



**AGENDA  
CITY OF CREVE COEUR  
ECONOMIC DEVELOPMENT  
COMMITTEE  
CITY COUNCIL CHAMBER  
JULY 16, 2024  
8:00 AM**

**CALL TO ORDER**

**ROLL CALL**

**UNFINISHED BUSINESS**

- 1. Approve Economic Development Committee Meeting Minutes from March 19, 2024.**

**NEW BUSINESS**

- 2. Election of Chair and Vice Chair for Fiscal Year 2025**

**BUSINESS FROM STAFF**

- 3. Development Updates - Jason Jaggi**

**NEXT MEETING DATE**

**Tues., Sept. 17, 2024 @ 8 AM  
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**  
**MARCH 19, 2024**  
**8:00 AM**

**CALL TO ORDER**

Chair Ned Maniscalco called the meeting to order at 8:00 a.m.

**ROLL CALL**

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

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

A quorum was present.

**UNFINISHED BUSINESS**

**1. Approval of November 21, 2023 Economic Development Committee Meeting Minutes**

Lon Zimmerman moved, seconded by Roger Levy, to approve the EDC Meeting Minutes from November 21, 2023. The motion passed unanimously.

<p><b>RESULT:</b> Approved <b>MOVER:</b> Zimmerman <b>SECONDER:</b> Levy <b>AYES:</b> Ned Maniscalco, Roger Levy, Lucas Stauder, Lon Zimmerman, Ramaa Vissa <b>NAYS:</b> None</p>
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**2. Creve Coeur Business Awards 2024**

EDC members discussed the nominees for the 2024 Creve Coeur Business Awards, specifically nominees for the Most Innovative, Heart of the Community, and Green



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Business awards. The Favorite Restaurant Award is determined by popular vote and voting ends April 12.

Lon Zimmerman moved, seconded by Lucas Strauder, to approve Brinton Vision for the Most Innovative Award. The motion passed unanimously.

**RESULT: Approved**  
**MOVER:** Zimmerman  
**SECONDER:** Stauder  
**AYES:** Ned Maniscalco, Roger Levy, Lucas Stauder, Lon Zimmerman, Ramaa Vissa  
**NAYS:** None

Ramaa Vissa moved, seconded by Ned Maniscalco, to approve Food Raconteur for the Heart of the Community Award. The motion passed unanimously.

**RESULT: Approved**  
**MOVER:** Vissa  
**SECONDER:** Maniscalco  
**AYES:** Ned Maniscalco, Roger Levy, Lucas Stauder, Lon Zimmerman, Ramaa Vissa  
**NAYS:** None

Lon Zimmerman moved, seconded by Ned Maniscalco, to approve CK Power for the Green Business Award if it is in good standing with the City. The motion passed unanimously.

**RESULT: Approved**  
**MOVER:** Zimmerman  
**SECONDER:** Maniscalco  
**AYES:** Ned Maniscalco, Roger Levy, Lucas Stauder, Lon Zimmerman, Ramaa Vissa  
**NAYS:** None

EDC members suggested adding more instructions to next year's award nomination form suggesting nominators provide specific examples as to why the business should receive the award so the committee can make better-informed recommendations.



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**NEW BUSINESS**

No New Business was discussed.

**BUSINESS FROM STAFF**

**3. Olia Village**

City Administrator Mark Perkins discussed two upcoming public hearings concerning the Olia Village project scheduled for Monday, March 25, 2024, at the City Council meeting. One of the public hearings is for a Community Improvement District (CID) with a one-cent sales tax, and the other public hearing is for a Chapter 353 Plan that provides for a tax abatement. Mr. Perkins stated the City Council agenda packet will include four ordinances, a redevelopment agreement, and other documents that will be available on the City website on Thursday, March 21.

Mr. Perkins stated he and Mayor Hoffman met with the superintendent and CFO of the Ladue School District and presented the estimated revenue projections which were favorable to the district.

Mayor Hoffman stated it was imperative to the City Council when considering incentive options that it had no negative impact on the school districts.

Lon Zimmerman asked if the special school districts were impacted, and Mr. Perkins responded they would not be negatively impacted.

Ned Maniscalco asked for clarification on how a CID works, to which Mr. Perkins responded the CID stays with the development, assists mostly with upfront costs such as renovating old buildings, asbestos removal, adding public infrastructure, and the tax applies to any goods where Missouri State taxes would apply, such as the restaurants and retail proposed in the development.

**4. Other Development Updates**

Director of Community Development Jason Jaggi discussed other development projects, specifically:

- First Bank: the exterior construction of the building is mostly complete and will



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serve as the bank headquarters with a small portion available for lease.

- M-1 Bank: the plans have been received by the City for the renovations; however, no permits have been issued to date.
- Chick-fil-A: is now open and there have been no reports of traffic issues to date.
- EV Charging Stations: staff are currently reviewing regulations and drafting standards to incentivize and establish parameters for charging stations in Creve Coeur which will be presented to the Planning & Zoning Commission for consideration at the April 1 meeting.
- Olive & Ballas Development: Greenstreets is still planning to redevelop the area, but the process has slowed during the restructuring of the company.

Ned Maniscalco also asked about the proposed Missouri State bills which would eliminate sales tax on food items, to which Mayor Hoffman responded, if any of the bills were approved, cities would be negatively impacted by an estimated \$1.3 billion loss in revenue statewide, and an estimated \$2.1 million loss in revenue for the City of Creve Coeur could impact the ability to provide services such as leaf and limb pick up, trash, and/or public safety.

Mr. Perkins said none of the eight bills have made it to a committee, cities have joined Creve Coeur in opposing them, and the bills are considered to be a violation of the Hancock Amendment because they remove of a significant revenue source from cities without any plan for revenue replacement.

**NEXT MEETING DATE**

- Mar 25 @ 7P - Public Hearings (Olivia Village CID & 353 Plan)**
- May 16 @ 11:30A - Creve Coeur Business Awards Presentation @ Chamber**
- May 21 @ 8A - Economic Development Committee Meeting**

**ADJOURNMENT**

Ned Maniscalco thanked Council Member Nicole Greer for her service as an elected official for the City of Creve Coeur and as a Council Liaison to the EDC noting it was



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her last EDC meeting before her term expires in April.

The meeting adjourned at 8:55 a.m.