

An aerial photograph of a school campus, viewed through the circular frame of an airplane window. The campus features several large, modern buildings with white roofs and orange-brown accents. There are green lawns, a small pond, and a red-roofed structure. A highway with multiple lanes runs alongside the campus. The background shows more green fields and some residential areas. The text "KEEP THE MOMENTUM BUILDING." is overlaid in large, white, bold, sans-serif capital letters on the left side of the image.

# KEEP THE MOMENTUM BUILDING.



**NORTH PARK**  
EDUCATION. TECHNOLOGY. PARTNERS.

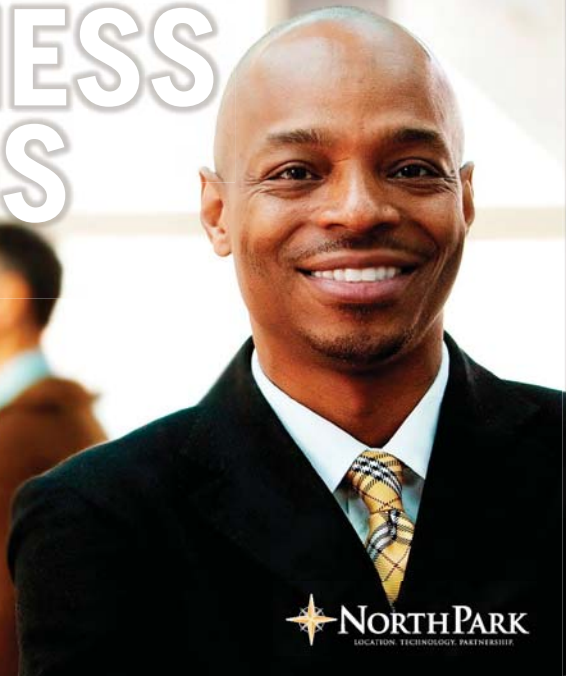


# DEVELOPMENT BRINGS BUSINESS.



**NORTH PARK**  
CENTRAL TEXAS

# BUSINESS BRINGS JOBS.



# JOBS STRENGTHEN OUR ECONOMY.



# BUILDING A VISION

“After collecting all the pieces and sorting out the mess,



# BUILDING A VISION

“After collecting all the pieces and sorting out the mess, **we were able to make a fresh start.**”





# BUILDING A VISION

## Cleanup Summary:

**Phase I:** Began Nov. 2006

**Foundations/Basements Removed:** 600

**Waste Material Removed:** 120,000 Tons

**Maline Creek Cleanup:** 1 mile

**Phase II:** Ongoing

**Foundation/Basements Removed:** 480

\*Concrete is being recycled or reused as fill.



# BUILDING A VISION

“Take a look at the not-so-distant-past...”





# BUILDING A VISION

“Take a look at the not-so-distant-past...  
**and see how far we have come.”**

Bob Clark, CEO – Clayco Inc.



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# BUILDING A VISION

## Laying The Groundwork

**1985-2005:**

Lambert Airport begins purchasing homes for noise abatement in Kinloch, Berkeley and Ferguson

**1995-2003:**

Berkeley and Kinloch begin exploring redevelopment proposals and developers for areas blighted from buyout

**2002:**

W1W Runway Approved

**2003:**

St. Louis County reaches agreement with all municipalities to consolidate redevelopment under St. Louis County Economic Development Council

**2004:**

St. Louis County establishes the TIF District and issues RFP's for development on east side of Lambert Airport

**2005:**

NorthPark Partners awarded redevelopment rights for what is now NorthPark

**2006:**

(October 6) NorthPark Partners closes on financing and purchases all of the Phase 1 & 2 land from Lambert Airport

**2006:**

(November) Infrastructure rebuilding begins at NorthPark

**2007:**

(December) NorthPark - Phase 1 infrastructure substantially complete

1985-2002

2002

2003

2004

2005

2006

2007



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# BUILDING A VISION

## Phase 1 Timeline



**2005:**

Express Scripts enters market for new HQ facility

**2006:**

(1st qtr) NorthPark Partners win development rights for Express Scripts HQ (ESI), by agreeing to be 'at-risk' to rebuild \$15MM Geiger Road from Hanley to University Blvd at no cost to ESI, STL County or UMSL

**2006:**

(2nd qtr) Construction begins on ESI HQ at UMSL Research Park

**2006:**

(October 6) NorthPark Partners closes on financing and purchases all of the Phase 1 & 2 land from Lambert Airport

