



AGENDA
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT
COMMITTEE
CITY COUNCIL CHAMBER
SEPTEMBER 19, 2023
8:00 AM

CALL TO ORDER

ROLL CALL

UNFINISHED BUSINESS

1. Approval of July 18, 2023 Economic Development Committee Meeting Minutes

NEW BUSINESS

BUSINESS FROM STAFF

2. Development Updates

Olia Village - Jason Jaggi

Other - Jason Jaggi

39N - Mark Perkins

3. Biennial Ethics Training - Mon., Oct. 9, 2023, 6 PM, Multipurpose Room - Sharon Stott

NEXT MEETING DATE

EDC Meeting - Tues., Nov. 21, 2023, 8 AM
Summary:

ADJOURNMENT

Posted by: _____

Date/Time posted: _____



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



**MINUTES
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JULY 18, 2023
8:00 AM**

CALL TO ORDER

Ned Maniscalco called the meeting to order at 8:02 a.m.

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 - present
Committee Member Lon Zimmerman - present

A quorum was present.

Others in attendance included: Mayor Robert Hoffman, Council Member Nicole Greer, City Administrator Mark Perkins, Director of Community Development Jason Jaggi, Assistant City Administrator Sharon Stott, and Chief Jeffrey Hartman.

UNFINISHED BUSINESS

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

Ned Maniscalco noted a typo and recommended approval of amended draft minutes to correct "Mr. Warren" to "Mr. Davis" and adding "Jason Jaggi".

RESULT: Approval of Amended May 16, 2023 Economic Development Committee Meeting Minutes
MOVER: Zimmerman
SECONDER: Davis
AYES: Ned Maniscalco, Warren Davis, Roger Levy, Jonathan Sher, Lucas Stauder, Lon Zimmerman
NAYS: None

NEW BUSINESS

2. Election of Chair & Vice Chair



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Ned Maniscalco stated he is eligible and willing to continue serving one more year as Chair, and opened discussion for acceptance of nominations for the position of Chair.

Nicole Greer moved, seconded by Warren Davis, to nominate Ned Maniscalco as Chair for FY 2024.

RESULT: Passed MOVER: Greer SECONDER: Davis AYES: Ned Maniscalco, Warren Davis, Roger Levy, Jonathan Sher, Lucas Stauder, Lon Zimmerman NAYS: None
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Ned Maniscalco stated David Morris is willing to continue serving as Vice-Chair for FY24, and opened discussion for acceptance of nominations for the position of Vice-Chair.

Ned Maniscalco moved, seconded by Roger Levy, to nominate David Morris as Vice-Chair for FY 2024.

RESULT: Passed MOVER: Maniscalco SECONDER: Levy AYES: Ned Maniscalco, Warren Davis, Roger Levy, Jonathan Sher, Lucas Stauder, Lon Zimmerman NAYS: None
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3. Public Safety Update - Chief Jeffrey Hartman

Chief Jeffrey Hartman provided a brief overview of crime to date in 2023 for Creve Coeur:

- Auto theft and personal property theft from vehicles are the most prevalent crimes committed within the city limits. During the first quarter of calendar year 2023, there was a 200% increase in auto thefts; however, data shows a 4%



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decrease to date. Targeted areas are primarily high density locations such as hotels, retail and restaurant parking lots, gas stations, and apartment complexes. License plate readers at key intersections within the city have been instrumental in assisting patrol officers in solving these and other crimes. Risk factors for theft include leaving keys and purses in the vehicles and vehicles running when not in the vehicle.

- There have been no robberies to date.
- Vandalism and destruction have increased -- directly related to vehicle thefts.
- The number of individuals fleeing from police has increased.
- Proactive police community outreach includes articles in the newsletters, forming neighborhood watch groups, police door-to-door canvassing, Active Shooter Training at local businesses, Creve Coeur Night Out, Coffee with the Cop, K-9 dog visits, the drone program, and attendance at Concerts in the Park and other community events.
- Improvements have been made to the County Prosecutor and Juvenile Court system over the past year whereby more juveniles are detained for crimes versus simply releasing them to parents/guardians, which did not deter reoffenders.
- Creve Coeur PD is partnering with other municipalities to conduct saturation teams to deter crime inside and outside Creve Coeur borders.

Ned Maniscalco inquired about cyber crime, and Chief Hartman responded Creve Coeur has several detectives who receive training annually, and the department relies on federal partners to assist with cases due to their extensive resource network, cyber crime trends and data, and numerous training opportunities.

Warren Davis asked about calls for service, to which Chief Hartman stated the city is on track to receive its 16,000 calls on average per year, with calls for service including vehicle crashes, property crime, and a lot of mental health issues.

Council Member Nicole Greer inquired about domestic violence cases, to which Chief Hartman stated the city falls within the average and has a few incidents per month.

Luke Stauder asked if mail theft was an ongoing issue in Creve Coeur, to which Chief Hartman confirmed it is ongoing and there are cameras directed toward the post office.



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Lon Zimmerman asked EDC members how they thought the EDC should be leveraging the low crime rates in Creve Coeur, to which Mark Perkins responded that the City can utilize the business e-newsletter to promote its success in crime statistics and raise awareness about ways to divert crime.

BUSINESS FROM STAFF

4. Development Update - Jason Jaggi

Jason Jaggi provided a brief update to the former Bayer West site and shared the site concept plans:

- Staff have been preparing for site plans for the 96-acre site in the past couple of months, including updating long-range plans and zoning to accommodate a large development.
- Staff anticipate a tax abatement and a CID (Community Improvement District) may be included in the funding mechanisms requested by the developers.
- Site concept plans have been received by the City and are currently under review by staff for Olia Village, a mixed-use site with large retail, first floor retail with residential above, life science, repurposing Bayer's former buildings, townhouses, walking trails and more.
- The City made compromises to the zoning ordinance in response to feedback from the developers.
- Given the significant size and scope of the project, a special zoning district will require more City Council involvement early on.
- Review of the site concept plan is anticipated to be reviewed by Planning and Zoning Commission in September 2023.

5. Cesson-Sevigne "Sister City" Update - Mark Perkins

Mark Perkins stated the Mayor and Matt Rizzo of the Parks and Historic Preservation Committee have been in discussions and Mr. Rizzo will be meeting with local educators to determine if there can be a viable educational component to a Sister City program with Cesson-Sevigne, France. The Mayor may be seeking volunteer residents to form a small group to determine the feasibility and develop a Sister City educational plan.



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NEXT MEETING DATE

Tuesday, September 19, 2023, 8AM

ADJOURNMENT

Meeting adjourned at 9:20 a.m.