

Missouri Department of Revenue

Mike Kehoe, Governor
Trish Vincent, Director

TAX INCREMENT FINANCING ANNUAL REPORT

Submission Successful!

Thank you for submitting your TIF online reporting form. Please save the information below for your records.

Name of City and/or County: St. Joseph
Name of Plan or Project: Ryan's Block Redevelopment Project-Uptown
Submission Date: 11/14/2025
Confirmation Number: 10005005

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Deadline for Submission: Friday, November 15, 2025

(Note: The reporting period must include the status of each redevelopment plan and redevelopment project existing as of December 31st of the preceding year.)

This report includes the requirements of Section 99.865, RSMo which elements (or portions thereof) are identified by subsection noted in **bold**. Additional information is requested to accurately determine the impact of TIF in the State. The results of this report will be distributed to the Governor, Speaker of the House of Representatives, the Senate President Pro Tem, and the State Auditor, and will be available to the public. There are three Sections to this report; Section 1: Description of the Plan and Project; Section 2: Tax Increment Financing Revenues; and Section 3: Certification of Accuracy. If you have any questions, please contact the Taxation Division: 573-751-3220 or 573-751-4541.

For security reasons, this application has a 15 minute timeout feature. This timeout is refreshed every time you go to the next page. Please complete the report in its entirety as there is no save feature to complete at a later time.

Section 1: Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project):

St. Joseph

2. Name of Plan or Project:

Ryan's Block Redevelopment Project-Uptown

3. Report Period:

From: July ▾ 2024 ▾ To: June ▾ 2025 ▾

4. Name of the Person who Prepared this Annual Report:

Rich Karleskint

5. Contact Information:

a) City or County Contact Agency

St. Joseph

b) Person

Nikki Poirier

Mailing Address

1100 Frederick Ave

City

St. Joseph

State

Missouri



Zip

64501

Phone

816-271-5526

Fax

816-271-4697

E-mail Address

npoirier@stjosephmo.gov

c) Private Sector Developer

St. Joseph Restoration

d) Person

Phone

Fax

E-mail Address

6. Original Date Plan/Project Approved:

December

▼ 2006

7. Ordinance Number (if available):

6975

8. Most Recent Plan Amendment Date (if any): [99.865.1(9)]

Select a Month

▼ 20

9. Ordinance Number (if available):

10. State House District:

27

11. State Senate District:

34

12. School District:

294

13. General Location of Area or Project Area (if available, please e-mail a copy of Redevelopment Area Boundary Map from Plan to TIFreporting@dor.mo.gov: [99.865.1(10)])

The redevelopment area is located at 1137-1141 Frederick Avenue.

14. Brief Description of Plan/Project: [99.865.1(10)]

Ryan's Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building at 1137-1141 Frederick Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building.

15. Plan/Project Status (checkmark one which best describes status):

- Starting-Up
- Seeking Developer
- Under Construction
- Fully-Operational
- Inactive
- District Dissolved

If clarification is needed on Plan/Project Status:

Clarification for Plan/Project Status (optional) Optional...

16. Area Type (checkmark all applicable):

- Blight
- Conservation
- Economic Development

17. How was the "but-for" determination made? (checkmark all applicable):

- Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- Project required significant public infrastructure investment to remedy existing inadequate conditions.
- Project required significant public infrastructure investment to construct adequate capacity to support the project.
- Project required parcel assembly and/or relocation costs.

If clarification is needed on "but-for" determination:

Optional...

18. Major Development Obstacles to be Overcome:

Age of structures which demonstrate unsanitary or unsafe housing conditions. Building conditions which demonstrate unsanitary or unsafe housing conditions. Alley and sidewalk deficiencies, unsuitable for vehicular parking and many impassible. Vacant buildings create conditions which constitute an economic and social liability.

19. Briefly Describe the Project's Public Benefits: [99.865.1(10)]

The project will encourage other owners within the Uptown redevelopment area to rehabilitate their structures through the use of financial incentives. The rehabilitation will provide a sense of security to landowners within the immediate.

20. Briefly Describe Agreements with the Developer: [99.865.1(9)]

N/A

21. Brief Description of Any Agreements with the Affected Taxing Districts: [99.865.1(9)]

N/A

22. Number of Relocated Residences During This Report Period:

0

23. Number of Relocated Businesses During This Report Period:

0

24. Number of Parcels Acquired Through Use of Eminent Domain Power in This Report Period: [99.865.1(12)]

0

25. Identify any Businesses that have Relocated to the Redevelopment Area During This Report Period:

(Completion of this section satisfies requirements of 99.810.2 'New Business Report', otherwise due by the last day of February).

