



St Louis' Old Post Office

Old Post Office

and

Ninth Street Garage

September 16, 2005



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St Louis' Old Post Office



1965 Historic View of the Old Post Office Looking Northwest



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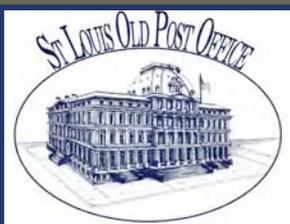
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Old Executive Office Building



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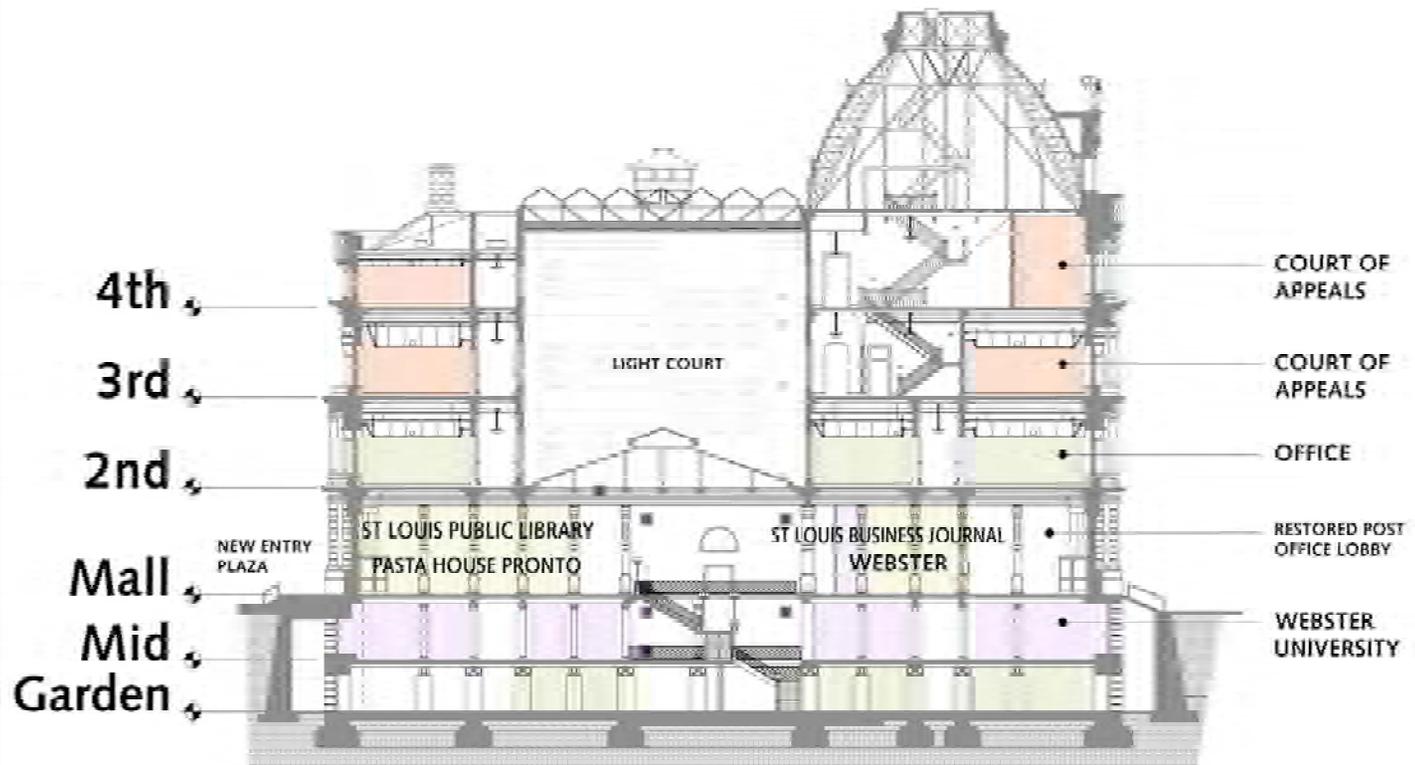
The Louvre



