



**JOINT WORK SESSION MEETING  
AGENDA  
CITY OF CREVE COEUR  
CITY COUNCIL & ECONOMIC  
DEVELOPMENT COMMITTEE  
300 NORTH NEW BALLAS RD  
JUNE 22, 2026  
6:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**DISCUSSION ITEMS**

- 1. Approval of June 8, 2026, City Council Joint Work Session Minutes**
- 2. 39 North AgTech Innovation District Update**  
**Summary:** Emily Lohse-Busch, Executive Director of 39 North AgTech Innovation District, will review the progress and activities in advancing the objectives pursuant to the City's Economic Development services agreement with 39N. The Economic Development Committee has been invited to participate in the Work Session.

**ADJOURNMENT**

**Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.**

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.***



**JOINT WORK SESSION MEETING  
MINUTES  
CITY OF CREVE COEUR  
CITY COUNCIL & PLANNING AND  
ZONING COMMISSION  
300 NORTH NEW BALLAS RD  
JUNE 8, 2026  
6:00 PM**

**CALL TO ORDER**

A joint work session meeting of the City Council and Planning and Zoning Commission of the City of Creve Coeur 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, June 8, 2026, at 6:00 PM.

**ROLL CALL**

Mayor Robert Hoffman  
Council Member, Ward 1 Mark Manlin  
Council Member, Ward 1 Donna Spence  
Council Member, Ward 2 Nicole Greer  
Council Member, Ward 2 Kimberly  
Norwood Council Member, Ward 3 David  
Hoffman Council Member, Ward 3 Drew  
Newman Council Member, Ward 4 Mara  
Berry Council Member, Ward 4 Scott  
Saunders

Planning and Zoning Commission Members Present: Chair Julie LaBonte, Thomas Buelter, Stephan Tomlinson, and AJ Wang.

Staff Present: Assistant City Administrator Sharon Stott, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Joan Leary, Director of Public Works Jay Lancaster, Assistant Director of Public Works Dione Garson, Chief of Police Jeffrey Hartman, and City Clerk Kellie Henke.

**DISCUSSION ITEMS**

**1. Olia Village Development Update**

Matthew Pfund of Jack Matthews Development provided a history of the Olia Village development project and an update on its progress to date (see Exhibit A). Mr. Pfund reported that a significant amount of landscaping and planting is scheduled for this fall. Communications have been distributed to surrounding residents regarding the upcoming work. He also discussed completed improvements, ongoing construction activities, off-site improvements, and the phased paving plan anticipated over the next 60 days.



**JOINT WORK SESSION MEETING  
MINUTES  
CITY OF CREVE COEUR  
CITY COUNCIL & PLANNING AND  
ZONING COMMISSION  
300 NORTH NEW BALLAS RD  
JUNE 8, 2026  
6:00 PM**

Mr. Pfund reviewed key upcoming project milestones, including site improvements, street paving, Phase 1 street dedication, and Pavilion Drive construction. Additional discussion focused on forthcoming submittals for the sign package, paving package, and site development plans for Lots 2 and 3.

Mr. Pfund reported that the groundbreaking for Schnucks is scheduled for June 23, with tenants for Lots 1 and 3 expected to be announced shortly thereafter. He noted that opening conditions for Schnucks require completion of the structures on Lots 2 and 3. Public communications will continue to keep residents informed of project progress. The estimated grand opening for the development is October 2027.

Mr. Jaggi reminded the group that the Site Development Plan for Lot 1 received City Council approval in September 2025.

In response to a question from Council Member Spence, Mr. Pfund stated that communications regarding the upcoming planting and landscaping work have been distributed to surrounding residents and, in some cases, discussed in person.

In response to a question from Planning and Zoning Commission Chair Julie LaBonte, Mr. Pfund stated that customer access to the stores will be provided via sidewalks and that large canopies will be installed. No internal access from the parking garage is planned.

Mr. Pfund highlighted several key project dates, including the Schnucks groundbreaking and anticipated opening, Fischer Homes site improvements, and the commencement of construction on the first home in early 2027. He also reviewed upcoming submittal packages, including signage plans and site development plans for Lots 2 and 3.

In response to a question from Planning and Zoning Commission Member Thomas Buelter, Mr. Pfund stated that weather remains the project's largest challenge. However, he noted that construction activity is expected to accelerate significantly once the Schnucks building is completed.

