From Disaster *to Restoration*

2025 ANNUAL REPORT



justine PETERSEN
BUILDING ASSETS. CHANGING LIVES.

Letter from the *CEO*

SO, I LOOK FOR THE BEST AND AM PREPARED FOR THE OPPOSITE. – Seneca

*As always, we are grateful and privileged to share our Justine PETERSEN (JP) 2025 Annual Report as we celebrate "**From Disaster to Restoration**." At once the year was JP's most challenging and its most restorative.*

Abruptly, the May 16 tornado with its 150 mph winds twisting through St. Louis' historic north side neighborhoods damaged homes, churches and businesses to the tune of **$1.6 billion**. Our JP Mission calls us to connect our clients with community resources, so JP remains proud to have played a part in restoring opportunity for more than one hundred storm affected business owners and their families. Amidst the disaster recovery and restoration, JP was privileged to offer new opportunities for Missouri and Illinois businesses through our first New Market Tax Credit (NMTC) allocation. Further, JP expanded its **IgniteMO** loan, the State Small Business Credit Initiative (SSBCI) loan participation partnership with Missouri's Department of Economic Development and Missouri Technical Corporation.

JP celebrated PNC Bank, Simmons Bank and The NISA Charitable Fund as institutional partners that align with and propel our JP Mission, and we recognized long-time JP Board Member, Angela Burrage, as our "Person of the Year." JP was especially proud to honor Maureen Brinkley with the "JP Lifetime Achievement Award" for her fifty-plus years of service with the Small Business Administration. JP's microlending success is much due to Maureen's advocacy and mentoring, for which we are forever grateful.

We are most grateful too to our Justine PETERSEN and Great Rivers Community Capital Board Members who remain purposeful, resolute and always friendly in offering prudent counsel and consistent support toward our JP Mission of change. The confidence from our generous Board Members enables our most remarkable JP operations team to engage those we serve to pragmatically navigate the pathways toward enduring change. Finally, we are most grateful to our consistent financial supporters who believe in the service work that is Justine PETERSEN.

Robert Boyle, CEO & Founder

Fallin Artis

Lanett Good Eats

FALLIN ARTIS, OWNER OF LANETT GOOD EATS,
is known not only for her talent as a chef but also for her resilience and dedication to her community.

She grew up in the O'Fallon Park neighborhood, the same area where her restaurant stood before it was damaged by the May 16 tornado that devastated families and businesses across St. Louis City. Even as she faced loss herself, Fallin chose to cook barbecue meals for her neighbors so they would have food during the power outages.

After losing her mother to violence, Fallin founded Tha BIGG Homie Foundation, a nonprofit that supports children who have also lost parents to violence. She turned to Justine PETERSEN for assistance after being denied by other institutions, already having built a positive relationship with the JP team. Fallin shared that her first priority was caring for her community rather than focusing solely on her restaurant and noted how the disaster brought together parts of the city that rarely connected. With JP funding secured to rebuild, Fallin looks forward to the reopening of Lanett Good Eats.



Benny Cole

Kulture Prints

LIKE MANY SMALL BUSINESS OWNERS, BENNY COLE STARTED KULTURE PRINTS FROM HUMBLE BEGINNINGS. Operating out of a home-based workspace, the business specialized in custom apparel that celebrated culture, creativity, and individuality. Schools, local organizations, and small businesses relied on Benny's designs to bring their messages and identities to life through high-quality printed apparel.



Impacted by the St. Louis tornado, Benny had to confront a difficult reality. His workspace was compromised, equipment was damaged, and the business he had worked so hard to build faced an uncertain future. For Benny, the storm became more than a setback—it became a turning point.

Instead of returning to a small home operation, Benny began planning a full transformation. Kulture Prints would move into a dedicated storefront and production facility space designed to meet growing demand and expand what the company could offer.

The business also plans to create five new jobs in the community, including production specialists and a storefront manager. These roles will strengthen operations while giving local residents an opportunity to be part of a growing creative business.

Through our small business lending, Justine PETERSEN is proud to support Benny's efforts in re-building and growing his business.

Ricky & Heather Montgomery

R&H Repair, LLC

LOCATED IN WINONA, MO, R&H REPAIR IS A ONE-STOP AUTOMOTIVE SHOP offering full-service care for vehicles at fair prices. In a rural community, where the roads are long and neighbors are few, having a dependable place to get repairs is a necessity. Ricky and Heather Montgomery have provided a business that residents of Winona can rely on.

After years of building that trust, the Montgomery's were ready to take the next step. They began working toward a larger shop that would enable them to serve more customers and expand the business they had worked so hard to establish. When a storm came through their town, all of the progress was washed away.

Ricky and Heather once again turned to Justine PETERSEN for support. With a new small business loan, they were able to pick up where they left off—restarting construction, restoring their vision, and taking steps toward reopening the shop their community depends on.





OUR PROGRAMS

Credit Building Program

Justine PETERSEN embraces the philosophy that a good credit score is the most important asset as it leads to greater access to affordable capital and reduced expenses. Our counselors meet one-on-one with clients to assess income, debt, credit history and financial goals, and create a credit action plan and household budget.