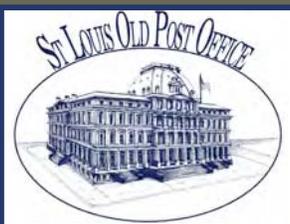
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**Proposed
Stacking**
Looking East



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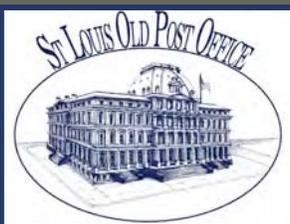
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Historic photo (circa 1965) of main postal lobby with postal screens in original location - view looking west



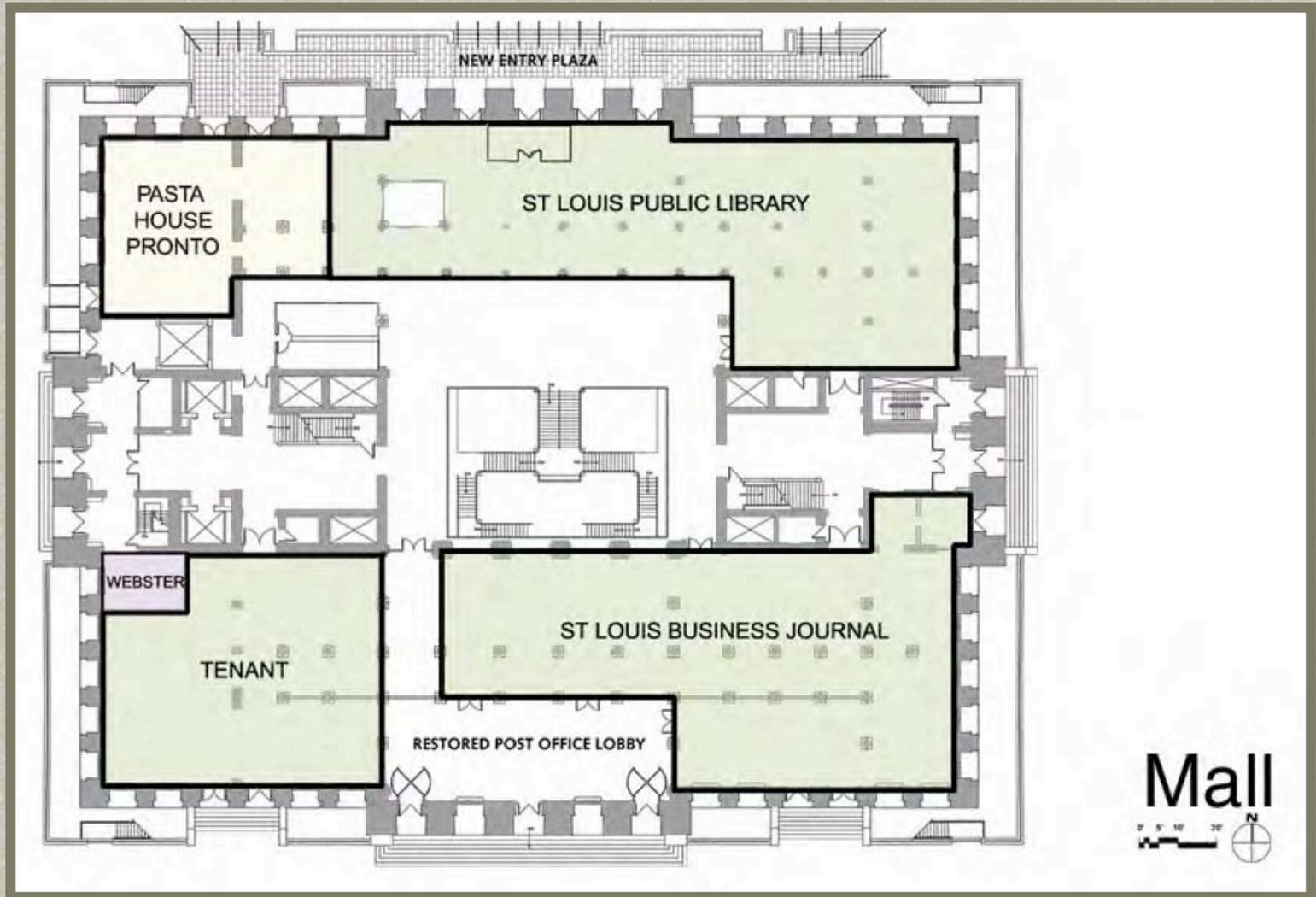
Historic photo (circa 1965) of main postal lobby with postal screens in original location - view looking east



