AGENDA
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER
JANUARY 17, 2023
8:00 AM

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. **Sister City**
2. **Creve Coeur Business Awards 2023 - Nomination Deadline March 1**

APPROVAL OF MINUTES

3. **Approval of November 15, 2022 Economic Development Committee Meeting Minutes**

UNFINISHED BUSINESS

BUSINESS FROM STAFF

4. **39 North Governance**
5. **Development Update**
6. **QuikTrip**

NEXT MEETING DATE

March 21, 2023
Summary:

ADJOURNMENT

Posted by: _____

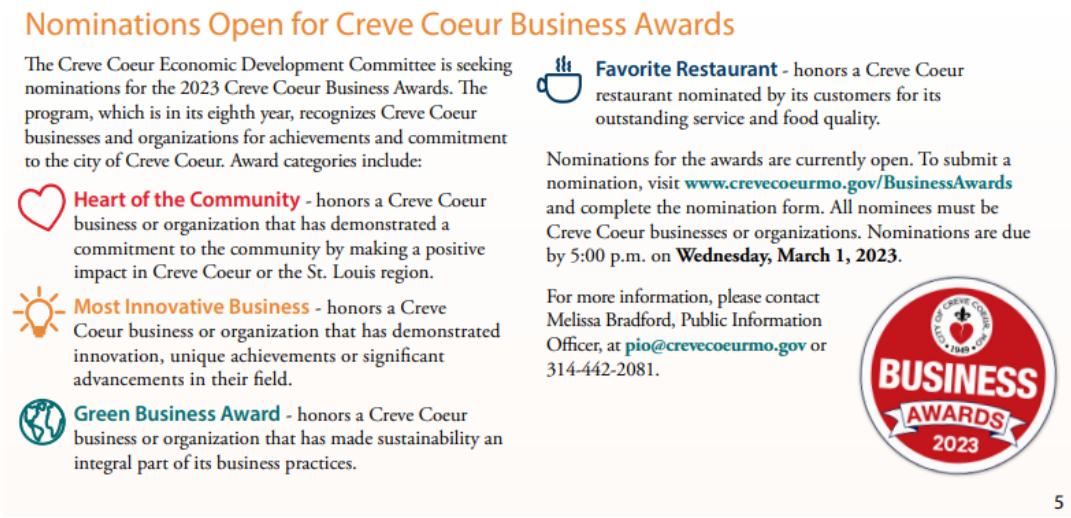
Date/Time posted: _____

AGENDA
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER
JANUARY 17, 2023
8:00 AM

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.

Business Awards 2023 – Marketing as of 1/3/2023

- **December 2022 resident newsletter**



Nominations Open for Creve Coeur Business Awards

The Creve Coeur Economic Development Committee is seeking nominations for the 2023 Creve Coeur Business Awards. The program, which is in its eighth year, recognizes Creve Coeur businesses and organizations for achievements and commitment to the city of Creve Coeur. Award categories include:

Heart of the Community - honors a Creve Coeur business or organization that has demonstrated a commitment to the community by making a positive impact in Creve Coeur or the St. Louis region.

Most Innovative Business - honors a Creve Coeur business or organization that has demonstrated innovation, unique achievements or significant advancements in their field.

Green Business Award - honors a Creve Coeur business or organization that has made sustainability an integral part of its business practices.

Favorite Restaurant - honors a Creve Coeur restaurant nominated by its customers for its outstanding service and food quality.

Nominations for the awards are currently open. To submit a nomination, visit **www.crevecoeurmo.gov/BusinessAwards** and complete the nomination form. All nominees must be Creve Coeur businesses or organizations. Nominations are due by 5:00 p.m. on **Wednesday, March 1, 2023**.

For more information, please contact Melissa Bradford, Public Information Officer, at **pio@crevecoeurmo.gov** or 314-442-2081.

BUSINESS AWARDS 2023

5

- **January 2023 resident newsletter**

JAN 26

Annual Subdivision Trustee Meeting

Subdivision trustees are invited to attend the annual subdivision trustee meeting hosted by the City of Creve Coeur on Thursday, January 26, 2023, at 6:30 p.m. in the Multipurpose Room of the Creve Coeur Government Center, 300 N. New Ballas Rd.

JAN 31

Submit Your Ideas for Capital Improvement Projects

As part of its annual update to the five-year capital improvement program, the City is seeking citizen input for capital improvement projects, such as roadway and sidewalk construction, installation of park amenities and erosion control along creek banks. Submit ideas by January 31 to Sinan Alpaslan at **salpaslan@crevecoeurmo.gov**. Learn more at **www.crevecoeurmo.gov/CIP**.

CIP CAPITAL IMPROVEMENT PROGRAM

MAR 1

Nominations Due for Creve Coeur Business Awards

The Creve Coeur Economic Development Committee is seeking nominations for the 2023 Creve Coeur Business Awards, a program that recognizes Creve Coeur businesses for their achievements and commitment to the city. Nominations can be submitted online at **www.crevecoeurmo.gov/BusinessAwards**.

BUSINESS AWARDS 2023

(continued on next page)

- **December 2022 & January 2023 business newsletter**

Website announcement

CITY ANNOUNCEMENTS

Posted on: December 28, 2022

NOMINATIONS OPEN FOR CREVE COEUR BUSINESS AWARDS

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- **Heart of the Community** - honors a Creve Coeur business or organization that has demonstrated a commitment to the community by making a positive impact in Creve Coeur or the St. Louis region.
- **Most Innovative Business** - honors a Creve Coeur business or organization that has demonstrated innovation, unique achievements or significant advancements in their field.
- **Green Business Award** - honors a Creve Coeur business or organization that has made sustainability (e.g., energy efficiency, recycling, composting, use of native landscapes, etc.) an integral part of its business practices.
- **Favorite Restaurant Award** - honors a Creve Coeur restaurant nominated by its customers for its outstanding service and food quality.

Nominate a business for a Creve Coeur Business Award! To be eligible, nominees must be located within Creve Coeur city limits, open for business, and in good standing with the City at the time that winners are selected. Nominees may only be considered for one award category and are not eligible to win the same award for two consecutive years. Winners will be recognized during a ceremony in May 2023. Nominations are due by 5:00 p.m. on Wednesday, March 1, 2023.

