AGENDA
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER
JULY 18, 2023
8:00 AM

CALL TO ORDER

ROLL CALL

UNFINISHED BUSINESS

1. **Approval of May 16, 2023 Economic Development Committee Meeting Minutes**

NEW BUSINESS

2. **Election of Chair & Vice Chair**
3. **Public Safety Update - Chief Jeffrey Hartman**

BUSINESS FROM STAFF

4. **Development Update - Jason Jaggi**
5. **Cesson-Sevigne "Sister City" Update - Mark Perkins**

NEXT MEETING DATE

Tuesday, September 19, 2023, 8AM
Summary:

ADJOURNMENT

Posted by: _____

Date/Time posted: _____

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

MINUTES
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER
MAY 16, 2023
8:00 AM

CALL TO ORDER

Chair Ned Maniscalco called the meeting to order.

ROLL CALL

Committee Chair Ned Maniscalco - present
Committee Vice Chair David Morris - absent
Committee Member Warren Davis - present
Committee Member Roger Levy - present
Committee Member Jonathan Sher - present
Committee Member Lucas Stauder - absent
Committee Member Lon Zimmerman - absent

A quorum was present.

Others in attendance included: Mayor Robert Hoffman, City Administrator Mark Perkins, Director of Community Development, and Assistant City Administrator Sharon Stott.

UNFINISHED BUSINESS

1. Approval of the March 21, 2023 Economic Committee Meeting Minutes.

RESULT: Approve the Amended March 21, 2023 EDC Meeting Minutes
MOVER: Davis
SECONDER: Levy
AYES: Ned Maniscalco, Warren Davis, Roger Levy, Jonathan Sher
NAYS: None

Motion passed with 4 ayes, and 0 nays.

2. Creve Coeur Business Awards - Thurs., May 18, 2023 @ 11:30 AM

Ned Maniscalco reminded the EDC the Creve Coeur Business Awards will be held Thursday, May 18 beginning at 11:30 a.m. at the Creve Coeur-Olivette Chamber of Commerce membership luncheon held at the Holiday Inn in Creve Coeur, 1030 Woodcrest Terrace Dr., St. Louis.

Sharon Stott stated award recipients with guests have confirmed their attendance at the cermony.

NEW BUSINESS

No new business was discussed.

BUSINESS FROM STAFF

3. 39 North Governance

City Administrator Mark Perkins discussed the 39N Economic Development Agreement and the City and other anchor businesses will participate, including: Benson Hill, CoverCress, Danforth Plant Science Center, Bayer Crop Science, Greater St. Louis Inc., and St. Louis Economic Partnership. Mr. Perkins stated the annual fee to each anchor member of $50,000 for the 3-year contract, and the City has already invested in 39N through marketing, development of the 39N Master Plan, and making infrastructure improvements to the area. Each anchor agency will serve as a board member of the 2-person non-profit agency including an economic development professional, Emily Lowes-Bush, and a project manager with the goal of being self-sustaining by the contract end.

Ned Maniscalco stated he was pleased there are performance measures included in the agreement and asked if there was an opt-out clause, and if the City would use ARPA funds towards the fees, to Mr. Perkins confirmed there is a 90-day opt-out clause and the City would be using ARPA funds.

Warren Davis stated the terms under #3 Fees and Expenses in the agreement could create structural problems and suggested the City look more closely at it.

Mr. Warren asked what goals the City hopes to accomplish from the agreement, to which Mr. Perkins responded that the City can help support and navigate the direction of the agency to ensure progress supports the 39N Master Plan such as: adding new and expanding businesses and amenities, creating gathering places for workers, and generating additional revenue for Creve Coeur. Mr. Perkins discussed 39N success may include renovating and expanding existing businesses for labs, creating office space and retail, and providing housing to assist in creating a better integrated area

where businesses and employees can move within the district and remain in the area.

4. Development Update

Director of Community Development Jason Jaggi provided a development update, including:

- **M1 Bank** - located at the former Fresh Market location vacant for 7 years, renderings show the new bank will have a drive-thru building, water feature and an outdoor common area.
- **Greenstreet Project** - located at Olive Boulevard and New Ballas Road, renderings show a multi-use development including a 160-room boutique hotel, 260 rental units, retail, a pavilion and public plaza, and underground and surface parking on 10 acres with a "town center" concept. The project is anticipated to return to Planning and Zoning Commission in a couple of months.
- **Comprehensive Plan Amendments** - to address development needs for the former Bayer site, which represents 17% of the land area in 39N. The developer will present at a public meeting with the City Council and its Work Session on Monday, May 21. The City anticipates some public financing may be involved.

Roger Levy asked for a status update for the former proposed QT location, to which Mr. Perkins responded that the City has received interest in the area but nothing is definitive at this time, and advancement with the development at the former Bayer property may bring more interest.

NEXT MEETING DATE

EDC Meeting - Tues., July 18, 2023 @ 8 AM

Mr. Maniscalco reminded EDC Members about the next EDC meeting on July 18.

Biennial Ethics Training - Mon., Oct. 9, 2023 @ 6 PM

Mr. Maniscalco reminded EDC members about the mandatory Biennial Ethics Training for elected and appointed officials on October 9, 2023 at 6 p.m. in the Multipurpose Room.

Sharon Stott stated the presentation will be recorded and available for those officials unable to attend in person.

ADJOURNMENT

Meeting adjourned at 8:56 a.m.