Council Member Spence asked whether tariffs, the conflict involving Iran, or oil prices had affected the project's economics. Mr. Pfund stated that tariffs have not had a significant impact; however, oil prices do affect project costs. He noted that the development team views current oil price fluctuations as temporary and hopes prices stabilize before the next round of bid packages are issued.



**JOINT WORK SESSION MEETING  
MINUTES  
CITY OF CREVE COEUR  
CITY COUNCIL & PLANNING AND  
ZONING COMMISSION  
300 NORTH NEW BALLAS RD  
JUNE 8, 2026  
6:00 PM**

Council Member Manlin asked about potential repurposing opportunities for the former Bayer buildings and whether such reuse could occur alongside the planned improvements. Mr. Pfund stated that the buildings could potentially be repurposed for apartment, office, or other commercial uses.

In response to a question from Mayor Hoffman, Mr. Pfund stated that the plan continues to include a hotel on the northeast corner of the property.

Mr. Pfund stated that there is interest in reusing the existing data center as a data center facility, with no expansion of the building footprint or changes to the exterior. Mr. Jaggi noted that the Olia Village zoning ordinance permits data storage and processing facilities as allowed uses.

Ms. LaBonte asked about improvements to the Old Olive Road intersection. Mr. Pfund stated that the intersection will be realigned to improve vehicle stacking and traffic flow.

**ADJOURNMENT**

Council Member Spence made a motion, seconded by Council Member Greer, to adjourn to Executive Session to discuss personnel matters.

<p><b>RESULT: APPROVED (UNANIMOUS)</b> <b>MOVER:</b> Spence <b>SECONDER:</b> Greer <b>AYES:</b> Manlin, Spence, Greer, Norwood, Hoffman, Newman, Berry, Saunders</p>
--

The vote on the motion being 8 ayes and 0 nays, motion carried.

The meeting adjourned to executive session at 6:34 p.m.

Submitted by:

\_\_\_\_\_  
KellieHenke  
City Clerk

\_\_\_\_\_  
Dr. Robert Hoffman  
Mayor



OLIA VILLAGE

THE HEART OF CREVE COEUR

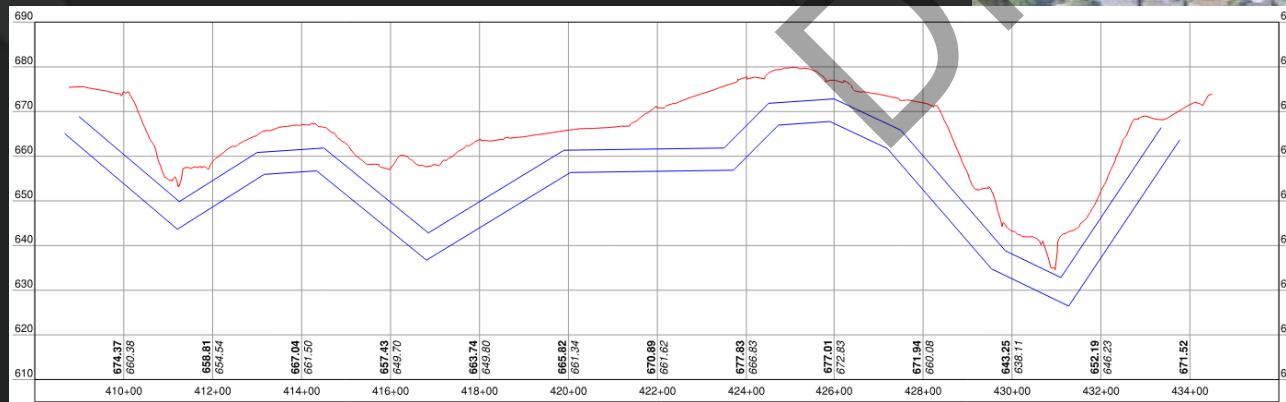
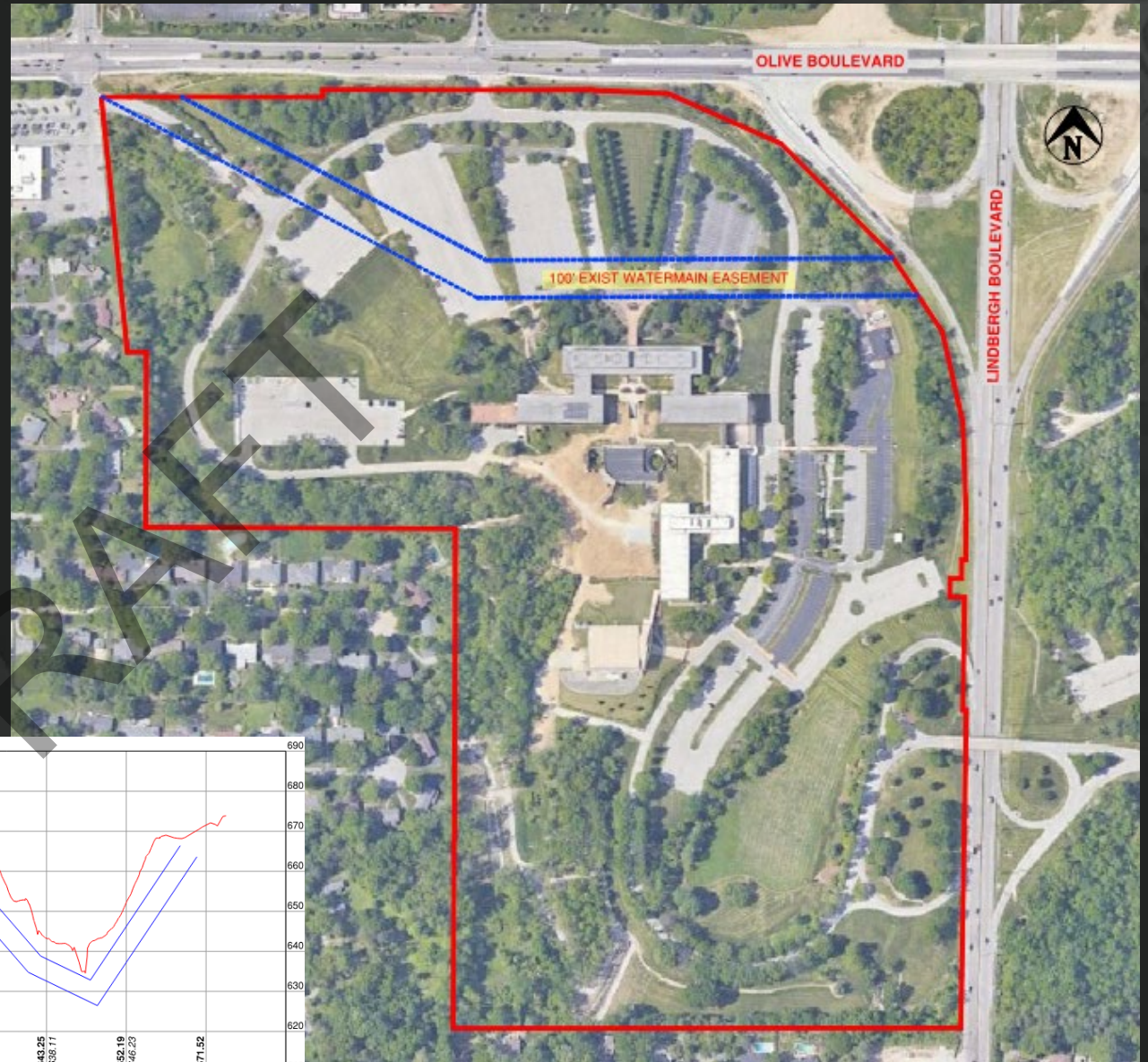
DRAFT

CITY COUNCIL WORKSESSION 06.08.2026



- PLANNED SUBDIVISION OF 17 LOTS
- STRATEGICALLY PLACED DENSITIES
- MINIMIZED SURFACE PARKING LOTS
- RETAINED NATURAL BUFFERS
- UPSCALE LIVE-WORK-PLAY
- AMENITY TO 39N INNOVATION DISTRICT & ENHANCING GREENWAY

- CITY OF ST LOUIS WATER CONDUITS – 100FT WIDE AND VARIES 45FT
- OLIVE & LINDBERGH CONNECTIONS
- 96 ACRES WITH 85FT OF ELEVATION
- REUSE EXISTING CAMPUS BUILDINGS
- EXISTING RESIDENTIAL BUFFERS
- ALL NEW UTILITY INFRASTRUCTURE
- MAINTAIN STREAMS & IMPROVE STORMWATER DRAINAGE