For more information on the Business Awards Program, contact Melissa Bradford, Public Information Officer and Management Analyst, at pio@crevecoeurmo.gov or (314) 442-2081.

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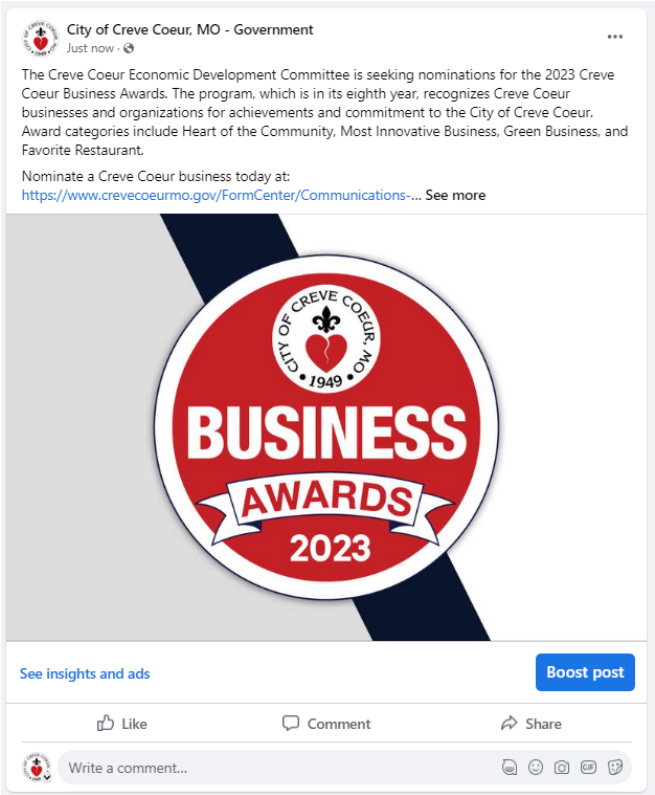
- **City social media**



- **Chamber of Commerce email newsletters**

MINUTES
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER
NOVEMBER 15, 2022
8:00 AM

CALL TO ORDER

Chair Ned Maniscalco called the meeting of the Economic Development Committee to order at 8:02 a.m.

ROLL CALL

Committee Chair Ned Maniscalco - Present
Committee Member Lon Zimmerman - Present
Committee Member Warren Davis - Present
Committee Vice Chair David Morris - Present
Committee Member Jonathan Sher - Absent
Committee Member Danielle Finley - Absent
Committee Member Roger Levy - Absent

A quorum of the Economic Development Committee (EDC) was present.

Also in attendance: Mayor Bob Hoffman, Council Liaison Mark Manlin, City Administrator Mark Perkins, Community Development Director Jason Jaggi, Chief Building Official Gregory Tate, and Assistant City Administrator/Staff Liaison Sharon Stott.

APPROVAL OF MINUTES

1. **Approval of July 19, 2022 Economic Development Committee Meeting Minutes**

David Morris motioned, seconded by Lon Zimmerman to approve the EDC Meeting Minutes from July 19, 2022. Motion passed unanimously.

RESULT: Passed
MOVER: David Morris
SECONDER: Lon Zimmerman
AYES: Ned Maniscalco, Lon Zimmerman, Warren Davis, David Morris
NAYS: None

2. **Approval of September 20, 2022 Economic Development Committee Meeting Minutes**

Lon Zimmerman motioned, seconded by Warren Davis to approve the EDC Meeting Minutes from September 20, 2022. Motion passed unanimously.

RESULT: Passed
MOVER: Lon Zimmerman
SECONDER: Warren Davis
AYES: Ned Maniscalco, Lon Zimmerman, Warren Davis, David Morris
NAYS: None

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

3. Building Division Update

Chief Building Official Gregory Tate provided the EDC with a Building Division update. Mr. Tate stated a Building Task Force met for approximately a year to review internal processes and it has been one year since several changes were implemented to more closely align with St. Louis County permit requirements, specifically interior door sizes, egress windows, retaining walls, and permitting use of wireless smoke detectors.

Mr. Tate stated staff recently completed an RFP process and received eight proposals, participated in four different company software demonstrations, and made a recommendation to the City Administrator for City Council approval to proceed with purchasing a new building permitting software program through LAMA Davenport. The software will be mobile friendly and residents, contractors and developers will be able to apply and pay for building permits online, receive up-to-date information and communication about their permits status, and schedule inspections. Staff will be able to generate reports from the field, provide comments on electronic plans and assist withtracking code enforcement issues.

Warren Davis asked if the software had been tested by consumers, to which Mr. Tate responded no. Mr. Tate stated there may be opportunities to have some beta testers in the early states of implementation anticipated to be completed in approximately eight months, references for LAMA were excellent, several front desk staff will be super

users of the software, and implementation may occur in stages to ease transition away from paper processes. Ned Maniscalco said communication leading up to the go-live for the public will be important.

City Administrator Mark Perkins provided a brief overview of Residential Survey Responses for CY2021 vs. CY2022 (January 1 - September 30). He stated the electronic surveys are submitted to permit applicants on a monthly basis after permits are closed out. Responses to five customer service questions from Calendar Years 2021 vs 2022 report a higher level of satisfaction from a year ago when the Building Division changes took effect.

Lon Zimmerman asked why the discussion focused on residential rather than commercial processes which would more closely align with the EDC mission, to which David Morris responded that the EDC has, in the past, conducted round table discussions with commercial developers to better understand how their experience could be improved. Mr. Perkins added a monthly commercial survey is also conducted and those results report a higher level of satisfaction than those received from the residential survey -- most likely due to developers having more experience working with permitting processes in various cities.

