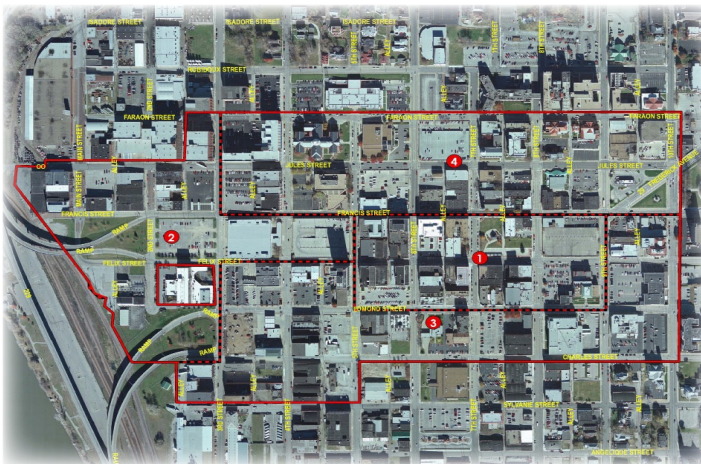


Redevelopment Financing

St. Joseph, Missouri

Missouri's fourth-largest city, St. Joseph, is steeped in history—having been the home of the fabled Pony Express as well as Jesse James and his infamous outlaw gang. In 2006, St. Joseph was designated a DREAM Community as part of the State of Missouri's downtown Revitalization and Economic Assistance Initiative, which involves a comprehensive planning process for downtown revitalization. During the course of these planning efforts, the City decided it would be beneficial to have a TIF district in downtown to attract development and to potentially help with several large projects planned for the future. PGAV helped design the TIF district and developed a Redevelopment Plan which divided the downtown area into four Redevelopment Project Areas ("RPAs"). The purpose of the first RPA is to encourage development along Felix Street in what is considered downtown's "Entertainment District." The TIF was used to establish a building façade improvement program, in which TIF funds can be used for loans and/or grants to property owners. The TIF Plan was approved by the City in April 2009 and has been met favorably by the local development community.



redevelopment

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