**2006:**

(4th qtr) Express Scripts HQ completed  
Infrastructure rebuilding begins at NorthPark  
Construction begins on Vatterott College

**2007:**

(December) NorthPark - Phase 1 infrastructure substantially complete  
Vatterott College completed

**2008:**

(1st qtr) ESI 2 construction begins  
Construction begins on Hilton Garden Inn  
Construction begins on Business Center One

**2009:**

Hilton Garden Inn completed  
Business Center One completed  
Construction begins on ESI - Technology & Innovation Center  
ESI 2 completed

**2010:**

ESI - Technology & Innovation Center completed  
Additional parking for ESI constructed  
Construction begins on ESI 3

**2011:**

(November) ESI 3 to be completed

2005

2006

2007

2008

2009

2010

2011

Recession

# BUILDING A STRONG FOUNDATION

**1,278,938 sf of development**

**11 businesses populating NorthPark**

**5,000 permanent new jobs to date:**

- Plus 1,238 Construction Jobs
- Plus 1,426 Indirect Jobs
- Total Annual Payroll: \$236 MM
- Average Annual Salary: \$50K

**\$291.7 MM overall investment to date:**

- Total Cleanup: \$16 MM
- Total Infrastructure Cost: \$50.6 MM
- University Place Drive: \$15.4 MM
- Total Building Cost: \$209.7 MM



# BUILDING A STRONG FOUNDATION

**Total Construction Payroll:** \$140 MM

**Total Construction Hours:** 2.8 MM

**Total Minority/Women Contracts:** 34.88%

**Total Minority/Women Workforce:** 36.81%

**Super TIF Park** (only one in Missouri)

**Foreign Trade Zone**

**Enterprise Zone**

**SLCEC** (St. Louis County Economic Council Support)



# BUILDING INFRASTRUCTURE: ACCESS POINTS

**Increasing** pedestrian safety  
and accessibility

**Improving** campus functionality

**Connecting** businesses, UMSL,  
Metrolink and Lambert Airport



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# BUILDING EDUCATION: VATTEROTT COLLEGE

**Building:** Education

**Opened:** December 2007

**Employees:** 118

**Student capacity:** 1,040



**NORTH PARK**

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# BUILDING BUSINESS: BUSINESS CENTER ONE

**Building:** Office/Warehouse

**Opened:** 2009

**Employees:** 238

**Total sf:** 121,233

**Tenants:** Toro, ESI & Staples



# BUILDING BUSINESS: HILTON GARDEN INN

**Opened:** October 2009

**Employees:** 36

**Rooms:** 136

**Meeting space:** 5,192 sf



# BUILDING JOBS: EXPRESS SCRIPTS

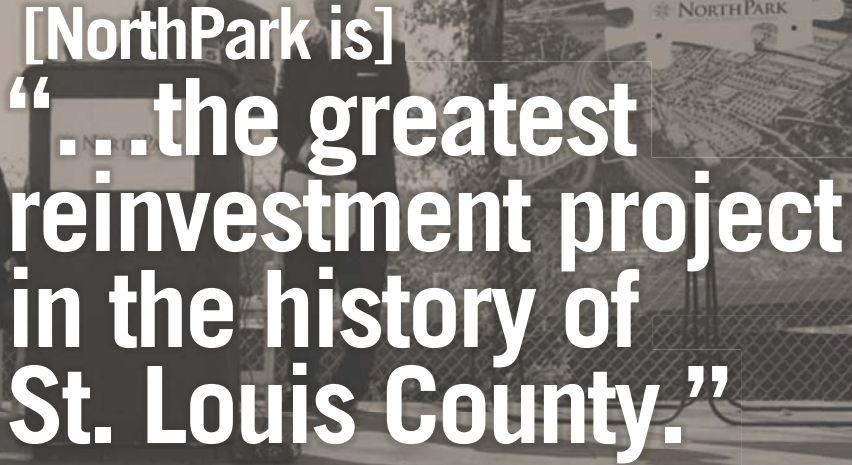
**Corporate Headquarters opened:** March 2007

**Jobs:** 4,464 jobs (2,691 new, 1,773 retained)

**Total sf:** 1,019,583 (relocated from 265K sf)

**Total investment:** \$169 MM





[NorthPark is]  
“...the greatest  
reinvestment project  
in the history of  
St. Louis County.”