BUSINESS FROM STAFF

4. Development Update

Jason Jaggi provided an overview of recent development updates including:

- Drive-Thru Ordinances: in the past year, joint work sessions were held with the Planning & Zoning Commission (P&Z) and the City Council to discuss staff's recommendations to modify the drive-thru ordinances. After continued discussion with the City Council, code changes were approved resulting in more restrictions when a drive-thru is adjacent to residential properties and less restrictions when they are not.
- Chic-fil-A: an application has been received and is included on the agenda for Monday's P&Z meeting for the former TGI Fridays location at Olive Boulevard and Tempo Drive. Traffic studies are underway and MoDOT has been involved and prioritizes traffic light adjustments to ensure traffic continues to move along Olive Boulevard. The drive-thru will have two lanes and accommodate up to 45

cars. Additional Chic-fil-A staff work peak hours to take orders from the drive-thru lanes to expedite ordering processes.

- Mexican Barrel House: an application has been received for a Mexican/smoked barbeque cuisine restaurant is also on the agenda for Monday's P&Z meeting for the former Houlihan location. Mr. Jaggi estimated the restaurant will be open in late spring or summer.
- First Bank: demolition permits have been received in preparation for construction of a new 85,000 square foot, 4-story office building which will be the new headquarters of First Bank. Mr. Perkins stated St. Louis County Economic Development Partnership has offered a 50%, 10-year tax abatement for the new construction as permitted per Chapter 100 for corporate headquarters.
- Former Fresh Market Location: a bank has purchased the location and will include a drive-thru-building component.

Ned Maniscalco stated he listened to the oral arguments regarding the QuikTrip lawsuit. Mr. Perkins stated the Supreme Court does provide an estimate on when a final determination will be made; however, he anticipates a Supreme Court decision may be forthcoming in December or January.

NEXT MEETING DATE

The next meeting of the Economic Development Committee will be January 17, 2023

Mr. Maniscalco thanked Chief Building Official Gregory Tate for providing the EDC with a Building Division update and David Morris for coordinating the tour of Edgewest for the last EDC meeting.

ADJOURNMENT

Warren Davis motioned, seconded by David Morris to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 8:52 a.m.

RESULT: Passed
MOVER: Warren Davis

SECONDER: David Morris
AYES: Ned Maniscalco, Lon Zimmerman, Warren Davis, David Morris
NAYS: None

JOINT WORK SESSION MEETING MINUTES CITY OF CREVE COEUR CITY COUNCIL AND ECONOMIC DEVELOPMENT COMMITTEE 300 NORTH NEW BALLAS RD NOVEMBER 28, 2022 6:00 PM

CALL TO ORDER

A Joint Work Session of the City Council of the City of Creve Coeur and the Economic Development Committee was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, November 28, 2022 at 6:00 PM.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer via Zoom
Council Member, Ward 3 Sari Neudorf
Council Member, Ward 3 David Hoffman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney

Council Member, Ward 1 Heather Silverman was absent.

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Director of Public Works Jim Heines, Director of Recreation Jason Valvero, Assistant City Administrator Sharon Stott, Chief of Police Jeff Hartman, and City Clerk Kellie Henke.

Economic Development Committee Members Present: Chair Ned Maniscalco and Jonathan Sher.

Others Present: Emily Lohse-Busch and Karla Roeber of the Danforth Plant Science Center.

DISCUSSION ITEMS

1. **Approval of November 14, 2022 City Council Joint Work Session Minutes**

RESULT: APPROVE (UNANIMOUS)
MOVER: Daniel Tierney, Council Member, Ward 4

SECONDER: Joseph Martinich, Council Member, Ward 4 **AYES:** Carney, Greer, Martinich, Hoffman, Manlin, Neudorf, Tierney

The vote on the motion being 7 ayes and 0 nays, motion carried.

2. 39 North Governance Project

Emily Lohse-Busch and Karla Roeber of the Danforth Plant Science Center provided an overview of the 39 North Governance Project. Ms. Roeber stated the 39 North Innovation District is a 600-acre area of mixed-use activity and development focused on agtech and innovation. The 39 North Master Plan includes defining the area as a district, attracting and developing talent, and providing a physical framework and strategies for growth. Mr. Roeber stated that since 2017, infrastructure investments total $64,229,250, which includes a grant from the U.S. Department of Commerce and Economic Development Agency, the Olive/Lindbergh intersection by Federal Highways, City of Creve Coeur, and St. Louis County and Old Olive Great Streets Plan by St. Louis County Transportation.

Council Member Martinich asked if there would be a future residential area within the district, to which City Administrator Mark Perkins stated there has been interest in additional multi-family development.

Ms. Lohse-Busch provided an overview of the Governance and Structure Planning Process which included 1-on-1 interviews with key stakeholders, focus groups, external landscape analysis, and SWOT Analysis. Ms. Lohse-Busch stated this process has resulted in the following key findings that make innovation districts successful: purpose, anchors, and land control/influence. Ms. Lohse-Busch stated with these findings the recommended structure and governance includes 39 North becoming its own entity, 501(c)3 Nonprofit/Philanthropy, and an Investment Fund. These separate entities will both work to incentivize Market-Rate Development within the district. Mr. Perkins stated this type of governing structure will allow for collaboration that will help in further development.

Ned Maniscalco asked if the Nonprofit and Investment Fund would run parallel to each other, to which Ms. Lohse- Busch stated that typically a Nonprofit is established first and an Investment Fund would usually start as a subsidiary of the Nonprofit and then separate into its own entity.

Ms. Lohse- Busch stated finalizing a draft budget for years one and two, confirming anchors, working with an attorney to form a nonprofit entity, and developing a structure for an Investment Fund are part of the next steps of the Governance and Structure Planning Process.

Jonathan Sher asked for clarification of how extensive the development will be in the district, to which Mr. Perkins stated there will be a mixture of reusing and renovating existing buildings, and some tear downs.

ADJOURNMENT

RESULT: APPROVE (UNANIMOUS)
MOVER: Tierney, Council Member, Ward 4
SECONDER: Hoffman, Council Member, Ward 3
AYES: Carney, Greer, Martinich, Hoffman, Manlin, Neudorf, Tierney

The meeting adjourned at 6:59 pm.

