

History of East Hills Business Park

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- 1984** **Industrial Land Task Force created upon exhaustion of developed industrial land in local business parks**
 - 1986** **County purchases land for business park
City to provide infrastructure and utility services for business park
DCDI formed from cooperation of City, County and Chamber as a non-profit entity to market East Hills Business Park**
 - 1989** **Garage Door Group (AMARR) became first occupant of EHBP
1st spec building completed by DCDI**
 - 1990** **Building constructed for KINEDYNE by DCDI**
 - 1992** **1st spec building leased to Pitman-Moore (PROGRESS VANGUARD bldg.)
Astor Universal (API FOILS) enters EHBP; DCDI finances & constructs building**
 - 1995** **building**
 - 1997** **VANGENT, then National Computer Systems, enters the Park
PROSOCO develops and occupies property**
 - 1998** **Sauer Sundstrand (SAUER-)DANFOSS purchases and occupies their current property**
 - 1999** **87 acres east of Noria and north of 442 road purchased by DCDI**
 - 2002** **DCDI constructs 2nd spec building in EHBP history**
 - 2004** **SEROLOGICALS constructs facility in EHBP**

DCDI

- 1986 – Formed through cooperative efforts of City, County and Chamber with Industrial Park Task Force project to:
 - foster the industrial and commercial growth and development of Douglas County; and
 - purchase, develop, manage and lease, sell or otherwise dispose of real estate, buildings and other forms of industrial and commercial improvements of any kind, and other associated property of whatever kind or description
- Non-profit organization with voluntary board appointed by Lawrence Chamber of Commerce Board members
- County purchased original land, City agreed to install utilities and infrastructure, DCDI was created to market the property known as East Hills Business Park
- 1999 – 87 acres to east of EHBP purchased by DCDI for future expansion

AMARR



- First occupant; 1989
- Headquarters:
 - Winston-Salem, NC
- 650 employees
- 2006 Taxes pd = \$464,150
 - Real Property = \$203,365
 - Personal Property = \$260,786
- Expansions since 1989 entry to EHBP
 - 10 yr./50% abatement, began 1994, ended 2005
 - 10 yr./50% abatement, began 1994, ended 2006
 - 10 yr./50% abatement, began 1998, ends 2009

Kinedyne



- 2nd Occupant; 1990
- Headquarters: Branchburg, NJ
- 150 employees
- 2006 taxes pd = \$85,467
 - Real Property = \$69,292
 - Personal Property = \$16,175
- 10 yr./50% abatement began 1990, ended 2000

Progress Vanguard



- 3rd Occupant; 1992 (Pitman-Moore)
- Headquarters:
 - Albertville, AL
- Employs 65
- 2006 Taxes pd = \$109,918
 - Real Property = \$93,377
 - Personal Property = \$16,542
- CAE Vanguard purchased building in 1998
- 10 yr./50% abatement began 1999, ended 2005

API Foils



- 4th Occupant; 1995
- Headquarters:
 - Rahway, NJ
- Employs 65
- 2006 Taxes pd = \$187,967
 - Real Property = \$119,622
 - Personal Property = \$68,344
- 10 yr. abatement, began 1995 ended 2005
 - 50% equipment
 - 64% land/building
- 55% abatement approved in 2007 for \$4.5m building expansion and 31 new jobs

Vangent



- 5th Occupant; 1997
- Headquarters:
 - Arlington, VA
- Employs 1500
- 2006 Taxes pd = \$364,039
 - Real Property = \$192,517
 - Personal Property = \$171,522
- Expanded into 2nd building in 2002
- Does not qualify for constitutional tax abatement



PROSOCO



- 6th Occupant; 1998
- Headquarters:
 - Lawrence, KS
- Employs 62
- 2006 Taxes pd = \$59,878
 - Real Property = \$26,960
 - Personal Property = \$32,918
- 10 yr./50% abatement, began 1997, ends 2008
- 2002 Expansion
 - 10 yr./55% abatement, ends 2014

Sauer Danfoss, Inc.



- 7th Occupant; 1998
- Headquarters:
 - Corporate Office: Lincolnshire, IL
 - Principal Business Center: Ames, IA
- Employs 200
- 2006 Taxes pd = \$167,037
 - Real Property = \$50,906
 - Personal Property = \$116,131
- 10yr./80% abatement, began 1998, ends 2008

Spec Building



- Constructed by DCDI in 2002
- 2006 Taxes pd = \$88,034
 - Real Property = \$88,034
 - Personal Property = N/A
- Building marketed as ready for build-out and occupancy
- No abatement used to date

Serologicals/Millipore



- 8th Occupant; 2003
- Headquarters:
 - Billerica, MA
- 2006 Taxes pd = \$620,537
 - Real Property = \$346,456
 - Personal Property = \$274,081
- 10 yr./80% abatement approved but taxes have been assessed and paid at 100% due to lack of job creation and facility closure
- Property on market & ready for operations

East Hills' footprint in Lawrence

- EHBP's 7 companies employ 2,692*
- They represent:
 - 7.3% of private sector jobs in Lawrence**
 - 3 of top 25 employers in DG Co.
 - 6 of top 25 manufacturers in DG Co.
 - 5.5% of Lawrence workers**

*according to survey conducted by LCC in Nov. 2007

**per KS Dept. of Labor Employment & Wage report for 2006, released in Aug. 2007—36,586 private sector & 11,567 government employees reported

Real Property Tax - East Hills Business Park (2006)

Company	Employees Est. 11/2007	Building Square Footage	Real Property Tax	Personal Property Tax	Total Taxes Paid 2006
Kinedyne	150	45,805	69,292	16,175	85,467
Sauer Danfoss	200	137,500	50,906	116,131	167,037
Prosoco	62	138,251	26,960	32,918	59,878
Amarr Garage Door	650	368,430	203,365	260,786	464,150
API Foils	65	42,864	119,622	68,344	187,967
Progress Vanguard	65	80,640	93,377	16,542	109,918
NCS Pearson (Vangent)	1,500	185,646	192,517	171,522	364,039
Serologicals (Celliance)	0	44,465	346,456	274,081	620,537
DCDI Spec Building	0	67,346	88,034	N/A	88,034
Totals	2,692	1,110,947	\$ 1,190,529	\$ 956,497	\$ 2,147,027