– Charlie Dooley, St. Louis County Executive

# BUILDING ON OUR SUCCESS



**Building Jobs**

**Building a Stronger Economy**

**Building Our Community**



# KEEP THE MOMENTUM BUILDING

This is the future of St. Louis County

**Projected Future Investment: \$30.3 MM**

- Infrastructure: \$20 MM
- Soft Costs: \$3 MM
- Municipal Improvements: \$7.3 MM

**Projected Building Costs: \$781 MM**

**Total Useable Acres: 463**

- Total used: 82
- Remaining: 381

**Average Land Absorption Rate: 20.58 Acres/Year**



# KEEP THE MOMENTUM BUILDING

This is the future of St. Louis County

## Projected Jobs (Next 5 Years @ 57 jobs/acre):

- Permanent: 8,600
- Construction: 1,200
- Indirect: 1,400

## Total Jobs Potential: (First 10 years & 232 Acres)

- Permanent: 13,600
- Construction: 2,438
- Indirect: 2,826

**Projected Total Permanent Jobs at Build Out: 22,500**





# KEEP THE MOMENTUM BUILDING

This is the future of St. Louis County

## Additional Community Benefits:

Independence Park - Football Field

City of Berkeley - Municipal Complex

Hanley Avenue - Intersection Upgrades  
(summer 2011)

Ramona Lake - Park Improvements  
(summer 2011)

Cool Valley Church - Baseball Field

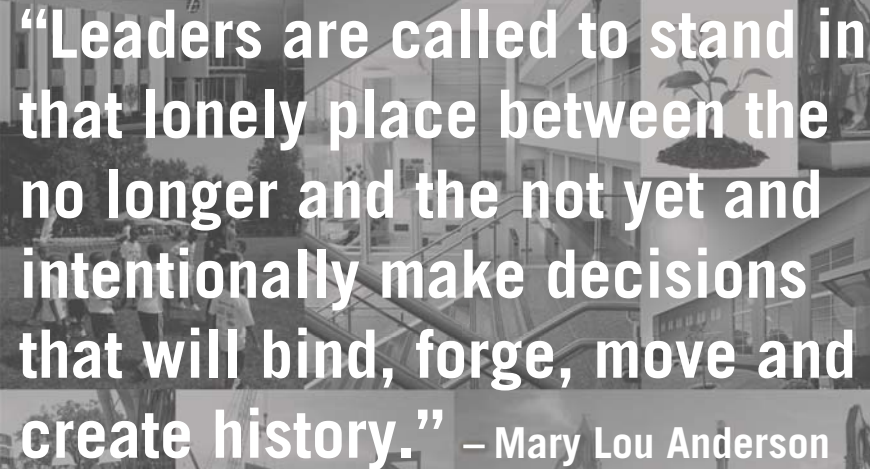
ESI - Community Involvement  
(internships and mentoring programs)



# KEEP THE MOMENTUM BUILDING

This is the future of St. Louis County



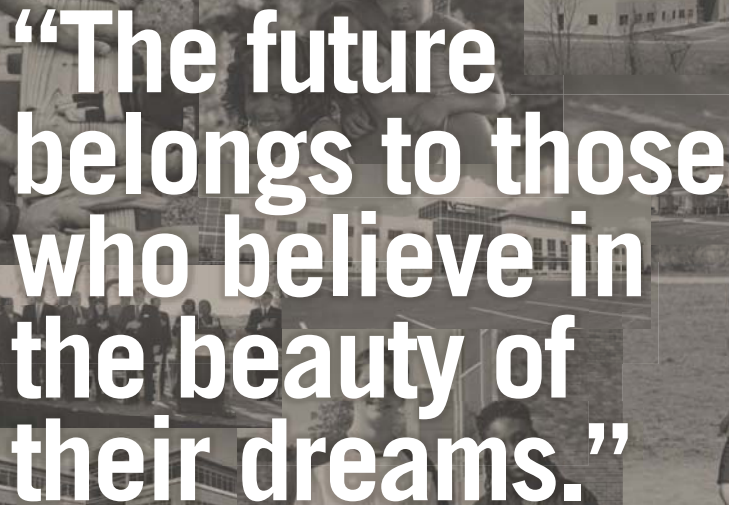


**“Leaders are called to stand in that lonely place between the no longer and the not yet and intentionally make decisions that will bind, forge, move and create history.”**

**– Mary Lou Anderson**



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**“The future  
belongs to those  
who believe in  
the beauty of  
their dreams.”**

**— Eleanor Roosevelt**



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**LET'S KEEP THE  
MOMENTUM  
BUILDING**



# NORTH PARK

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