Submitted by:

Kellie Henke
City Clerk

Dr. Rober Hoffman
Mayor

CREVE COEUR CITY COUNCIL DISCUSSION SESSION

NOVEMBER 28, 2022

Presented by Lohse-Busch Strategy, LLC

CONFIDENTIAL

AGENDA

- **39 North Background and Master Planning**
- **Successes to Date**
- **Governance and Structure Planning Process**
- **Overview of Findings and Recommendations to Date**
- **Discussion**

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BACKGROUND AND 2016 MASTER PLANNING

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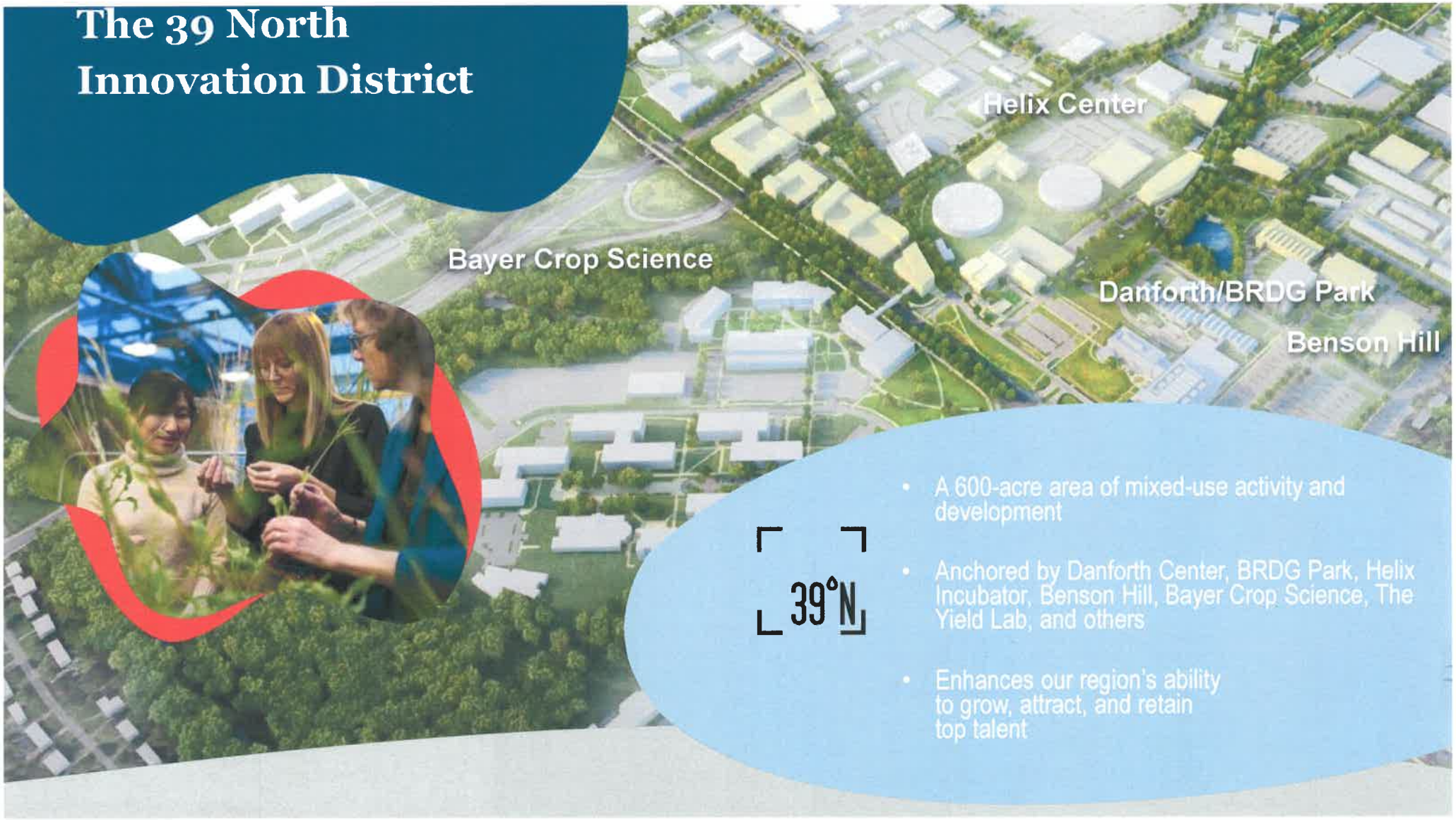
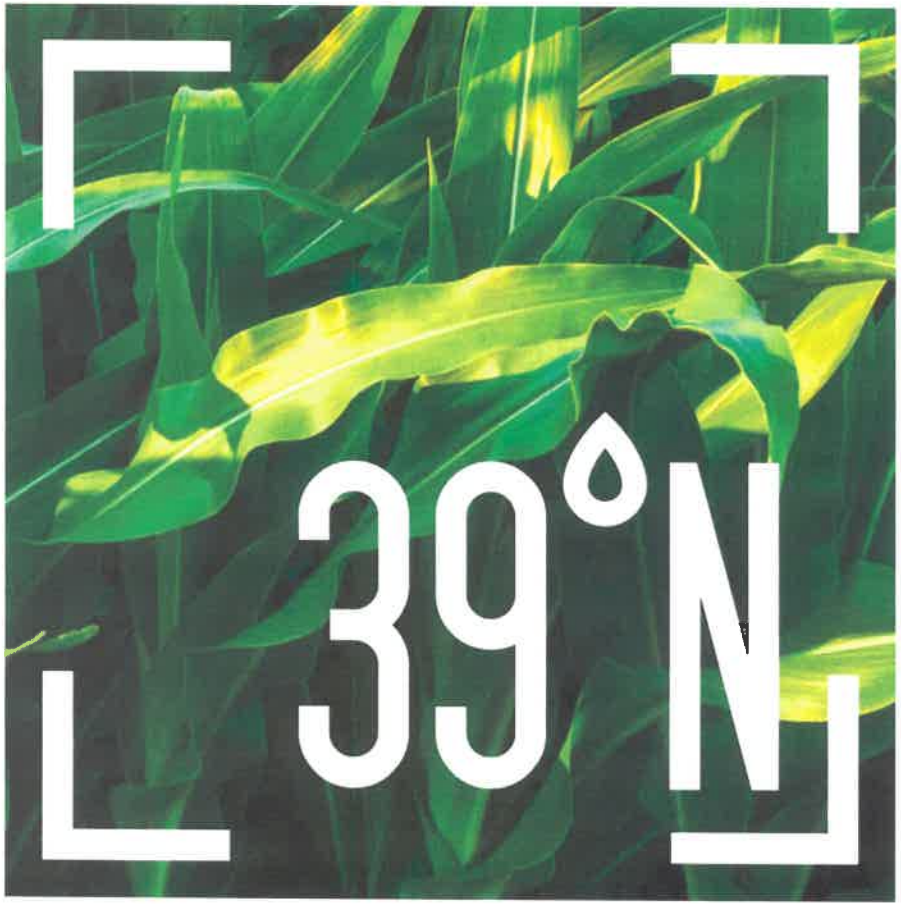
The 39 North Innovation District



