



CORTX
innovation community

2022

IMPACT REPORT



More than buildings.
Building an innovation community.



A LETTER FROM *June* JUNE MCALLISTER FOWLER
CORTEX BOARD CHAIR

2022 marked the 20th anniversary of the Cortex Innovation Community. Along with my fellow board members and the Cortex management team, we have the privilege and responsibility of building on two decades of success developing one of the world's premier innovation districts.

The pandemic made it abundantly clear that progress is not linear. These recent years have given us an understanding that we must continually evolve to best help address today's challenges. Thus, we are tasked with ensuring we have an innovation community that

is efficient, inclusive and resilient. With that in mind, we completed a five-year strategic plan focused on not just growing the regional economic pie but focused on growth that more proactively includes and benefits all residents in the St. Louis region.

We are proud of the many successes that Cortex had in 2022 and the prior two decades, thanks in part to outstanding partnerships. We look forward to working collaboratively with others as we embrace the challenges and opportunities in the years ahead.



A NOTE FROM *Sam*
SAM FIORELLO
CORTEX PRESIDENT & CEO

With the waning of the pandemic, 2022 served as a year of transition from a hunkering down mentality, to reigniting our efforts to accelerate inclusive economic growth in our city and region. We celebrated several wins in the District including:

- ▶ The opening of a major research center for San Francisco-based biotech firm Vir Biotechnology
- ▶ The expansion of home-grown cancer-therapy startup Wugen Biotechnology
- ▶ The graduation of the first class of a diversity of cybersecurity talent in partnership with Per Scholas

In 2022, we commemorated the launch of the Active Pharmaceutical Ingredient Innovation Center, which gained national attention as a way to combat shortages in the U.S. drug supply through collaboration-based innovation.

We were able to achieve these successes because we are, and will remain, focused on what we are uniquely suited to do, always tapping into our partnerships, and fully leveraging our power to convene.

Strategic Plan



OUR TARGET OUTCOME

Foster an inclusive innovation economy in St. Louis

UNIQUE STRENGTHS

- ▶ Recognizable place
- ▶ Power to convene
- ▶ Experienced regional partner

OUR WORK

- ▶ Build out the District
- ▶ Grow & attract quality jobs
- ▶ Prepare a diversity of talent for those quality jobs

STRATEGIC PRIORITIES

01 Focus recruitment efforts on five priority industry clusters



- 02 Develop pandemic-proof spaces, such as secure event space, wet labs, and residential units
- 03 Double-down on entrepreneurship training for a diversity of founders, including expanding Cortex's Square One program
- 04 Serve as a talent training intermediary, especially for bioscience, cyber, and tech-related roles

FIVE-YEAR GOALS (2022 - 2026)

01

GROW QUALITY JOBS

10

additional **life science companies** in Cortex

- Those companies will create 2,500 quality jobs
- 3 buildings in the District will be built or rehabbed
- We will collaborate on innovation-focused initiatives across the St. Louis region

15

additional **national security companies** in Cortex

15

additional **general tech companies** in Cortex

02

PREPARE A DIVERSITY OF TALENT

- ▶ Cortex will expand the number of entrepreneurs trained through our Square One series of programs and launch training partnerships that are both sector-specific and sector-agnostic.
- ▶ We will measure success by tracking skills learned, the number of businesses growing, and the jobs they create.
- ▶ We will build talent training partnerships that will graduate 1,250 individuals and track the number who are still employed 2 years later. 70% of our workforce training graduates will be women and/or people of color.

Cortex is a vibrant innovation district serving as an inclusive economic engine for St. Louis. We create equitable economic impacts by leveraging high-quality facilities, developing programs that build knowledge and networks, and convening strategic partnerships that attract and support emerging and established companies. The work we do within our 200 acres strengthens our entire region. **We are here to make an impact.**



"Cortex is a prime example of an organization leveraging its resources to advance economic justice in the St. Louis region. In partnership with SLDC, Cortex has directed its development partners to prioritize women and minority businesses in the contracting process and elevate community voices to ensure their needs are central in development decisions."

– Neal Richardson, President & CEO, St. Louis Development Corporation

Success Spotlights



GROW QUALITY JOBS

01



WUGEN

Building on a successful Series B funding round, St. Louis cancer-therapy startup Wugen outgrew its founding space at the BioGenerator Labs inside the BioSTL Building and moved its headquarters to newly created lab space a block away, remaining within the Cortex Innovation Community. The company currently employs 89 people, who are developing its pipeline of off-the-shelf cell therapies to treat a broad range of hematological and solid tumor malignancies.



"We are proud to be part of St. Louis' vibrant biotech community. Our location enables us to collaborate effectively with our world-class scientific co-founders at Washington University and build on our existing partnerships with the area's premier scientific institutions."

– **Kumar Srinivasan, Ph.D., President & CEO, Wugen**



VIR

Vir Biotechnology is a publicly traded, commercial-stage immunology company focused on cutting-edge technologies to treat, prevent, and even cure some of the world's most serious infectious diseases. Vir has a proven track record of developing life-saving therapeutics – first for Ebola and again for COVID-19. Headquartered in San Francisco, its global footprint includes sites in Bellinzona, Switzerland; Portland, OR; and now, offices and labs in the St. Louis Cortex Innovation District.



