	(Unknown)	\$0	\$0
<u>Revenue</u> - proceeds of the conveyance in the City of Fulton in HA 1	\$0 or Unknown	\$0	\$0
<u>Savings</u> - cost of maintenance of the properties being conveyed	<u>\$0</u>	\$0 or <u>Unknown</u>	\$0 or <u>Unknown</u>
<b>ESTIMATED NET EFFECT TO THE GENERAL REVENUE FUND</b>	<b><u>Unknown to (Unknown)</u></b>	<b><u>\$0 or Unknown</u></b>	<b><u>\$0 or Unknown</u></b>

<u>FISCAL IMPACT - Local Government</u>	FY 2021 (10 Mo.)	FY 2022	FY 2023
<b>HEARTLAND PORT AUTHORITY OF CENTRAL MISSOURI</b>			
<u>Income</u> - value of the land described in Section 1 - conveyed from the state	<u>Unknown</u>	<u>\$0</u>	<u>\$0</u>
<b>ESTIMATED NET EFFECT TO THE HEARTLAND PORT AUTHORITY OF CENTRAL MISSOURI</b>	<b><u>Unknown</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>

FISCAL IMPACT - Small Business

Small businesses that may utilize the Heartland Port Authority of Central Missouri may be impacted by this proposal.

### FISCAL DESCRIPTION

This bill authorizes the Governor to sell, transfer, grant, convey, remise, release, and forever quitclaim all interest in specific property, described in the bill, along with an easement, located in Cole County, Missouri.

House Amendment 1 authorizes the conveyance of certain state property located in Callaway County.

House Amendment 2 authorizes the Governor to convey real property or easement interests located in St. Francois County.

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 the Attorney General  
Department of Natural Resources  
Department of Corrections  
Department of Public Safety - Missouri National Guard  
Office of the Governor  
Department of Transportation  
Office of Administration



Julie Morff  
Director  
February 11, 2020

Ross Strope  
Assistant Director  
February 11, 2020