39°N

- A 600-acre area of mixed-use activity and development
- Anchored by Danforth Center, BRDG Park, Helix Incubator, Benson Hill, Bayer Crop Science, The Yield Lab, and others
- Enhances our region's ability to grow, attract, and retain top talent



Advancing the opportunity starts with

- Defining a place where people want to be.
- Leveraging a mix of building types including new construction, existing, and adaptive reuse.
- Providing a mix of uses including residential, retail, office and research.
- Connecting municipal, institutional and commercial anchors.
- Creating high quality public space with a variety of amenities and design encouraging interaction.
- Enhancing mobility to the site and connectivity to regional assets.

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DEVELOPMENT GOALS

The Master Plan establishes a vision and framework for 39 North as an innovation district through development goals that seek to:

Define the area as a district

- Develop a clear identity to communicate 39 North.
- Strengthen connections within the district and to its surroundings in the city of Creve Coeur, Olivette, and other neighboring communities.
- Visually define the district (e.g. gateways, streetscape and signage).
- Have a structure (and person) that promotes the district.
- Create a sense of place.

Attract and develop talent

- Expand core resources that attract and support top researchers and companies.
- Provide resources that support workforce development.
- Expand the innovation ecosystem (e.g. education, financing, linkages).
- Leverage the mix of existing building types and promote infill development.
- Encourage amenities and a mix of uses that complement plant science and technology.
- Grow the district and the region.

Provide a physical framework and strategies for growth

- Complement other economic assets in the St. Louis region.
- Support expansion into complementary markets.
- Strengthen the St. Louis region as a global plant science hub.
- Communicate the value proposition of the St. Louis area.

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SUCCESSES TO DATE

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Milestone Highlights

Infrastructure Investments 2017 -2022 Total $64,229,250

- **$500,000**: 39N Master Plan grant from U.S. Department of Commerce, Economic Development Agency
- **$400,000**: 39N Greenway Plan by Great Rivers Greenway District
- **$450,000**: Old Olive Great Streets Plan by St. Louis County Transportation
- **$5,247,250**: Olive/Lindbergh Intersection by Federal Highways, City of Creve Coeur, and St. Louis County Transportation. Completed, Summer 2022.
- **$3,200,000**: Old Olive/Lindbergh intersection by MODOT and City of Creve Coeur. Expected start date, Summer 2023.
- **$168,000**: Venture Café at 39N programming- business contributions and Danforth Center in-kind services
  $75,000: 39N Marketing Fund by 39N stakeholders for branding, sponsorships, website and banners
- **$600,000**: Helix Center upgrades to labs and feasibility study by Missouri Technology Corporation (MTC) and St. Louis Economic Development Partnership
- **$35,000**: Missouri American Water entrance construction by St. Louis Economic Development Partnership
- **$54,000,000**: EDGE@BRDG construction on Warson Road by private developer utilizing Opportunity Zone tax credits and Chapter 100 bond financing by SLEDP
- **$45,000,000**: William H. Danforth Wing at the Danforth Center ($4.5M in MDFB tax credits)
- **$8,500,000**: 2018 expansion of Greenhouses on Danforth Center campus ($2.5M in MDFB Tax Credits)

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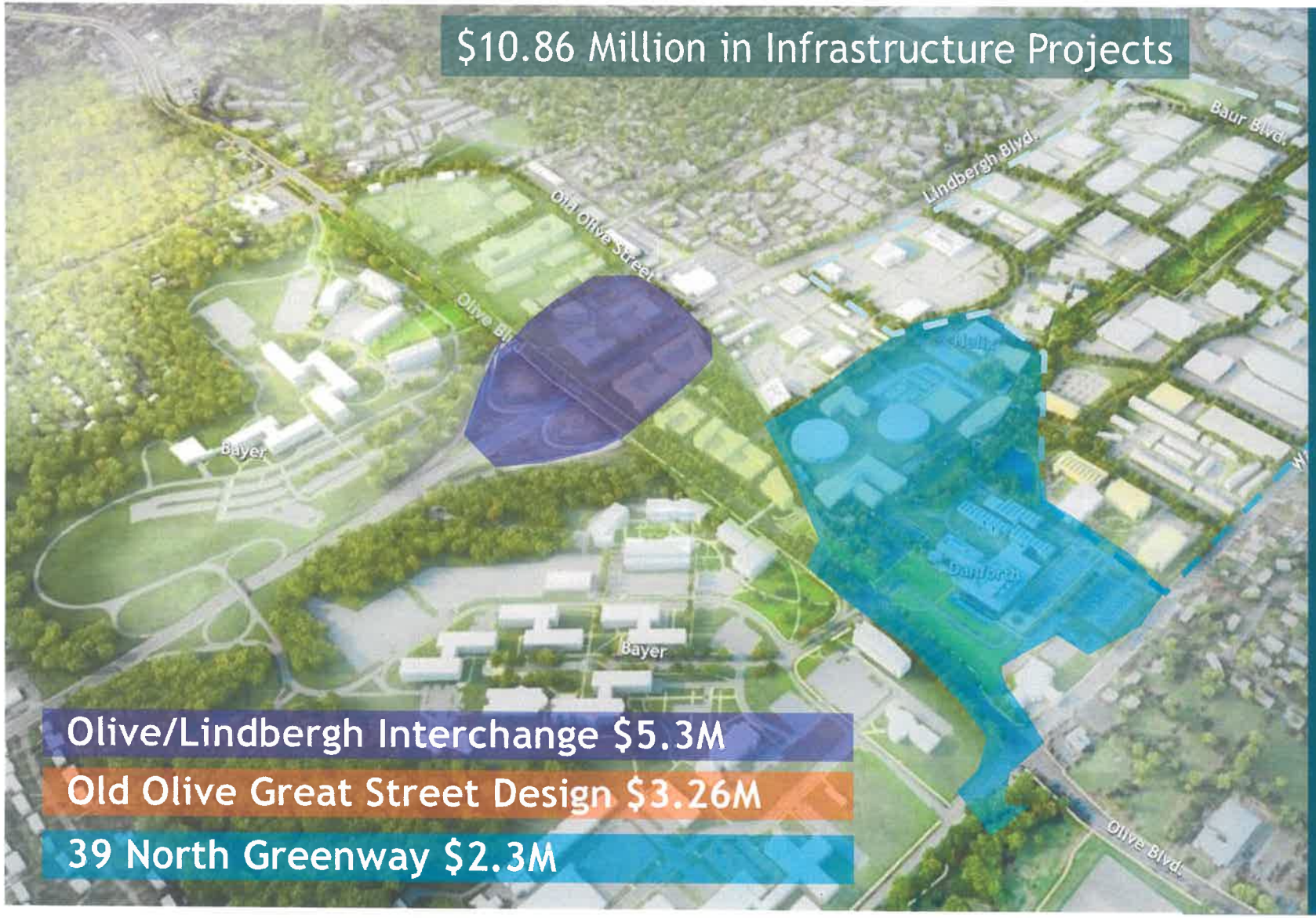

