



Mid-Missouri Regional
Planning Commission

The Current

Connecting the Cities and Counties of the Mid-Missouri Region

June 2006 Announcements

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Passage of Missouri Eminent Domain Bill

The Missouri General Assembly passed new legislation aimed at protecting citizens from abuse of eminent domain laws where no clear public interest exists.

The final bill sent to Governor Blunt's desk contains 16 of the 18 recommendations his Eminent Domain Task Force recommended. Blunt formed the task force by executive order in response to the U.S. Supreme Court decision in *Kelo v. New London* issued last year. The court ruled against homeowners in Connecticut who sought protection from having their homes taken by a private developer for a commercial project.

The eminent domain bill:

--Rejects the findings of the U. S. Supreme Court in *Kelo v. New London* and prohibits the use of eminent domain solely for economic development purposes.

--Prohibits the blighting of farmland for eminent domain purposes

--Contains early notice provisions to property owners whenever condemning authorities are considering the use of eminent domain

--Requires condemning authorities to provide property owners a "landowners bill of rights" to educate property owners on the eminent domain process

--Requires condemning authorities to negotiate in good faith and provides penalties when they fail to do so

--Expands "just compensation" to include additional factors beyond fair market value, such as heritage value and homestead taking.

--Requires condemning authorities to pay relocation costs to persons who are displaced by eminent domain

--Requires a condemning authority to determine blight on a parcel by parcel basis rather than on an area basis

--Reforms the process of acquiring easements to give property owners increased protections

--Creates an office of ombudsman in state government who can assist citizens by providing free consultations and information about the eminent domain process

TAC Endorsed Highways 50 and 63 Advance in Statewide Process

Three projects that were endorsed by the Mid-Missouri Regional Planning Commission's Transportation Advisory Committee (TAC) that impact the Mid-Missouri Region- Highway 50 (Moniteau County and Osage County) and Highway 63 in Maries and Osage counties, made the short list for future funding consideration. Due to limited funds- the Missouri Department of Transportation is considering only "emerging needs" – (studies and design work) in the statewide prioritization process this year.

These projects received high priority consideration resulting from a statewide meeting held April 27th in Jefferson City. At this meeting- 46 projects were presented for consideration. When the rankings were complete, 19 projects were determined to be high priorities and moved forward for future consideration. The 19 projects were again reviewed at a May 19th meeting in Columbia, and the projects will be ranked again, and recommended for funding based on available dollars.

MoDNR Assistance (Boone and Howard Counties)

The Mo. Department of Natural Resources will offer \$3 million in interest free loans to help communities make public buildings more energy efficient as they repair or rebuild following this spring's fatal storms.

The interest free loans are through the State of Missouri's Energy Revolving Fund to federally designated disaster areas (which includes Boone and Howard counties) and are administered through DNR's Energy Center. Under the loan provisions the funds can be used to improve the energy efficiency of building owned by city, county, school district or higher education entity.

For more information, contact the DNR Energy Center at 1-800-361-4827.

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EDAC-Alternative Fuel Production in the MMRPC Region

On June 13, 2006 the Economic Development Advisory Committee will hear a presentation by John Kleiboeker of the Missouri Soybean Growers Association. Mr. Kleiboeker will be presenting information about how to develop a bio-fuel industrial-scale production facility. He will discuss the different approaches and options that can be utilized and the benefits that communities such as ours in the Mid-Missouri RPC region can reap from such an endeavor.

The discussion will focus on the premise that a production facility can be built in your community without the assistance of big investors. This would be your project, your community would own it, operate it, and reap the profits from it. The profits would come in the form of investor dividends, tax revenue for towns, and most importantly JOBS! What is promising about these industries is the fact that during production of the initial product there are by-products that result from processing, these by-products have the potential to be "spun-off" into another industry creating more profits, tax revenue and JOBS!!!!

Governor Matt Blunt, in an effort to create a strong Missouri economy, has attempted to "position Missouri as the leader in the expanding fields of plant sciences and biotechnology." Governor Blunt went so far as to urge Missouri Legislature to create a bill that would require fuel sold in Missouri to contain at least 10% ethanol. Legislature responded with House Bill 1270 which requires all gasoline to contain at least 10% fuel ethanol when the price of the alternative fuel is less than or equal to the price of regular gasoline.

The Governor has also involved other state agencies in his effort to promote these opportunities, most importantly the Department of Economic Development. The Director of DED, Greg Steinhoff, has attended conferences with our Governor that focuses on the development and use of bio-products. Together, the Governor and the Department of Economic Development have made it possible for rural communities to participate in this economic opportunity through the development of several programs that initiate industry, business and jobs.

There's a rule that money should circulate through an area three times before it leaves that area; is this happening in your community today? Would you like it to? Everyone is welcome to attend the EDAC meeting to find out about this promising industry and how it can benefit your community.

Calendar:

June 6, 2006: The Central Region of the Missouri Coalition for Roadway Safety has scheduled a scoping meeting at 10:00 a.m. We will be meeting at MoDOT's District office in the Parrish Conference Room

June 6, 2006: Storm Water Workshop for Local Governments, 9 a.m. to 4 p.m., Lewis and Clark State Office Building, La Charrette Room, 1101 E. Riverside Drive, Jefferson City, MO.

June 8-9, 2006: Missouri Economic Development Financing Association 2006 Annual Conference. St. Charles.

June 13, 2006: MMRPC Economic Development Advisory Committee meeting. 10:00 am. MMRPC office – Ashland.

June 14-15, 2006: CDBG Administrative Training. Jefferson City.

June 28, 2006: MMRPC Board of Directors meeting. 5 p.m. MMRPC office- Ashland.

Upcoming:

September 28 and 29: Governor's Conference On Affordable Housing- <http://www.mhdc.com/>-T Springfield, MO. More details available in the near future.

October 1-4: Missouri Municipal League Conference, St. Louis, MO—Watch for details.

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