Small Business Lending Program

Justine PETERSEN meets the credits needs of entrepreneurs who are unable to obtain financing through banks or relatives and who would otherwise turn to high interest credit cards or pay day lenders. We originate small business loans up to $500,000.

JP provides potential and current borrowers individual counseling and business technical assistance, financial education, business plan development, business training, business mentoring, and post-loan technical assistance.

Homebuyers Program

Justine PETERSEN provides pre-purchase counseling, homebuyer education and foreclosure intervention services. These services include assisting prospective home buyers to address credit, debt, and income barriers to accessing an affordable mortgage loan, teaching a home buyer seminar to instruct potential purchasers on vital information, and assisting clients who struggle with mortgage loan repayment by reviewing options, negotiating with lenders, modifying loans, and in some cases, assisting with refinancing.

Affordable Housing Program

Justine PETERSEN and its affiliate, Sanctuary In the Ordinary, embrace a four point strategy to maximize affordable housing:

1. Retain and repair existing housing
2. Use Selective Rehab to carefully evaluate necessary work
3. Use a novel financing approach that leverages bank dollars with donations
4. Promote the use and funding of Selective Rehab of other small developers

2025 Awards

Justine PETERSEN Award for Community Banking

PNC Bank

The Justine PETERSEN Award for Community Banking recognizes private banking partners in the St. Louis metro area who exemplify commitment to financial inclusivity and economic empowerment for low-income and socially disadvantaged individuals. Named in honor of Justine PETERSEN's namesake, this award highlights banks that excel in Community Reinvestment Act (CRA) performance.

Lending Partner of the Year: **Simmons Bank**



Legacy Award: **Ruth Coney**





Lifetime Achievement Award:
Maureen Brinkley,
Small Business Administration

Innovative Partner Award: **NISA Charitable Fund**

Family of the Year: **Flavia Moore Family**

Person of the Year: **Angela Burrage**

Small Business of the Year: **Marnee Morgan,** Morgan Graves Consultants, LLC

Building Capacity When It Matters Most

When a tornado tore through the St. Louis region last May, the damage was immediate. Businesses were shuttered, buildings exposed, and communities faced an urgent need to rebuild. In those moments, speed matters and so does preparation.

Two Hills Construction was ready. Led by David Hill and Wyndel Hill II, the company had built the capacity to respond quickly, mobilizing resources and stepping in when it mattered most. Their ability to act was not by chance. It was the result of intentional investment in their growth and readiness.

Through Justine PETERSEN's contractor lending programs, Two Hills gained access to the capital needed to strengthen operations, manage payroll and materials, and scale in real time. Starting with several JP term loans, moving to a JP line of credit and growing into a traditional banking relationship, the company built a strong financial foundation that allowed them to take on larger, more complex projects, including disaster recovery.

This work was made possible through a collaborative pilot line of credit program developed in partnership with Tori Gonzalez of Nidus Partners and Ron Uttereiner of People of Construction. This effort would not have been possible without the support of dedicated community partners and funders, including Karen and Estelle Kalish, Sean and Gina Donlin, the Jim and Robin Blatt Charitable Fund, John and Sarah Holahan, Richard and Julie Ledbetter, Richard Goodman, Michelle Murray, Mary Jo Gorman, and the St. Louis Community Foundation. The program was later expanded with support from the Light a Single Candle Foundation.

Together, these efforts are building a pipeline of prepared contractors who can respond when communities need them most.

Our Impact 2025

1,156 loans totaling:
$31,914,099

BUSINESS
708 loans totaling:
$30,307,273

CONSUMER
448 loans totaling:
$1,606,826

RACE
African-American: **74%**
White: **20%**
Other People of Color: **6%**

INCOME
Low-to-Moderate Income: **75%**
Other: **25%**

GENDER
Male: **41%**
Female: **59%**

St. Louis Area
Tornado Response
DISASTER IMPACTED 5/16/2025-12/31/2025

93 loans originated totaling: **$1,903,474**
124 borrowers assisted

2025 *Financials*

INCOME			
	CONTRIBUTIONS	$	7,971,106
	PROGRAM FEES	$	10,161,089
	DONATED SERVICES AND PROPERTY	$	45,349
		$	18,177,544

EXPENSES			
	ECONOMIC DEVELOPMENT	$	12,634,559
	HOUSING	$	3,510,505
	MANAGEMENT AND GENERAL	$	555,933
	FUNDRAISING	$	265,754
	SAVINGS	$	201,660
	INCOME TAX EXPENSE (BENEFIT)	$	11,610
		$	17,180,021

NET UNRESTRICTED INCOME	$	997,523
NET ASSETS	$	27,511,840
TOTAL ASSETS	$	113,172,212

See our website for our complete financial statements: justinepetersen.org/about-us/#about-us-financials