39°N

- Connect assets
- Improve mobility – biking & walking trails & greenspace
- Create a mixed-use center of activity
- Create development opportunities
- Programming – Venture Café

Learn More
39NorthSTL.com

Coordination of Efforts for Greater Impact

- City of Creve Coeur construction of Stacy Park crosswalk across Warson Road
- City of Olivette coordination of construction projects along Olive Blvd. between I-170 and Warson Road
- City of Creve Coeur coordination of sidewalk and street projects along Olive Blvd. between Warson Road and Spoede Road
- City of Olivette and Great Rivers Greenway District planning of Centennial Greenway between I-170 and Warson Park
- Biogenerator management of Helix Center labs and tenants by agreement with St. Louis Economic Development partnership
- Missouri American Water donation of easement for 39N Great Streets Project
- 2018 OLGA Award from EW Gateway for municipal coordination
- Danforth Center, SLEDP, Bayer, Cities of Creve Coeur and Olivette partnership for 30% design of 39 North Greenway

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2022 GOVERNANCE AND STRUCTURE PLANNING PROCESS

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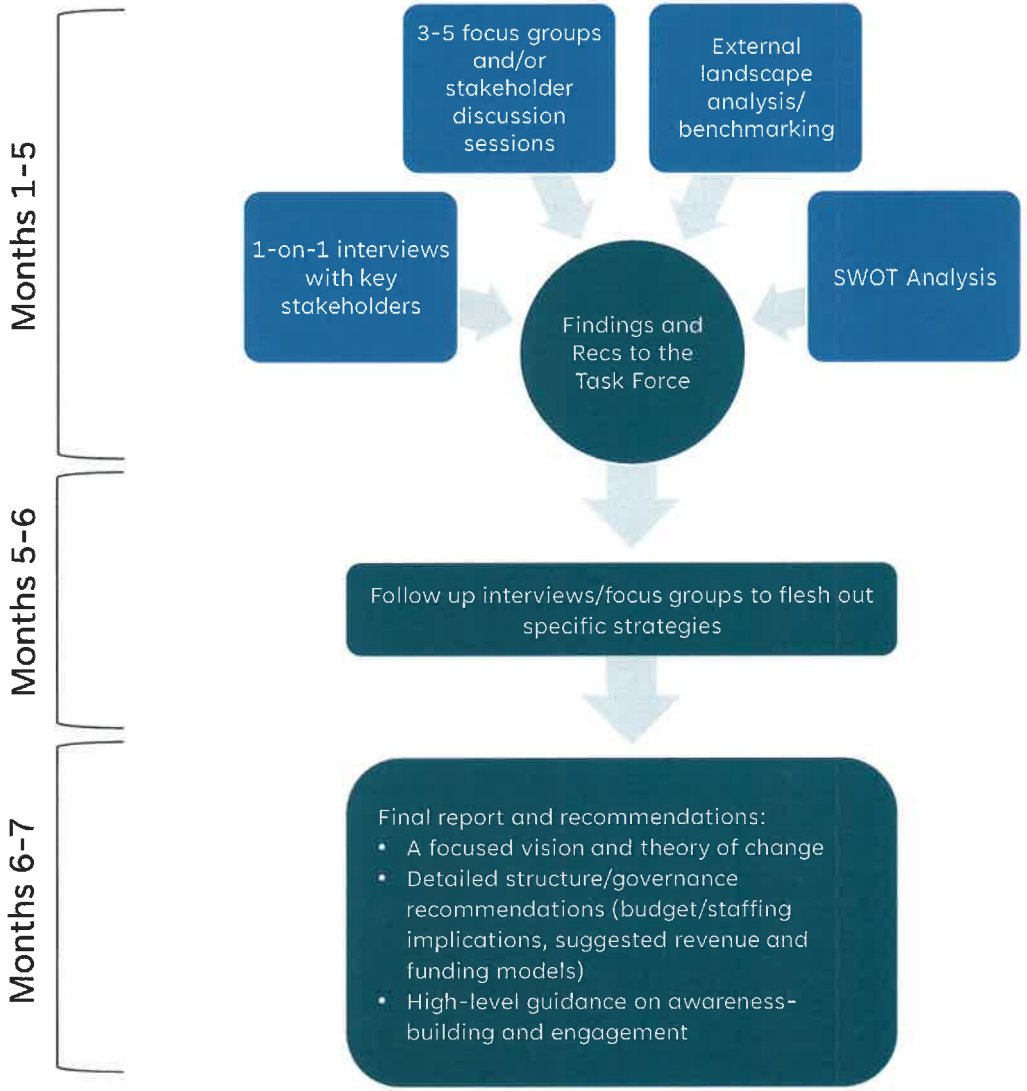
PROCESS



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OVERVIEW OF FINDINGS AND RECOMMENDATIONS

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KEY FINDINGS

All successful innovation districts have addressed the following core pillars:

1. **Purpose** – Answers the questions "Why does this district need to exist?" and "What is the value of proximity in this case?"

