

Richard Finholt, Ph.D.

Biography

Rick Finholt is the Executive Director of the Missouri Research Park in St. Charles County, Executive Director of the University of Missouri Technology Park at Fort Leonard Wood, and Director of Discovery Ridge, the Research Park of the University of Missouri Columbia.

Prior to coming to the University of Missouri in 1989, Rick was the Director of the Research Park at the University of Florida for two years, and prior to that, he was the Director of the Research Park at Ohio State University for three years.

In October, 1998, Rick received the “Excellence in St. Charles” Award, co-sponsored by SSM St. Joseph Health Center and the *St. Louis Business Journal*. In September, 2004, Rick received the 2004 Career Achievement Award from the Association of University Research Parks. In November, 2005, he received the “Excellence in Community Development” Award sponsored by Progress 64 West.

Professional Experience (1989-Present):

Executive Director, Missouri Research Park, Executive Director, University of Missouri Research Park at Fort Leonard Wood and Director, Discovery Ridge, the Research Park of the University of Missouri Columbia.

Regularly consult on technology-driven real-estate projects and economic-development initiatives at all of the University’s four campuses. Served as the Economic-Development Liaison Officer for System Administration for 16 years, from August 1989 to October 2005.

Accomplishments during 18 years of service to the University of Missouri:

Missouri Research Park (August 1989 to Present):

Assumed “master-developer” role from Trammel Crow Company on August 1, 1989. Responsible for developing and implementing revised Master Plan (1992) and marketing strategy.

Since 1990, have leased or sold fully-developed sites to 18 high-tech companies and 2 Federal agencies. MRP development to date represents a combined total of over 151 acres leased, 1,500,000 square feet of space under roof and over 2000 new jobs.

Initiated and oversaw the pre-development of an \$8,000,000 Tom Fazio-designed championship golf course at the MRP, the Missouri Bluffs Golf Club. University holds the fee interest in the ground lease.

In 1990, introduced the concept of the Route 40/64 “Technology Corridor” in St. Charles County and actively participated in its successful implementation.

Responsible for generating MRP gross revenues of over \$18,000,000 to date, and for enhancing the value of the remaining real estate holdings in the MRP to over \$12 million.

Initiated and oversaw development of the MRP website: www.um-mrp.org. The site was a finalist in the 2002 St. Louis Technology Awards sponsored by the St. Louis Business Journal and the Regional Chamber and Growth Association (RCGA).

Coordinated development of a \$12 million multi-directional interchange and \$6 million in new streets to serve the MRP.

Coordinated development of a \$1.5 million bike and hiking trail that will serve as the I-64 Trailhead for the KATY Trail State Park.

Serve as the University's designated Commissioner on the Airport East Development Commission, which oversees the development of North Park. Oversaw feasibility study for developing FAA-owned ground east of Lambert International Airport. Study was completed January 30, 2002 and has become the blueprint for the development of North Park, a 600-acre mixed-use business park to the immediate northwest of the campus of the University of Missouri St. Louis.

University Park - University of Missouri at Kansas City (1992-1997)

In 1992, assumed the "master-developer" role from Continental Development, Inc.

Coordinated acquisition of properties, the demolition of streets, and site grading. Grading was done under contract with the Army Corps of Engineers, at no cost to the University, a contract that included delivery and compacting of 1,000,000 cubic yards of clean fill (a value in 1996 dollars of \$5,000,000).

Responsible for developing and implementing a revised master plan and marketing strategy.

Played central role in attracting first prospective tenant, the Kauffman Foundation.

Headed early-stage negotiations of sale of the entire 40-acre park to the Kauffman Foundation for \$16 million, \$10 million of which was dedicated to UMKC facilities improvements and \$6 million to UMKC's research endowment. (Sale finalized March 17, 1997)

Discovery Ridge Research Park (October 2005 to Present):

Working under the direction of the Vice President for Research and Economic Development, coordinated the development of all infrastructure within Phase I of the 120-acre park, also serving as liaison with MoDot, the Missouri Department of Economic Development and the City of Columbia in developing both the interchange and the extension of City streets within the Park. These development projects are ongoing. Worked with officers of RADIL to develop its facility within the park. Assisted in the development of the Discovery Ridge marketing materials and website, www.umsystem.edu/ums/departments/ed/park.