Name:

Address:

Phone Number:

Primary Business Line:

Relocated From What City/County?

26. Estimate of New Jobs:

Projected: 0

Actual to date: 37

27. Estimate of Retained Jobs:

Projected: 0

Actual to date: 0

Section 2: Tax Increment Financing Revenues

TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:

a) Payments in Lieu of Taxes (PILOTs): [99.865.1(6)]

Total received since inception:

\$ 27,035.33

Amount on hand (as of report date):

\$ 27,035.33

b) Economic Activity Taxes (EATs): [99.865.1(8)]

Total received since inception:

\$ 39,993.90

Amount on hand (as of report date):

\$ 39,993.90

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)]

\$ 63,769.76

29. Expenditures for Total Project Costs Funded by TIF: [99.865.1(2)]

a) Public Infrastructure (streets, utilities, etc)

Total Since Inception:

\$ 0

Report Period Only:

\$ 0

b) Site Development (grading, dirt moving, etc.)

Total Since Inception:

\$ 0

Report Period Only:

\$ 0

c) Rehab of Existing Buildings [99.865.1(11)]

Total Since Inception:

\$ 0

Report Period Only:

\$ 0

d) Acquisition of Land or Buildings [99.865.1(11)]

Total Since Inception:

\$ 0

Report Period Only:

\$ 0

e) Other (specify): Optional...

Total Since Inception:

\$ 0

Report Period Only:

\$ 0

f) Other (specify): Optional...

Total Since Inception:

\$ 1,356.46

Report Period Only:

\$ 0

Amount Paid on Debt Service: [99.865.1(3)]

g) Payments of Principal and Interest on Outstanding Bonded Debt:

Since Inception:

\$ 0

This Reporting Period:

\$ 0

h) Reimbursement to Developer for Eligible Costs:

Since Inception:

\$ 0

This Reporting Period:

\$ 0

i) Reimbursement to Municipality (or other Public Entity) for Eligible Costs:

Since Inception:

\$ 3,259.47

This Reporting Period:

\$ 449.95

30. Anticipated TIF **Reimbursable** Costs (Only include hard costs; do not include interest or bond issuance costs.):

a) Public Infrastructure and Site Development Costs (utility extensions, road improvements, stormwater, demolition, grading, etc.):

\$ 8,000

b) Property Acquisition and Relocation Costs:

\$ 0

c) Project Implementation Costs (including professional fees):

\$ 309,766.86

d) Other (specify, as applicable): Optional...

\$ 0

e) Other (specify): Optional...

\$ 0

f) Other (specify): Optional...

\$ 0

Total Anticipated TIF Reimbursable Project Costs:

\$ 317,766.86

31. Anticipated **Total Project Costs:**

\$ 858,945.00

(Please e-mail a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs if any revisions occurring since previous filing to TIFreporting@dor.mo.gov.)

32. TIF Financing Method (checkmark all applicable):

- Pay-as-you-go
- General Obligation Bonds
- TIF Notes
- Loan
- TIF Bond
- Industrial Revenue Bond
- Other Bond
- Other

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of years to retirement):

23

34. Current Anticipated Estimate (# of years to retirement):

5

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)]

\$ 14,770

36. Assessed Valuation Added to the Redevelopment Project (as of the end of the reporting period): [99.865.1(5)]

\$ 49,190

37. Anticipated Assessed Value at Time of District Termination:

\$ 278,874

38. Total Amount of Base Year EATs: [99.865.1(7)]

\$ 0

39. Total Amount of Base Year PILOTs:

\$ 1,000

40. Total Annual EATs Anticipated at Time of District Termination:

\$ 10,213

41. Total Annual PILOTs Anticipated at Time of District Termination:

\$ 15,399

42. Percentage of EATs Captured (per TIF Plan, usually up to 50%):

0 %

43. Total Years Anticipated to Capture EATs (per TIF Plan, up to 23 years):

23

44. Percentage of PILOTs Captured (per TIF Plan, usually up to 100%):

8.7 %

45. Total Years Anticipated to Capture PILOTs (per TIF Plan, up to 23 years):

23

Section 3: Certification of Chief Executive Officer of Municipality or Agency

This section is not a requirement of 99.865.1-8 RSMo, but may be required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Revenue to provide statement of conformance with the TIF Annual Report reporting statutes.

I, Mike Schumacher, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

Type Name Here: Mike Schumacher

Title of Affiant: City Manager