KEEP THE MOMENTUM BUILDING.
DEVELOPMENT BRINGS BUSINESS.
BUSINESS BRINGS JOBS.
JOBS
STRENGTHEN
OUR
ECONOMY.
BUILDING A VISION

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

Phase I: Began Nov. 2006
- Foundations/Basements Removed: 600
- Waste Material Removed: 120,000 Tons
- Maline Creek Cleanup: 1 mile

Phase II: Ongoing
- Foundations/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.
BUILDING A VISION
Laying The Groundwork

1985–2002: 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 lighted from buyout
2002: WTW 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
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

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
BUILDING EDUCATION: VATTEROTT COLLEGE

Building: Education
Opened: December 2007
Employees: 118
Student capacity: 1,040
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
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)

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

– Eleanor Roosevelt
LET’S KEEP THE MOMENTUM BUILDING