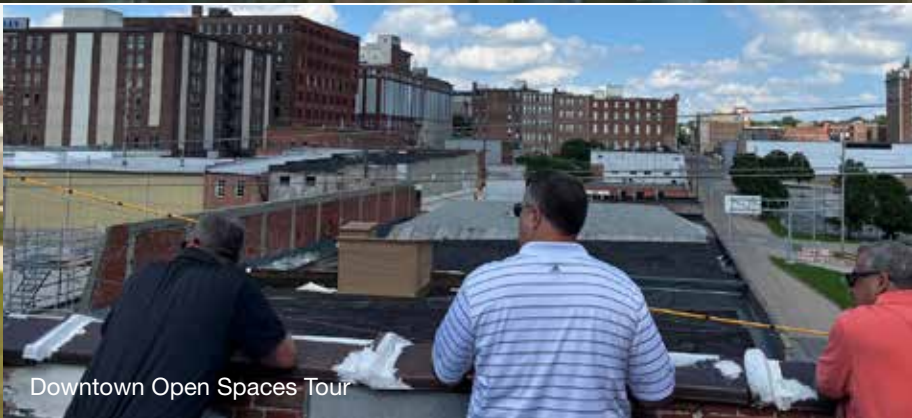




Farm City Breakfast



Cereal Ingredients Opens in St. Joseph



Downtown Open Spaces Tour

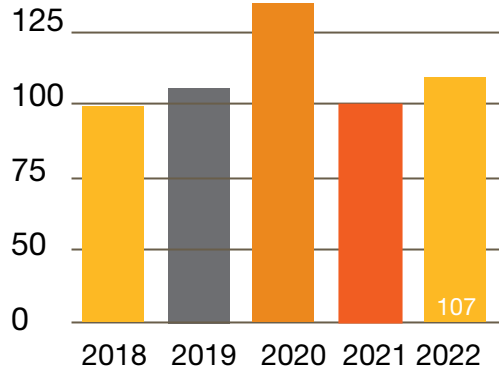


ST. JOSEPH
Chamber of Commerce

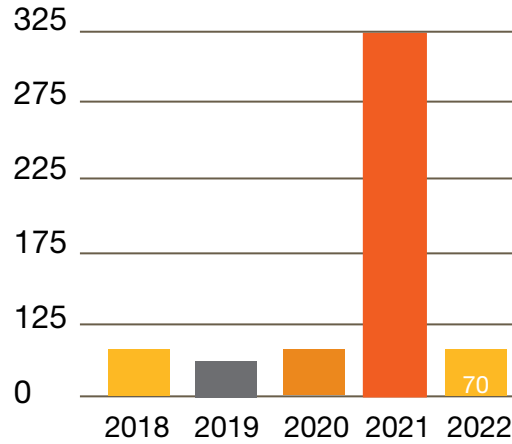
2022 ANNUAL REPORT

ECONOMIC DEVELOPMENT

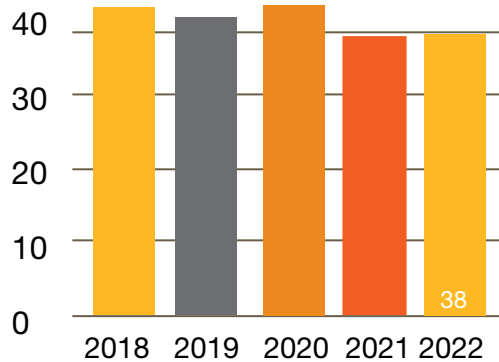
Business Retention Calls



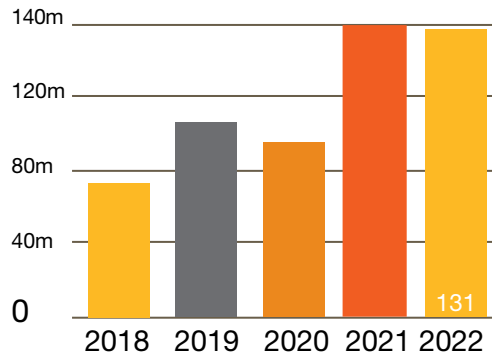
New Projected Jobs



New Prospects



Investment



Shell Building -- After an almost one-year wait due to supply chain delays, the building neared completion in 2022 and was submitted on a number of projects.