2. **Anchors** – Influential and/or established key partners who see the critical need for the district and are willing to commit resources to its creation and growth. In many cases, the district meets an unmet need for the anchor(s). Anchor resources may include:
   - Seed funding/financial support
   - Influence/credibility
   - In-kind supports
   - Assistance with awareness- and brand-building

3. **Land Control/Influence** – Ensures that the future vision for the district is secure. This can take many forms, including:
   - Developer/tenant incentives
   - Formal control/designation

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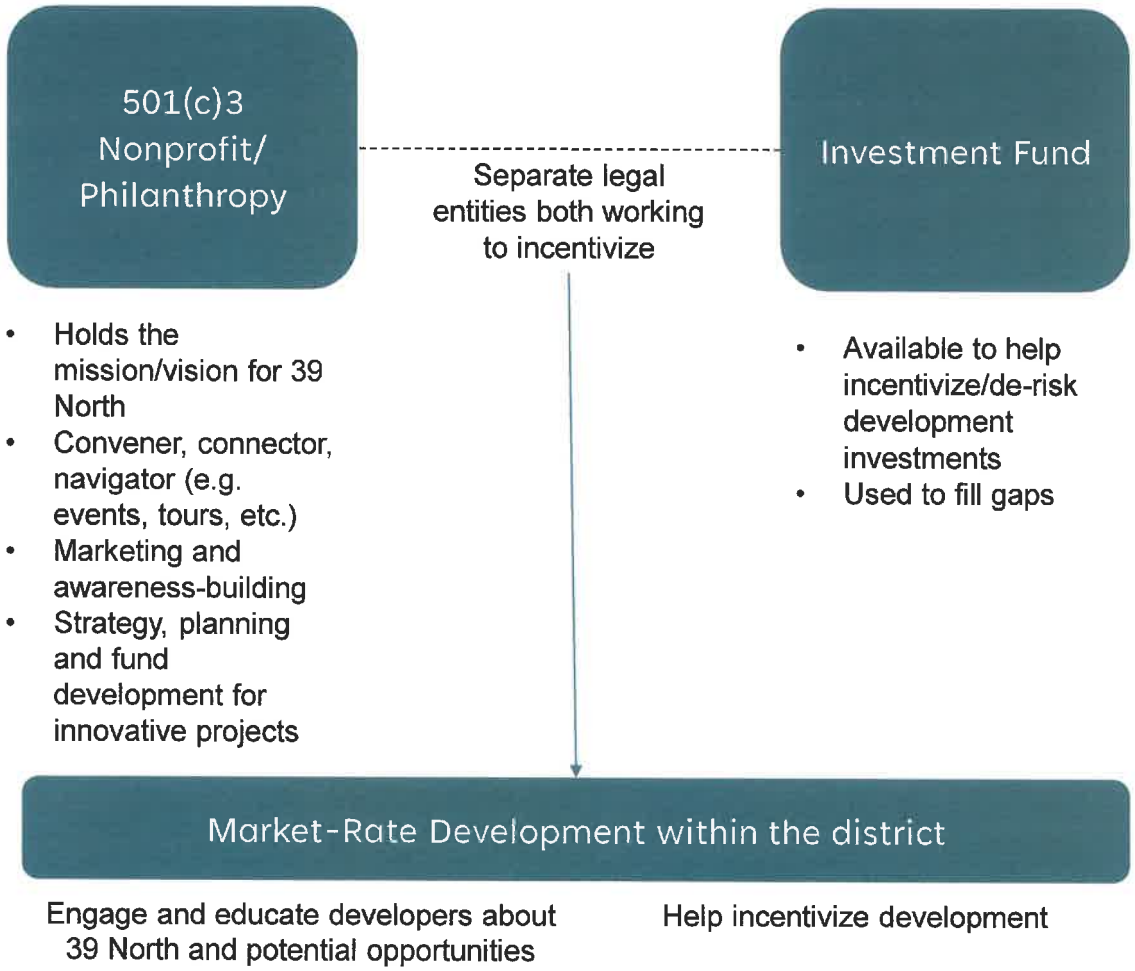
RECOMMENDED STRUCTURE

The goal is to optimize structure and governance to serve the purpose it is best equipped to serve.



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501(C)3 NONPROFIT ROLE

- Regional navigator for visitors/companies coming to town in the AgTech/AgriFoodTech sector
- Representative at regional/state-wide level
- Host for events and convenings
- Marketing/amplifying arm for AgTech/AgriFoodTech sector in St. Louis
- Strategy and development for physical space/Urban Planning
  - Oversee facilities management
- Relationship-builder and strategic introduction/connection-maker
- Fund development for innovative and creative pilots and projects within the district

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501(C)3 ANCHOR STRUCTURE

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ANCHOR SUPPORT CHARACTERISTICS

- Strategic partners – ideally no more than 5-7
- Multi-year commitments (at least 3-5 years ideal)
- May take the form of:
  - Financial support
  - In-kind support through staff/resources
  - Influence/network support and credibility
  - Strategic leadership
  - Marketing and awareness-building
- Representatives/leaders from each anchor institutions will form the core of the new nonprofit's founding Board of Directors

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NEXT STEPS

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NEXT STEPS

- **Finalize draft budget for years 1 and 2**
- **Confirm anchors**
- **Work with attorney to form nonprofit entity**
- **Begin developing structure for investment fund**

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GET INVOLVED

- **Advisory Groups forming**
  - **Economic Development**
  - **Investment Fund**
  - **AgTech/AgriFoodTech**
- **District tours and events**
  - **Likely starting in Q2 of 2023**