The University of Missouri Technology Park at Fort Leonard Wood (1997 to Present):

Responsible for developing the University's 50-acre office/technology park at Fort Leonard Wood, St. Robert, MO. Initiated and supervised market-demand analysis, business plan and master site plan and covenants, which were submitted for Army approval on April 24, 2000. Park consists of a combination of office, training and technology space, including the MRP Business Center. Project has become a national model for privatization of support facilities on active Army posts. The first 18,000 sf building achieved 100% occupancy in November, 2004. The second 18,000 sf building opened fully pre-leased in May 2005. Gross annual revenue has exceeded \$775,000 in the last two fiscal years. Responsible for marketing developed lots within the remaining 43 acres of the Park. Oversaw development of marketing materials and the FLW park website at www.mrpbusinesscenter.org or at www.um-mrp.org.

Professional Experience (1982-1989):

Director of Research-Park Development. The University of Florida, Gainesville. May 1987 – August 1989. Provided university leadership to the project's private developer, The Talquin Corporation. Directly responsible for marketing, strategic planning, and liaison with faculty entrepreneurs. In this role, worked to develop and finance a university-driven technology incubator, The Genesis Foundation.

Director. The Ohio State University Research Park. July 1984 – May 1987. Planned, developed and marketed a three-building complex totaling 125,000 square feet adjacent to the Ohio State campus. In a three-year span, responsible for leasing up 100% of the newly developed space to university-affiliated companies and sponsored-research programs. In this role, served as the Executive Director of the Business Technology Center (BTC), a university-affiliated Incubator for technology-intensive start-up businesses. Served as a Board Member from the BTC's inception in March 1984 to May 1987. Wrote the BTC business plan and personally raised over \$750,000 in private and public funds to purchase and renovate the historic 18,000 sf Orton Memorial Laboratory Building adjacent to the Ohio State campus. BTC has since moved into a 77,000 sf renovated building in the Research Park, and, in 2003, the BTC was named the Incubator of the Year by the National Business Incubator Association.

Assistant Director. Ohio State University Research Park. December 1982 – June 1984. Assisted in writing the feasibility study for the park and was the sole author of the award-winning marketing materials.

University Teaching Experience (1970 – 1982):

Assistant Professor of American Literature, Ohio State University, September 1976 – August 1982.

Instructor, Department of English, University of Illinois Chicago, September 1973 – June 1975.

Teaching Associate, Department of English, Northern Illinois University, September 1970 – September 1973.

Other Business Experience (1967 – 1969):

Sales Coordinator, Union Carbide Corporation, Consumer Products Division, Western Sales Office, Chicago, February 1969 – August 1969.

Surety/Fidelity Bonds Underwriter, Hartford Insurance Group, Western Division, Chicago, January 1968 – February 1969.

Case Worker, Cook County Department of Public Aid, Chicago, June 1967 – January 1968.

Education:

Ph.D. Northern Illinois University, DeKalb (December, 1975) American Literature.

B.A. University of Illinois, Urbana (January, 1967).
Major: English Literature; Minors: Psychology, Political Science

Honors NDEA Fellowship, September 1971 (declined).
Graduate School Fellowship, September 1972 (declined).
Graduate School Awards: Best Critical Essay (won in both 1971 and 1973).
Essay “Odysseus Wounded” selected as “an outstanding creative work by an Illinois Writer” and winner of a \$400 First Prize in the 1974 Awards program of the Illinois Arts Council.

Selected Articles, Studies and Business Plans (available on request):

Business Plan: University of Missouri Technology Park at Fort Leonard Wood, prepared for the U.S. Army and submitted for approval on April 24, 2000.

Preliminary Dimensioning Study: Feasibility of Developing a Research & Technology Park at the University of Alabama, Tuscaloosa. October, 1999.

Development Issues: Montgomery County Campus and Belward Research Campus. Study done for the Senior Vice President For Administration of Johns Hopkins University. May, 1998.

