

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: The Center Building
Submission Date: 11/12/2025
Confirmation Number: 10004902

[Print TIF Report](#)

[Logout](#)

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:

The Center Building

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
Mid-City Partnership

d) Person
Deanna Marriott

Phone
816-351-8001

Fax

E-mail Address
dmarriottacctg@yahoo.com

6. Original Date Plan/Project Approved:
January  2010

7. Ordinance Number (if available):
7885

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 613 Edmond Street and 119-123 South 6th Street.

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

The approved plan consists of renovating the Center Building which encompasses 609 thru 613 Edmond & 119 thru 123 S 6th Street. The project will include all new infrastructure including sidewalks, utilities, and removal of non-functional vaults to compliment the sidewalks and streetscape on Felix Street.

The entire building will be divided into one 15,250 sq ft unit for restaurant/banquet facilities with three planned retail/office units.

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:

Unsanitary or unsafe conditions. Economic under-utilization. Inadequate parking lot adjacent to building. Building conditions which demonstrate unsanitary or unsafe conditions. Vacant/underdeveloped buildings create conditions which constitute an economic and social liability.

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

The Center Building redevelopment plan will result in increased employment within the retail market and enhance the tax base of the City. Another benefit of the plan is to initiate and encourage downtown development.

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:

Name	Address	Phone Number	Primary Business Line	City/County
Boudreaux's	123 S 6th 64506	816-387-9911	Restaurant	Within St. Joseph

26. Estimate of New Jobs:

Projected: 59

Actual to date: 65

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:

\$ 168,143.60

Amount on hand (as of report date):

\$ 0.00

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

Total received since inception:

\$ 351,174.18

Amount on hand (as of report date):

\$ 2,310.42

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

\$ 2,310.42

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:

\$ 1,163,983.30

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): Project Implementation

Total Since Inception:

\$ 4,547.50

Report Period Only:

\$ 0

f) Other (specify): Soft Costs

Total Since Inception:

\$ 29,066.20

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:

\$ 478,020.88

This Reporting Period:

\$ 18,189.44

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

Since Inception:

\$ 26,266.98

This Reporting Period:

\$ 1,236.74

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.):

\$ 903,630

b) Property Acquisition and Relocation Costs:

\$ 0

c) Project Implementation Costs (including professional fees):

\$ 144,378

d) Other (specify, as applicable): Soft Costs

\$ 307,089

e) Other (specify): Optional...

\$ 0

f) Other (specify): Optional...

\$ 0

Total Anticipated TIF Reimbursable Project Costs:

\$ 1,355,097

31. Anticipated **Total Project Costs:**

\$2,737,144

(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):

Estimated Increase in Tax Generation

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

\$ 26,090

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

\$ 208,090

37. Anticipated Assessed Value at Time of District Termination:

\$ 383,873.46

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

\$ 0.00

39. Total Amount of Base Year PILOTs:

\$ 1,571.06

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

\$ 61,444.07

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

\$ 21,301.35

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

64.4 %

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%):

71.8 %

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