



**AGENDA
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT
COMMITTEE
CITY COUNCIL CHAMBER
SEPTEMBER 16, 2025
8:00 AM**

CALL TO ORDER

ROLL CALL

UNFINISHED BUSINESS

1. Approve Economic Development Committee Meeting Minutes from March 18, 2025.

NEW BUSINESS

2. Election of Chair & Vice Chair

BUSINESS FROM STAFF

3. Proposition 1 - Use Tax - Nov. 4
4. City Administrator Recruitment Process
5. Development Updates

NEXT MEETING DATE - NOV. 18 @ 8 AM

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
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COMMITTEE
CITY COUNCIL CHAMBER
MARCH 18, 2025
8:00 AM**

CALL TO ORDER

Chair 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 Robert Huekler - absent
Committee Member Roger Levy - present
Committee Member Jonathan Sher - absent
Committee Member Lucas Stauder - present
Committee Member Ramaa Vissa - present

A quorum is present.

Others in attendance included: Mayor Robert Hoffman, Council Liaison Mark Manlin, City Administrator Mark Perkins, Director of Community Development Jason Jaggi, Assistant City Administrator Sharon Stott, and Ward 2 City Council Candidate Nicole Greer.

UNFINISHED BUSINESS

1. Approve Economic Development Committee Meeting Minutes from January 21, 2025

<p>RESULT: Approve MOVER: Roger Levy SECONDER: Warren Davis AYES: Ned Maniscalco, Warren Davis, Roger Levy, Lucas Stauder, Ramaa Vissa NAYS: None</p>
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Roger Levy moved, seconded by Warren Davis, to approve the EDC Meeting Minutes from January 21, 2025. Motion passed unanimously.

2. Creve Coeur Business Awards 2025

EDC committee members discussed all nominations for the Creve Coeur Business Awards.



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Ramaa Vissa moved, seconded by Luke Stauder, to recommend Plastomics as the winner of the Most Innovative Award. Motion passed unanimously.

Warren Davis moved, seconded by Luke Stauder, to recommend Yarncom as the winner of the Heart of the Community Award. Motion passed unanimously.

Luke Stauder moved, seconded by Ramaa Vissa, to accept the Energy & Environment's recommendation of First Bank as the winner of the Green Business Award. Motion passed unanimously.

Ned Maniscalco reminded EDC members that the Favorite Restaurant Award is determined by popular vote, with voting ending April 7, 2025.

NEW BUSINESS

No new business was discussed.

BUSINESS FROM STAFF

3. Development Update - Jason Jaggi

Jason Jaggi provided a brief development update including:

- **Key Cannabis:** Requested a conditional use permit (CUP) for a drive-through (pick up window) for a comprehensive marijuana dispensary located at 105 North Lindbergh Boulevard. The building had previously been a bank with an existing drive-through. The Planning and Zoning Commission had a split vote, the the request is now under consideration by the City Council with a second reading and possible vote on March 24.
- **Taqueria Luna:** Requested a CUP for a 2,400-square-foot restaurant located at 667 N. New Ballas Road within Bal Coeur Plaza. It is the same owner as Caretta's Mexican Restaurant, also in Creve Coeur.
- **Lifetime Fitness:** Recently purchased the former Creve Coeur Racket Club and will be completing interior renovations to buildings, and staff anticipate the applicant will be requesting a parking lot expansion for the property from P&Z.

Olia Village



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Mark Perkins provided an update, saying that the project is going a little slower than anticipated, utility work and construction of the retaining wall on the south and west is underway, vertical construction is anticipated to begin in early 2026, and staff anticipate an announcement any day about the grocery store for the property, with more business to follow.

Bayer East Campus

Mark Perkins stated PGAV will be assisting staff with the site analysis of Bayer east buildings and property. Mr. Perkins stated there are similarities between the east and west campus (Olia Village) in that commercial properties would be better suited along Olive Boulevard and then transition to something better aligned with single-family residential homes which abut the campus to the south. The PGAV consultant will meet with 39N during the process and discuss trends they are seeing in new developments nationwide.

Centennial Greenway - Mark Perkins

Mark Perkins provided an update on the Centennial Greenway, a planned 20-plus-mile trail connecting Forest Park in St. Louis to Creve Coeur Lake and the Katy Trail in St. Charles County, with a segment passing through Creve Coeur. He reported that the City and Great Rivers Greenway have applied for federal funding for the sixth segment of the project, which has been approved for a Carbon Reduction Grant. However, it remains uncertain whether recent executive orders will impact the grant, a critical component of the project. Great Rivers Greenway will cover the grant match, while the City will be responsible for maintaining the concrete pathway and trash receptacles, excluding snow removal and any maintenance related to the pedestrian bridge over Lindbergh Boulevard. Mr. Perkins noted that securing the necessary easements in the 39N area may pose challenges, potentially delaying the project's five-year timeline.

NEXT MEETING DATE

**Thurs., May 15, 11:30A-1P - Creve Coeur Business Awards
Tues., May 20, 8-9A - Regular EDC Meeting**

Mark Perkins is waiting to hear if the EDC Meeting in May will be held offsite at the Helix Center.



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ADJOURNMENT

Meeting adjourned at 9:03 a.m.