



*SLDC Current Projects Including NGA
Presented to
Council of Construction Consumers*

December 15, 2016

- ❑ North St. Louis selected out of 4 possible sites for relocation
- ❑ 3,100 employees with potential for expansion
- ❑ Average salary \$88,000
- ❑ Approximately \$2.6 million in Earnings Tax (annually); over \$8 million in State withholding tax (annually)
- ❑ \$1.75 billion estimated cost; 1,350 construction jobs
- ❑ SLDC is facilitating the acquisition, land clearance, and utility relocation/improvements.





- ❑ All 97 acres (551 parcels) to be environmentally assessed
 - 80% complete to date
- ❑ 135 structures to be abated, and demolished
 - RFPs scheduled for release starting October 2016
- ❑ Utilities to be removed and relocated
- ❑ Street vacation and removal
- ❑ Soil remediation, excavation, and clean fill brought in followed by compaction and grading

- ◆ **June 2016** **NGA Record of Decision**

- ◆ **July 2016** **City Begins NGA Site Preparation**

- ◆ **Jan 2017** **Major Site Preparation**

- ◆ **Jan 2018** **City Transfers Site Ownership, NGA Building Construction Begins**

- ◆ **2021-2022** **City Street & Security Enhancements After Major Site Construction**
 - ◆ Jefferson & Cass Ave
 - ◆ I-64 Interchange

- ◆ **2023** **NGA Opens!**

Projects Underway- 2016



31 Projects Underway
for 2016
Total Investment
\$1,964,460,000



□ Top Projects

- Union Station Phase II \$70m
- Carondelet Coke \$69m
- 32 N. Euclid \$31m
- Tech Shop- Cortex \$17m



- 4 Projects
- \$187,175,000 investment
- TIF Portion \$30,000,000



□ Top 10 Projects by Cost

- 4643 Lindell-Citizen Park \$65.4m
- Delmar Apartments \$65m
- 625 North Euclid \$24m
- Hyde Park South Apartments \$14m
- Charless Home \$12.3m
- North Sarah III \$11.7m
- Hyde Park Scattered Sites V \$10.4m
- 3631-51 Washington Ave. Fox Garage \$10m
- 1900 Washington Ave. \$8m
- Fox Park/ Tower Grove East Scattered Sites \$7.7m

□ 22 Projects

□ \$270,885,000 investment



Non Incentive Projects Underway- 2016

□ Top Projects

- BJC Rebuild \$1b
- City Arch River \$380m
- St. Louis Univ. Student Housing \$70m
- St. Louis College of Pharmacy \$50m
- Cornerstone West Pine \$6.4m

□ 5 Projects

- \$1,506,400,000 investment



□ Top 12 Projects by Cost

- SLU SSM Hospital \$575m
- Ballpark Village Phase II \$240m
- Cortex Phase III \$175m
- 100 North Kingshighway \$118 million
- East Cortex \$100m
- Railway Exchange \$100m
- Jefferson Arms \$100m
- Armory District \$83m
- Chouteau Grove \$64m
- Kosciusko Industrial Site I \$60m
- 705 Olive \$55m
- MO Theater Bldg \$53m

□ 30 Total Projects

- \$2,228,708,605 total future investments



- Future Projects
 - NGA \$1.75b
 - Convention Center Upgrades \$350m
 - MLS Stadium \$150m
 - Scottrade Center Upgrades \$130m



- 4 Projects
- \$2,380,000,000 total future investments



Thank you.

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