History of East Hills Business Park

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.)

1995
Astor Universal (API FOILS) enters EHBP; DCDI finances & constructs 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


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<tr>
<th>Company</th>
<th>Employees Est. 11/2007</th>
<th>Building Square Footage</th>
<th>Real Property Tax</th>
<th>Personal Property Tax</th>
<th>Total Taxes Paid 2006</th>
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