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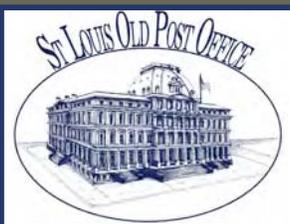
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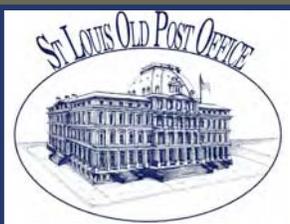
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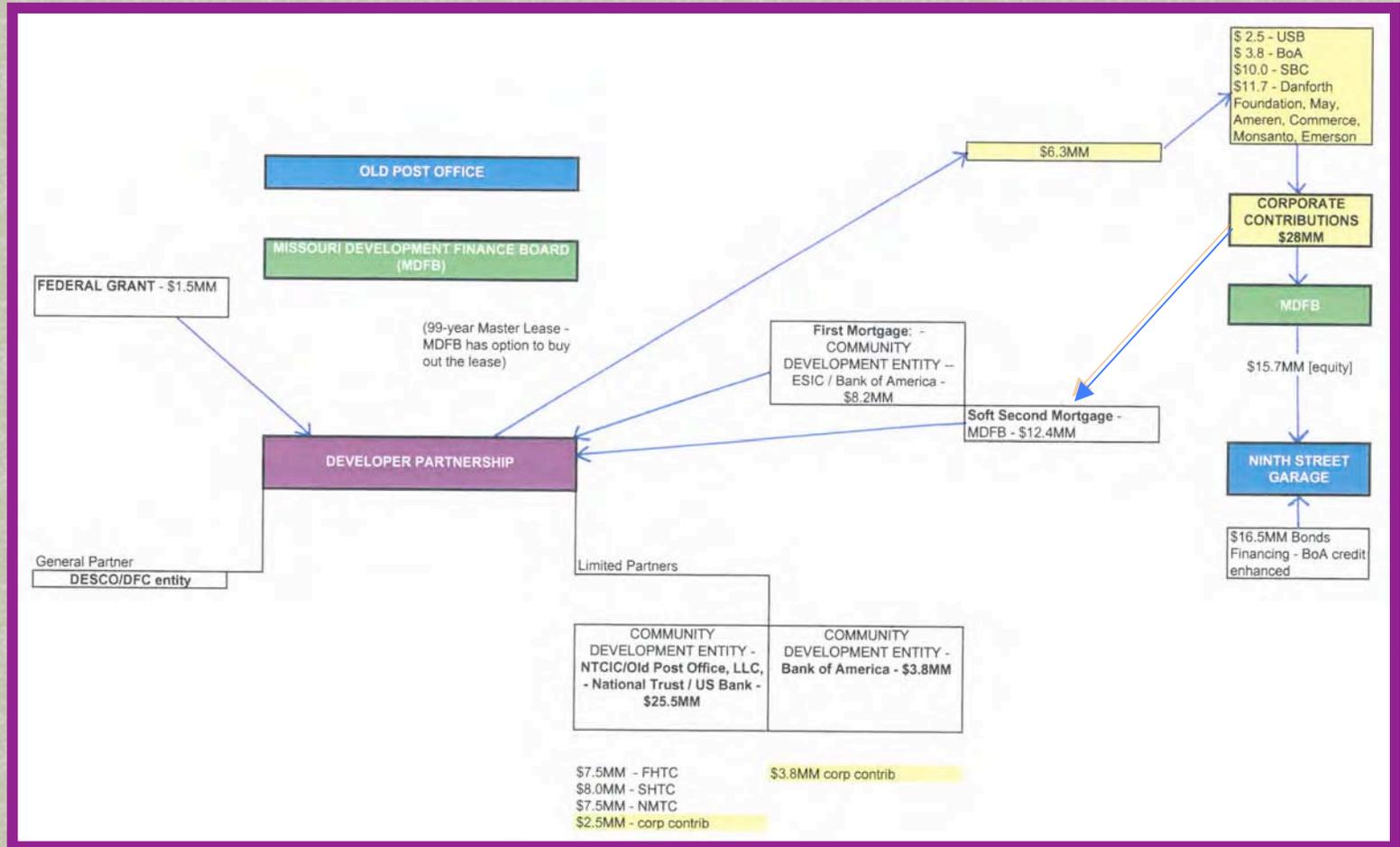