“A Golf Course in a Research and Technology Park?” in The Research Park Forum, 10 (July/August 1995). Reprinted in Real Estate Forum, 51 (February 1996) 73-74.

Business Plan. Genesis Foundation (Technology Incubator). Includes Pro-Forma. April, 1989. Awarded a \$150,000 Seed Grant by the Florida Legislature in both 1988 and 1989. Both appropriations vetoed for budgetary reasons by Governor Martinez.

Research-Park Critique and Revised Marketing Plan. University of Florida. January 1988.

Business Technology Center Application for a Matching Grant from the Thomas Edison Program (State of Ohio). March 1987. Includes a complete three-year history of the Center and Business Plan. Awarded an Edison grant for \$187,500.

“National Trends in Urban Technology Development,” in Proceedings of the Business-Government Symposium on High Technology in the City, ed. Dean Stephens. (Seattle: The City of Seattle, September 1986).

Concept Evaluation—Southern Illinois University at Edwardsville University Park. February 1986. Study done for SIUE’s Office of Planning and Resource Management.

A Survey of University-Affiliated Incubators. October 1985. Prepared for the Thomas Edison Program, Department of Development, State of Ohio. Study quoted in “How much for a Security Blanket?,” Venture, February 1986.

“A Comparative Study of University-Affiliated Research Parks,” in Research Parks and Other Ventures, The University/Real Estate Connection, ed. Rachelle L. Levitt (Washington, D.C.: The Urban Land Institute, 1985) 98-113.

Business Technology Center Application for a Matching Grant from the Thomas Edison Program (State of Ohio). March 1985. Includes a complete Business Plan. Awarded an Edison grant for \$283,000. On July 5, 1985, the BTC was named by Governor Celeste as the Columbus Award Winner in Ohio’s Small Business Revitalization Network Program.

Marketing Brochure of the Ohio State University Research Park. July 1983. Winner of the “Third Award” in the Literature of the Year Awards Program of the National Association of Industrial and Office Parks, October 1983. (Selected from over 205 contest entries).

Awards:

2005 “Excellence in Community Development” Award sponsored by Progress 64 West.

2004 Career Achievement Award, sponsored by the Association of Research Parks, September, 2004.

“1998 Excellence in St. Charles” Award, co-sponsored by SSM St. Joseph Health Center and the St. Louis Business Journal, October, 1998.

Professional Affiliations:

Association of University Research Parks (Board Member 1995-2002).

National Business Incubator Association.

Urban Land Institute (Served on Public-Private Partnership Council 2002-2005)

Association of University Real Estate Officials

Association of University Technology Managers, Inc.

Selected Scholarly Articles:

“Larry Niven,” in Science Fiction Writers, ed. John Bleiler (New York, Scribners, 1982). Reprinted at www.larryniven.org.

“Northrop Frye’s Theory of Countervailing Tendencies: A New Look at the Mode and Myth Essays,” Genre, 13 (Summer, 1980), 203-57.

“The Vision at the Brink of the Abyss: ‘A Descent into the Maelstrom’ in the Light of Poe’s Cosmology,” Georgia Review, 27 (Autumn, 1973), 356-66.

“‘Otherwise How Explain?’ Norman Mailer’s New Cosmology,” Modern Fiction Studies, 17 (Autumn, 1971), 375-86. Reprinted in Will the Real Norman Mailer Please Stand Up, ed. Laura Adams (Port Washington, N.Y. and London: Kennikat Press, 1974).

Books Authored:

The Sympathetic Camera: Style and Signification in the Narrative Film, in manuscript. Awarded a Special Research Assignment Grant (1980) and a Grant-in-Aid (1982) by the College of Humanities, Ohio State University.

American Visionary Fiction: Mad Metaphysics as Salvation Psychology (Port Washington, N.Y. and London: Kennikat Press, 1978). Chapter Seven, “Ellison’s Chattering-Monkey Blues,” reprinted in Contemporary Literary Criticism, 11 (1980). Chapter Nine, “Dickey’s American Epic,” reprinted in Contemporary Literary Criticism, 10 (1979).

Books Edited:

No Signs from Heaven: Theological Tradition and the Modern Literary Imagination (New York: Dell, 1975).

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