"St. Louis has established itself as a science and biotechnology hub, and our presence here further enhances our close collaboration with institutions like Saint Louis University and Washington University, helping to fuel our mission to deliver a world without infectious disease."

– **Lisa Purcell, Vice President of Research and Translational Medicine, Vir**

PREPARE A DIVERSITY OF TALENT

02



PER SCHOLAS

Cortex partnered with Per Scholas in 2022 to expand to St. Louis. The majority of its first graduating class already is employed in cybersecurity positions throughout the region. Per Scholas' tuition-free, 15-week, technical training program up-skills workers and helps local businesses fill critical open jobs. 85% of Per Scholas learners are people of color, and more than one-third identify as women. The annual average salary of a St. Louis Per Scholas graduate is \$53,876.



"Per Scholas took the time to make sure we were tech savvy, could conduct ourselves in a professional setting, and had a strong resume. They made sure we knew how to build a cover letter and make our LinkedIn pages great so that recruiters would come to us."

– **Seanje Lenox-Wise, 2022 Per Scholas Graduate**



SQUARE ONE

Helping small businesses to scale, Cortex trains and brings additional resources like capital and connections to bear for entrepreneurs historically excluded from education, social networks, and capital. In 2022, we provided multi-week training to 37 entrepreneurs across bioscience, consumer manufacturing, and IT. The average age of our entrepreneurs was 36, 81% were people of color, and 73% were genders other than male. 150 additional entrepreneurs received training through short-term programs.



"Square One provided the tools, coaching, and network access that helped launch De Mi Madre Aprendí. Without the guidance of the Square One team, I would not have had the confidence to apply and win a BALSA grant to fund my business and take it from idea to reality, online and in stores. I appreciate the mentoring and ongoing coaching support to keep me and my business growing."

– **Leslie Hernandez, Founder & CEO, De Mi Madre Aprendí**

Year-In-Review



2022 Don't Just Take Our Word for It



"Cortex continues to help solidify St. Louis as a leader in bioscience, healthcare, and advanced manufacturing and is helping to create jobs for St. Louis working families, strengthening neighborhoods across our city."

– Tishaura O. Jones, Mayor, City of St. Louis



"The Cortex team has taken the STL 2030 Jobs Plan and created real, implementable solutions that will benefit the entire region. Through their focus on creating a more equitable St. Louis, Cortex works to build a diverse pipeline of talent, strong partnerships, and unique spaces."

– Jason Hall, Chief Executive Officer, Greater St. Louis, Inc.



"Through its focus on creating a more equitable St. Louis region, Cortex works to develop jobs, partnerships, and unique spaces for people to gather."

– Rodney Crim, CEO & President, St. Louis Economic Development Partnership



"In 2022 we worked closely with Cortex and CIC to relocate the Hispanic Chamber of Commerce offices from its South Grand location to the District. The move would not have been possible without the help of Cortex team members and their introductions to so many leaders and community influencers. We are now better positioned to serve our members in this collaborative space toward our mission of improving the economic impact of Hispanic businesses in the St. Louis region."

– Martha Garcia Kampen, President & CEO, Hispanic Chamber of Commerce

IN THE NEWS

4340 Duncan (The BioSTL Building) at Cortex Receives High Honors in 2022 International Lab of the Year Awards

– ST. LOUIS CONSTRUCTION NEWS & REVIEW

Cortex is Seen by Many as a St. Louis Success Story

– ST. LOUIS POST-DISPATCH

Cortex, NGA West, and new AMICSTL form geographic points of new Tech Triangle

– ST. LOUIS AMERICAN

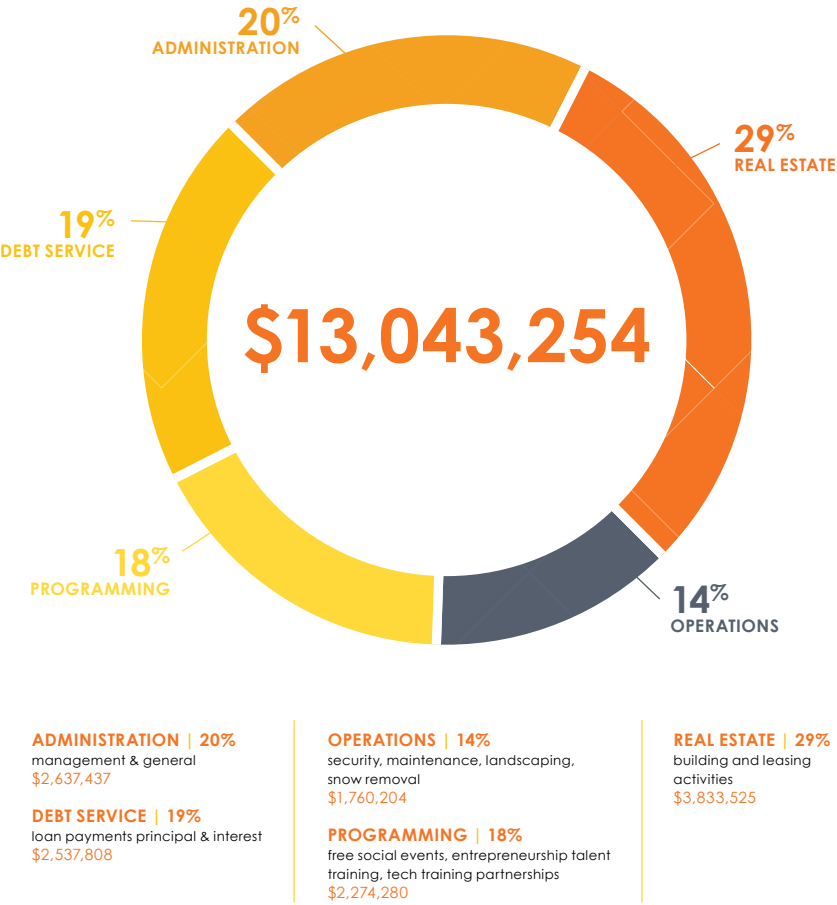
Cortex is built upon the idea that collaboration can lead to solutions to big problems