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St Louis' Old Post Office

OLD POST OFFICE and NINTH STREET GARAGE

	<u>OPO</u>	<u>NSG</u>	<u>TOTAL</u>
Corporate Contributions	12,356,800	15,793,200	28,150,000 ¹
First Mortgage Debt	8,200,000	16,500,000	24,700,000 ²
MDFB Grant/Gateway Mall Account		500,000	500,000
Federal Grant Administered by HUD	1,479,500		1,479,500 ³
General Partner's Equity	15,000		15,000
Limited Partner's Federal Historic Tax Credit Equity	7,488,600		7,488,600 ⁴
State Historic Tax Credit Equity	7,929,000		7,929,000 ⁴
Limited Partner's New Markets Tax Credit Equity	7,471,100		7,471,100 ⁴
TOTAL SOURCES	44,940,000	32,793,200	77,733,200

¹ The Corporate contributions came from The Danforth Foundation, SBC Communications, Bank of America, U. S. Bank, Ameren, The May Company, Commerce Bank, Emerson, Monsanto and Laclede Gas.

² The First Mortgage on each of the OPO and NSG were made through the Bank of America.

³ This Federal Grant was secured by Senator Bond for the Old Post Office District in 1999.

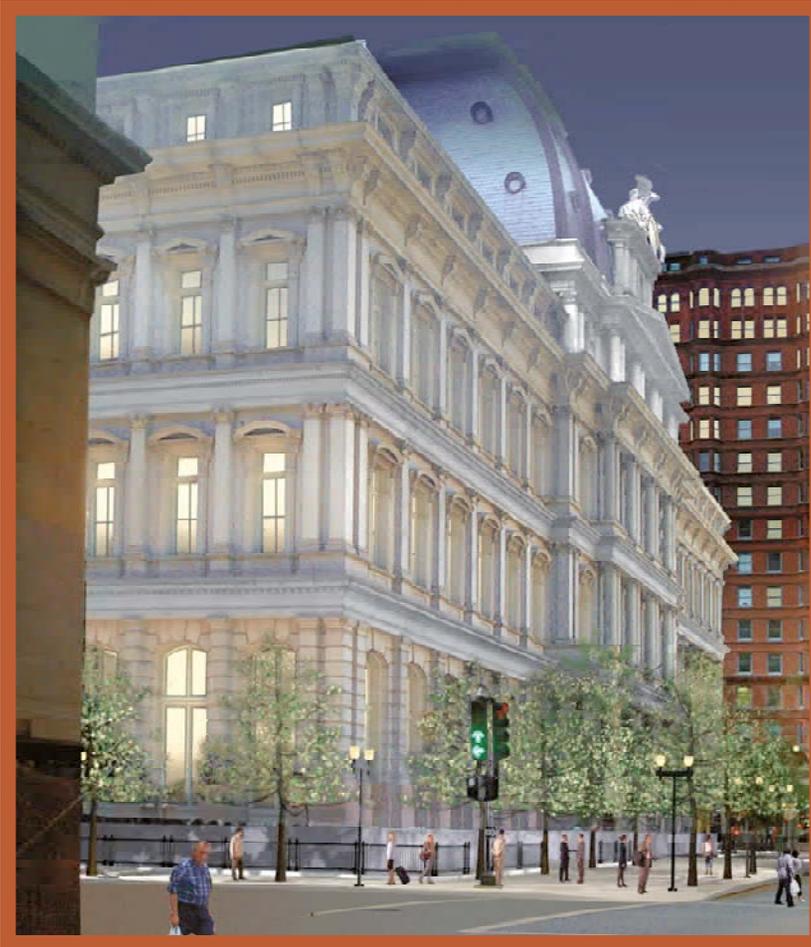
⁴ Funded by U. S. Bank.