Boehringer Ingelheim -- In 2020 Boehringer Ingelheim invested more than \$31 million in new equipment upgrades, primarily associated with a new chiller to support manufacturing on its Gene Field Road campus. The company is expanding with another investment of more than \$20 million for more enhancements to provide for the state-of-the-art research and development and manufacturing processes. These investments are expected to be made through 2023. This puts the total of both projects at more than \$51 million. Boehringer employs about 900 in St. Joseph through all of its affiliates.

Cereal Ingredients -- Cereal Ingredients began production in late summer of 2022 in its new 80,000 square foot facility in Eastowne Business Park.



Schutz Container Systems, Inc. -- Schutz located in St. Joseph in 2014 and expanded in 2018 on its nearly 60-acre campus in Eastowne Business Park. Between the initial and 2018 expansion, Schutz had invested more than \$21 million in its St. Joseph facility. In November of 2022, the company began the final incentive process for a second expansion. Officials plan to invest \$15 million and create 44 new jobs. With this expansion, Schutz is projected to have an employment base of more than 160 and a total capital investment at its St. Joseph campus approaching \$40 million.



Albaugh, LLC -- This project involves building a new packaging and distribution center on the former St. Joseph Stockyards property. The building will be about 2 acres, or 81,120 square feet. An elevator/conveyor system will move above Stockyards Expressway, moving product made on the west side to the east side for packaging and distribution. This will eliminate about 50 trucks from crossing the expressway on a daily basis. Albaugh also plans to paint a mural on the outer walls of the conveyor system commemorating the history of the Stockyards area.

ABUNDANT CHANGE SEEN IN 2022

In 2022, the Chamber experienced a lot of change. Natalie Redmond started her new role as President and CEO and she hired two new staff members: Tony Luke, Director of Development and Jess Mengel, Director of Membership Services. To see what was accomplished in 2022 read more:

Economic Development

Cereal Ingredients, a new company to St. Joseph in 2021, began production in late summer in its new facility in Eastowne Business Park.

The rest of economic development wins were in the expansion arena. For highlights on a few of the projects, see to your left. Expansion projects are just as, if not more important, than attraction projects because when companies invest in their current facilities, they are making an investment in St. Joseph. Many times expansions also include adding personnel to the

payroll. Speaking of payroll, St. Joseph had the seventh highest average hourly wage in the state at more than \$25 an hour.

The economic development website relaunched with a new design and an email, digital advertising and calling campaign started to help spread the word of opportunities available in St. Joseph.

Membership

With the addition of two new staff members in the Membership Department, everything felt a little different this year. Tony brought his sales and Chamber volunteer experience to help lead the TRC and recruit new members, while Jess brought her experience to help lead large Chamber events.

Volunteers worked together with staff to again break fundraising records, as well as help make our events successful.

Workforce Development

In addition to regular initiatives like the Apprenticeship Program and My Success Event, the Chamber worked to establish the Northwest Regional Workforce Training Initiative along with the St. Joseph School District, Mosaic Life Care, Missouri Western State University, North Central Missouri College and the Northwest Workforce Development Board. This will establish the first region-wide collaboration to strengthen and expand certification and training to create a workforce pipeline for industry.

Talent Recruitment

Talent recruitment marketing grew in 2022 with the addition of new pieces that focused on why St. Joseph is a good place to live and the jobs available here. The advertisements encouraged people to visit our website and online jobs board. Some of the new materials included videos showcasing how easy it

is to “find your people” and a new tool called Livability. Livability is a series of articles and advertisements that showcase St. Joseph amenities in list/news article fashion. This program will continue in 2023.

Community Development

The Chamber works closely with the St. Joseph Community Alliance on community development strategies included in the Imagine St. Joseph 2040 plan. In 2022, the St. Joseph School District Board of Education approved the Vision Forward plan. Its priorities are improving culture, developing a quality staff and improving academic outcomes.

At the same time, the Imagine St. Joseph 2040 plan is working with its partners to identify possible amenity improvements and strategies to enhance public safety, including a blueprint to manage homelessness and growing our own law enforcement officers.

TOP 20 PLACES TO WORK IN
MANUFACTURING

No. 12, SmartAsset

WE KEEP BUSY --
125 MEMBER EVENTS
(NOT INCLUDING RIBBON CUTTINGS)



Brett Carolus

Vice President & Chief Administrative Officer
Hillyard Companies

2022 Chamber Chairman of the Board

GET TO KNOW THE CHAMBER

It has been an exciting time to be the Chairman of the St. Joseph Chamber of Commerce Board of Directors. In 2022, Natalie Redmond took the helm as the new President and CEO and guided the Chamber to a successful year. It has been rewarding getting to know the staff, as well as the volunteers, who help make the organization function so well.