Financial *Support*

LOAN FUND PARTNERS

Institutional

American Bank of Freedom
Associated Bank
Bank of Springfield
BJC Health System
Buena Vista National Bank
Busey Bank
Capital One
Carrollton Bank
CBA Fund
CDFI Community Investment Fund I LLC
CIBC
Citizens National Bank
Community Foundation of Central Illinois
C-Note
Dieterich Bank
DreamSpring
FCB Banks
First Bank
First Mid Bank
First State Community Bank
Heartland Bank
IFF
Illinois Housing Development Authority
Illinois National Bank
JP Morgan Chase
Lindell Bank
Local Church Ministries
Local Initiatives Support Corporation
Madison County Community Development
Mercy Investment Services
Midwest Bankcentre
Missouri Department of Economic Development
Missouri Technology Corporation
Moneta Charitable Fund
Montgomery Bank
Opportunity Finance Network
Paramount Bank
PeopleFund
Peoples National Bank
Peoples Savings Bank
PNC Bank
Regions Bank
Royal Banks
Sabine State Bank
Simmons Bank
Spectrum Communications Indemnity, Inc.
St. Mary's Insitute of O'Fallon
Stifel Bank & Trust
The William A. Kerr Foundation
U.S. Bank
U.S. Department of Agriculture
U.S. Small Business Administration
Veterans Loan Fund
Woodforest National Bank
Youthbridge Community Foundation

Individuals

Cheryl and Kenneth Bauer
Jeff and Greta Buck
Kathleen Danker
Jaymes and Susan Dearing
Lucas Delort
Marypat Ehlmann
Robert and Janet Fitzpatrick
Carla Flamero
Brad and Debbie Goss
Frederick and Jeanne Groos
James and Virginia Hartley
David and Lois Hauschild
Mary and Frank Hellwig
Laura Horwitz and Guy Friedman
Rea Kleeman
James and Mary Krieghauser
Larry Lewis
Jeffery Lindgren and Kenda Nolde
Leslie McCormick
James and Linda Morice
Joesph Rezny
Jim and Judy Roos
Mark Scharff
William Seaman
John and Judith Stieve
Timothy Walther
Thomas Weinz
Jennifer Williamson
Theodore and Abigail Wuerffel

JP CONTRIBUTORS

Government

Champaign County
City of Champaign
City of St. Louis
City of Urbana
Housing Action Illinois
Illinois Department of Commerce & Economic Opportunity
Illinois Housing Development Authority
U.S. Department of Housing & Urban Development
U.S. Department of Treasury
U.S. Small Business Administration

Corporate

Alberici Constructors
American Bank of Freedom
Aspen Institute
Associated Bank
Champaign County EDC
CIBC
Enterprise Bank
Federal Home Loan Bank Chicago
Hamilton Hospitality
Hidden Gems
Ivy Café
K& B Handyman Services
LHR
Montgomery Bank
Regions Bank
ScaleLink
Scents and Stuff by Chris
Schwab Charitable/ DAFgiving360
Simmons Bank
St. Louis Cardinals
Stifel Bank & Trust
The Muny
U.S. Bank
United Way
Webster Groves Presbyterian Church
Yes Honey

Foundation

Atwater Kent Foundation
Bank of America Charitable Foundation
Economic Justice Fund
Light a Single Candle Foundation
NISA Charitable Fund
PNC Foundation
Regions Bank Foundation
U.S. Bank Foundation

Individuals

Rochelle Bea
Keona Blunt
Patrick Boyle
Robert Boyle
Angela Burrage
Christopher Family
Niccole Clements
Corinna W-L
Peter Cwalino
Donald Doherty
Marlene Elliott
Brian Fagan
Charlie Fagan
Sheri Flanigan-Vazquez
Mathew Ghio
Galen Gondolfi
Shelita Gray
Bruce Greene
Ron Hawley
Chris Hayes
Loretta Holmes
Darrell and Martha Hughes
Allan Ivie, IV
Shawni Jackson
Peter Kazlauskas
Mary Ann Kerstetter
Raymond Lowry
Eric Madkins
Margaret Mager
Stephen March
Marnee Morgan
Brandy Pendleton
T. Christopher Peoples
Michelle Perkins
Wes Porter
Denale Powell
Elissa Schauman
Scott Schroepfer
Valarie Sewer
Zachary Stenulson
Adam Streeter
Cameron Stuhl
Cartan Sumner
Aaron Swinger
Melanie Thompson
Maranda Witherspoon

LEADERSHIP 2025

Board of Trustees

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Entrepreneur/Owner, Beginning Futures

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Market President, Simmons Bank

Angela Burrage
Small Business Consultant, Self-Employed

Niccole Clements
Vice President, Community Development Banking, PNC Bank

Eric M. Madkins
Vice President, Community Development Manager, Regions Bank

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Angela Burrage
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Ron Hawley
Retired Market President, Regions Financial Corporation

Raymond M. Lowry
Senior Credit Officer, Risk Management, Regions Bank

Elissa Schauman
Senior Vice President, Business Development, AMCREF Community Capital

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