– ST. LOUIS MAGAZINE

"Thinksgiving" is strategic thinking and creative problem-solving sessions in the Cortex District

– FOX2NOW

2022 Total Expenses



CORTEX RAISED MORE THAN \$1.4M IN 2022 TO DIRECTLY SUPPORT OUR PARTNERS, WHO SHARE OUR STRATEGIC PRIORITIES ACROSS TALENT AND ENTREPRENEUR TRAINING.

CORTEX IS GRATEFUL FOR 2022 SUPPORT FROM OUR GENEROUS DONORS:

- Bank of America
- Dana Baum
- The Bellwether Foundation
- Bryan Cave Leighton Paisner
- Clayco
- Enterprise Holdings
- Ewing Marion Kauffman Foundation
- First Bank
- Brian Gordon
- James S. McDonnell Family Foundation
- Gary and Patricia Krosch
- Lewis and Leslee Levey
- Missouri Technology Corporation
- Deborah and McPherson Moore
- St. Louis Community Foundation
- James and Jean Terry
- Verizon
- Wells Fargo
- Westway Enterprises
- William T. Kemper Foundation

Washington University Neuroscience Building

ADVANCING MEDICINE

When fully populated, Washington University in St. Louis' newly built Neuroscience Research Building in the Cortex Innovation District will house more than 1,000 scientists, making it the largest concentration of neuroscience researchers in the world. The 11-story, state-of-the-art building represents the largest investment in research by Cortex founding partner Washington University and will serve as a centerpiece for Cortex's life sciences company-building and recruitment strategy.

New Residential

WELCOMING NEIGHBORS

Located at the corner of Clayton & Sarah, this planned and approved seven-story development will provide 165 residential units with street-level commercial, office and retail space. With both market-rate and affordable units, there will be something for everyone. Dog lovers will appreciate the dog park! We expect the project to be completed by and new neighbors to move in by the end of 2024.

LOOKING AHEAD TO

2023

INNOVATE | EXPERIENCE | LIVE

Supporting Food Entrepreneurs

TRAINING ENTREPRENEURS

With \$350,000 in new grant funding from the Ewing Marion Kauffman Foundation, Cortex and our partner Propel Kitchen are expanding the Square One series of training programs to serve food entrepreneurs. Qualified businesses will receive training, coaching and access to office and commercial kitchen space.

Active Pharmaceutical Ingredient Innovation Center

BUILDING NEW CAREER PATHWAYS

Launched in Fall 2022, the Active Pharmaceutical Ingredient Innovation Center (APIIC) at Cortex has been awarded nearly \$10M from the Missouri Technology Corporation (MTC) to strengthen the domestic pharmaceutical drug supply chain. APIIC @ Cortex is leading efforts in reshoring active pharmaceutical ingredients while bringing new advanced manufacturing jobs to the region.

BOARD OF DIRECTORS

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Chief of Staff, City of St. Louis, Mayor's Office

Rodney Crim, CEcD

CEO and President, St. Louis Economic Development Partnership

Sam Fiorello

President and CEO, Cortex Innovation Community

Neal Richardson, MBA

Executive Director, St. Louis Development Corporation

Regional Assets:

National Geospatial-Intelligence Agency 3 Miles NE
Downtown 4 Miles E
T-Rex Innovation Center 4 Miles E
Northside Economic Empowerment Center 5 Miles NE
University of Missouri–St. Louis 7.5 Miles NW
39° North 10 Miles W

Delmar Loop 4 Miles

Washington University in St. Louis 3.5 Miles

Forest Park 2 Miles

Barnes-Jewish Hospital 1 Mile

University of Health Sciences and Pharmacy 0.5 Miles

Central West End 1.5 Miles

Grand Center 1.5 Miles

Saint Louis University 0.25 Miles

City Foundry 0.1 Miles

Harris-Stowe State University 0.5 Miles

The Grove 1 Mile

St. Louis Community College 2 Miles

Missouri Botanical Garden 1.5 Miles



All roads lead to Cortex.

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