During my tenure on the Board, I've enjoyed getting to know all of the facets of what the Chamber does. From ribbon-cutting ceremonies and fundraising, to advocating for our community with legislators, and getting in the trenches of economic and workforce development to ensure businesses can expand and succeed.

This is a difficult time for businesses all over the country. There's a shortage of qualified workers and we're all feeling those effects. For years the Chamber has been proactive in trying to recruit new residents to live and work here. Staff has also worked closely with the education community to strengthen partnerships between schools and employers. Also, for the first time, the Chamber hosted a job fair, which was very successful.

As I finish my time as Chairman of the Chamber Board, I look forward to leading the Board of the St. Joseph Community Alliance, which is in charge of the Imagine St. Joseph 2040 plan. This plan provides a strategic vision for our city and encourages us to invest in people, create a better place and grow prosperity.

Please take a look through this Annual Report. You might be very familiar with one part of the Chamber, but not at all familiar with another. I encourage you to get involved. It's time well spent.



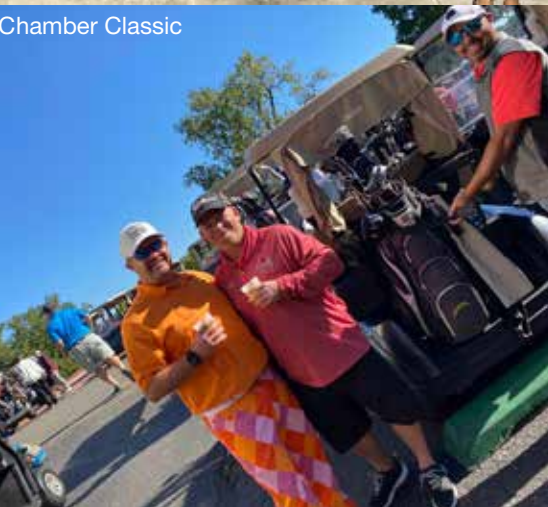
New Businesses Open in St. Joseph



NWMO Regional Apprenticeship Program



Annual Banquet



Chamber Classic



Business After Hours



Manufacturing Day



Parties on the Parkway



Total Resource Campaign



Public Affairs Coffee

Administration

Since its inception, the St. Joseph Chamber of Commerce has been the catalyst for economic growth and development in Northwest Missouri. The Chamber's mission is "to create an environment that allows business to thrive and the community to prosper."

Chamber membership is an investment that not only can help better your business, but supports initiatives that sustain and improve the quality of life in St. Joseph. Thank you for your support.



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2022 Board of Directors

Chairman of the Board

Brett Carolus, **Hillyard Companies**

Chairman-Elect

Don Tolly, **Tolly & Associates Inc.**

Jody Carlson, **Missouri American Water**

Kelly Crawford, **E.L. Crawford Construction, Inc.**

Pat Dillon, **Mosaic Life Care**

Dr. Gabe Edgar, **St. Joseph School District**

Colby Edwards, **Altec Industries, Inc.**

Scott Gann, **Scott Gann Construction**

John J. Josendale, **City of St. Joseph**

Kevin Kelly, **LifeLine Foods, LLC**

Dr. Elizabeth Kennedy, **Missouri Western State University**

Jennifer Kneib-Dixon, **Fairway Independent Mortgage Corporation**

Carrie Koelzer, **Evergy**

Secretary/Treasurer

Ashley Albers, **Nor-Am Cold Storage**

President & CEO

Natalie Redmond, **St. Joseph Chamber of Commerce**

Amy Kotwani, **Americas Best Value Inn**

Terri Modlin, **Room 108**

Kyle Phillips, **Herzog Contracting Corp.**

Dennis Pinkelman, **Boehringer Ingelheim**

Nancy Potter Lyle, **Murphy, Taylor, Siemens & Elliott, P.C.**

Amy Ryan, **Commerce Bank**

Lee Sawyer, **Buchanan County**

Immediate Past Chairman, Bill Severn, **News-Press NOW**

General Counsel, Mark Woodbury, **Polsinelli**

Diplomats Club Representative,Carolynn Sollars, **Altec Industries, Inc.**