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APPENDIX

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TASK FORCE MEMBERS

- **Melanie Bernds**, VP-Public Relations Director at Rabo AgriFinance (formerly with Benson Hill)
- **Jim Carrington**, President, Donald Danforth Plant Science Center
- **Rodney Crim,** CEO and President, St. Louis Economic Development Partnership
- **Nikki Davis**, Vice President of Operations, Climate LLC
- **Andy Dearing**, President, Spatial STL Advisors
- **Mike Decamp**, CEO, CoverCress Inc.
- **Phyllis Ellison**, Associate Vice Chancellor - Workforce Solutions Group, St. Louis Community College
- **Sam Fiorello**, President & CEO, Cortex Innovation Community
- **Jason Hall**, CEO, Greater St. Louis, Inc.
- **Ben Johnson**, Vice President, Programs, BioSTL
- **Elliot Kellner**, Senior Program Manager, Donald Danforth Plant Science Center
- **Matt Plummer,** Vice President – AgriFood, Lewis & Clark Partners
- **Mark Perkins,** City Administrator for the City of Creve Coeur
- **Stephanie Regagnon,** Executive Director, Innovation Partnerships, Donald Danforth Plant Science Center
- **Karla Roeber,** Vice President of Public and Government Affairs, Donald Danforth Plant Science Center
- **Martha Schlicher,** Executive in Residence at BioGenerator; CEO, Plastomics; CEO, Impetus
- **Dave Tierney,** Government Affairs, Bayer Crop Science
- **Janet Wilding,** Vice President of Business Attraction, Greater St. Louis, Inc.

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INTERVIEWS

Ecosystem

- **Missouri Technology Corp**.: Jack Scatizzi, Executive Director
- **Hank Webber**, Innovation District Expert and Advisor
- **Pluton Biosciences:** Elizabeth Gallegos, Chief Financial Officer

Districts

National Center for Location Sciences/Taylor Geospatial Institute/SLU

- Ken Olliff, VP for Research and Partnerships at Saint Louis University

Cortex Innovation Community

- June Fowler, Board Chair at Cortex Innovation Community
- Sam Fiorello, President & CEO at Cortex Innovation Community

AMICSTL (Advanced Manufacturing Innovation Center)

- Dennis Muilenburg, Board Chair at AMICSTL

Downtown North District

- John Berglund, Board Member at Downtown North District

AltonWorks

- Kiku Obata, President, Kiku Obata & Co./Design and Planning Lead AltonWorks

Stakeholders

- **SLEDP**: Rodney Crim, CEO and President
- **City of Creve Coeur:** Mark Perkins, City Administrator
- **Danforth Plant Science Center:** Jim Carrington, President
- **Benson Hill:** Natalie DiNicola, Chief Corporate Affairs Officer
- **Bayer:** Dave Tierney, Director of Govt. Affairs
- **Developer:** Larry Chapman, President and CEO, Seneca CRE and Chapman Ventures

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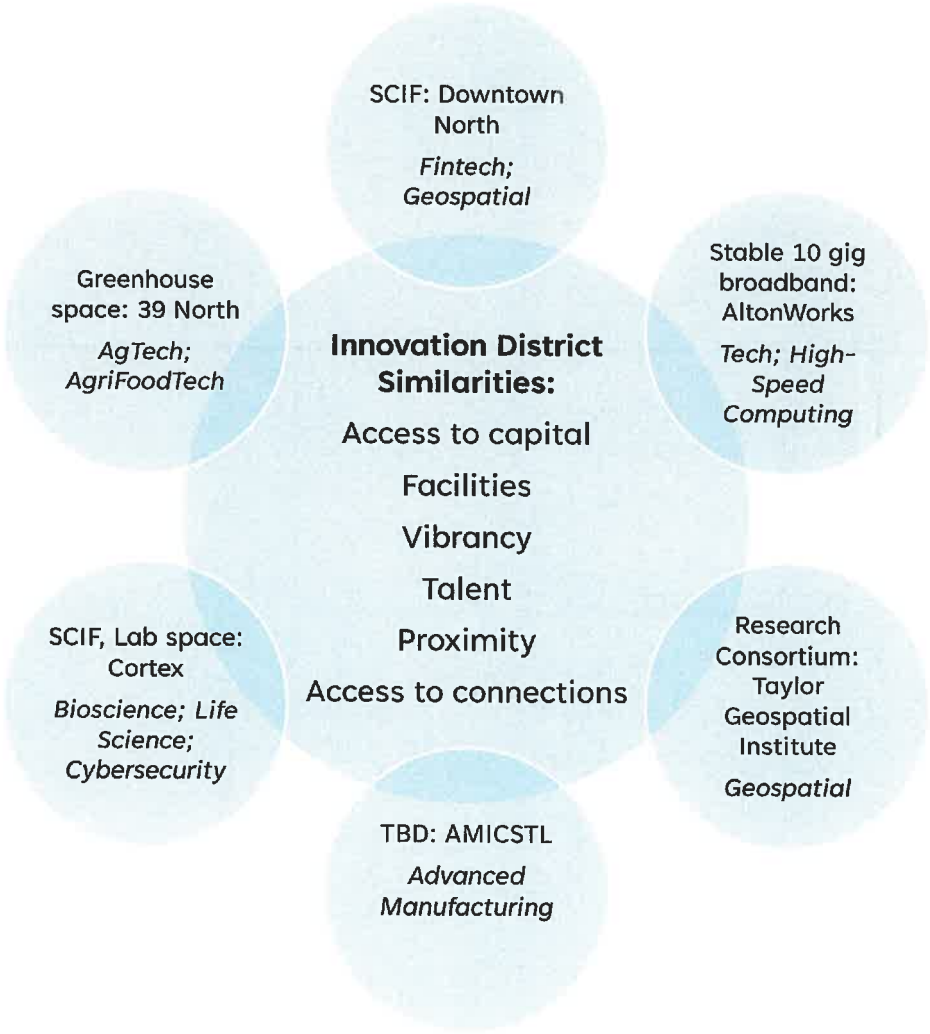
STL INNOVATION DISTRICT CONSTELLATION GUIDE



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