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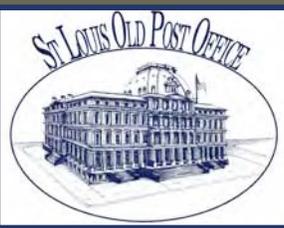
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**ST. LOUIS' U.S. CUSTOM HOUSE AND POST OFFICE
 BUILDING ASSOCIATES, L.P., WOULD LIKE TO SAY**

THANK YOU

**TO ALL THOSE INVOLVED IN THE 2004 CONVEYANCE OF THE
 U.S. CUSTOM HOUSE AND POST OFFICE FROM THE U.S. GENERAL SERVICES
 ADMINISTRATION TO THE MISSOURI DEVELOPMENT FINANCE BOARD**



GENERAL SERVICES ADMINISTRATION

SPECIAL THANKS TO

Senator Jack Danforth
 Senator Thomas F. Eagleton
 Clarence Barksdale
In remembrance, Al Kerch

SPECIAL THANKS TO

Tom Reeves,
 President, Downtown NOW!
 Peter Soriano, President,
 St. Louis 2004
 Jim Cloar, President
 Downtown St. Louis
 Partnership
 St. Louis RCGA

MISSOURI DEVELOPMENT FINANCE BOARD

SPECIAL THANKS TO

Senator
 Christopher "Kit" Bond
 Senator Jim Talent
 Congressman
 William "Lacy" Clay
 Congressman
 Richard Gephardt
 Former
 Governor Bob Holden
 Lieutenant Governor
 Peter D. Kinder
 Former Speaker of the House
 Catherine Hanaway
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 Senator Wayne Good
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 Senator John Kuestel
 Mayor Francis G. Slay,
 City of St. Louis
 James F. Shewsbury,
 President, City of St. Louis
 Board of Aldermen
 Darlene Green,
 Comptroller,
 City of St. Louis

OTHER GOVERNMENTAL PARTICIPANTS

<p>FEDERAL Advisory Council on Historic Preservation National Park Service National Trust for Historic Preservation</p>	<p>STATE OF MISSOURI Office of Administration Missouri Department of Natural Resources State Historic Preservation Office</p>	<p>CITY OF ST. LOUIS Board of Estimate and Apportionment Board of Aldermen LCRA TIF Commission Cultural Resources Office</p>
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PRIVATE PARTICIPANTS

<p>CORPORATE AND FOUNDATION CITIZENS Ameron Bank of America Commerce Bank Emerson May Department Stores Monsanto Fund SBC Communications The Danforth Foundation US Bank</p>	<p>FINANCING SOURCES ESIC Realty Partners National Trust for Historic Preservation Bank of America US Bank Community Development Corp.</p>	<p>TENANTS Missouri Court of Appeals, Eastern District Webster University Pats House St. Louis Business Journal St. Louis Public Library Teach for America</p>
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ST. LOUIS PROFESSIONALS AND CONTRACTORS

<p>Alberici Constructors, Inc. Armstrong Teasdale Berrick Partnership Blue Road Bryan Cave, LLP BSI Constructors, Inc. Carnahan & Garvin, LLC Casey Communications, Inc. Charles Caldwell, Esq. Commercial Roofing Solutions Dean Dale Whitman Deeba Sauter Herd Deloitte</p>	<p>Desman Associates Development Strategies EDM Consulting Engineers, Inc. Fister Landers Geotechnology, Inc. Gilmore & Bell, PC Goller, Gardner & Feather, PC Greensfelder, Henker & Gale, PC Hellmuth, Obata & Kassabaum, Inc. Ingemoll Rand Security and Safety Kennedy and Associates Kowelmann Engineering, Inc.</p>	<p>LandAmerica Commonwealth Title Lashley & Roer, PC Market Links Poincill Shanon Webb Suchhaus, PC Randy Burkett Lighting Design Rosenblum, Goldenherst, Silverstein & Zaffr, PC Spaid Associates Rubin, Brown, Gornstein & Co. LLP The Stolar Partnership Thompson Coburn LLP Trivers Associates</p>
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PROFESSIONALS AND CONTRACTORS OUTSIDE OF ST. LOUIS

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