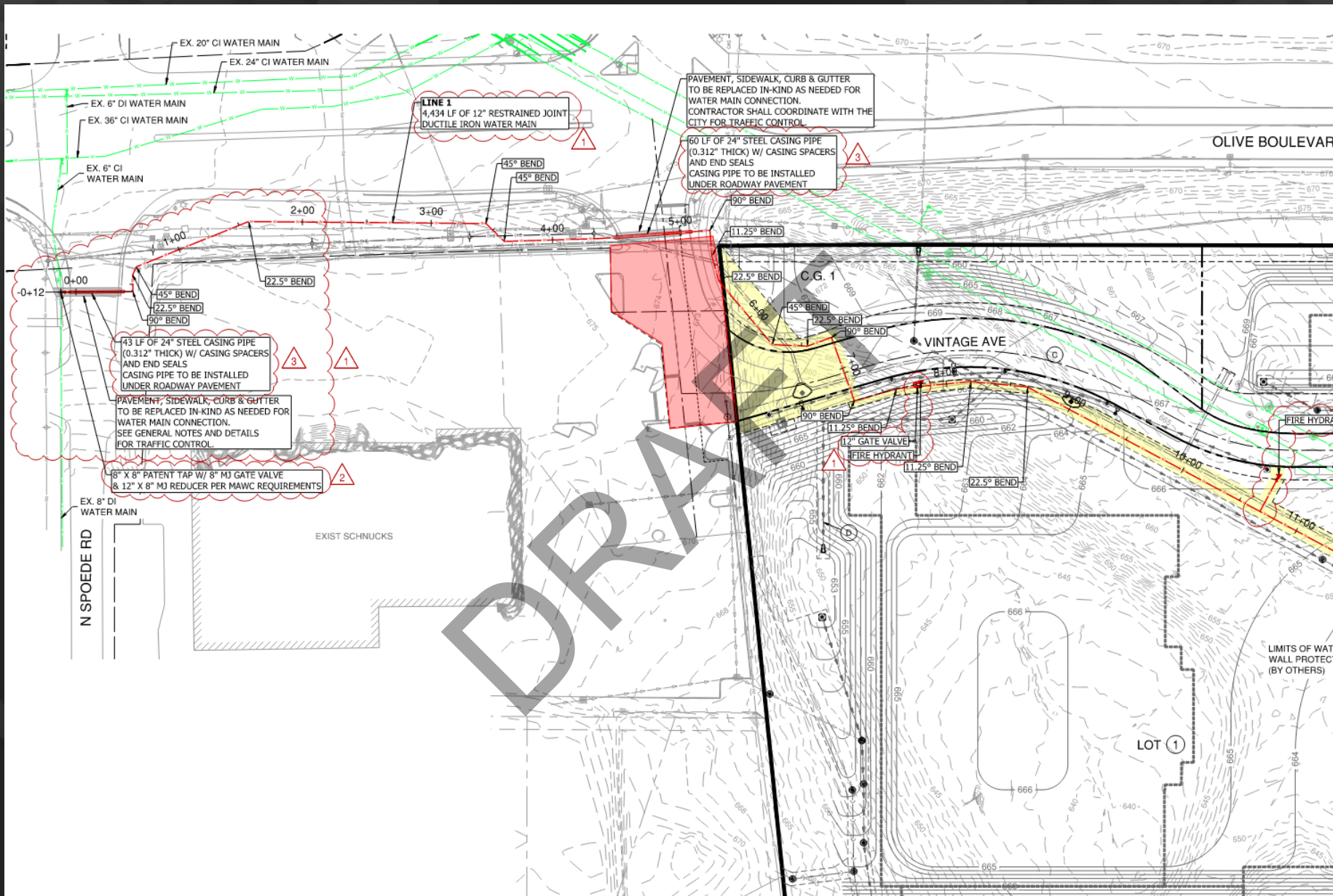
SCHNUCKS SOUTHWEST VIEW



















## KEY DATES

### SCHNUCKS

- 06.23.26 GROUNDBREAKING
- 01.29.27 SHELL COMPLETE
- 10.28.27 GRAND OPENING

### FISCHER HOMES

#### FALL 2026 SITE IMPROVEMENTS

- ✓ STREET PAVING SUMMER/FALL '26
- ✓ PHASE I STREET DEDICATION EOY '26
- ✓ PAVILLION DR CONST - SUMMER '27

#### UPCOMING SUBMITTALS

- ✓ SIGN PACKAGE - JUNE '26
- ✓ PAVING PACKAGE - JUNE '26
- ✓ LOTS 2&3 SDP - AUGUST '26



**A.2 - Main Monument Signs**

**Main Monument Signs**

SCALE: 3/16" = 1'-0"

PRODUCE & INSTALL 2 MONUMENT SIGNS.

- DOUBLE SIDED ALUMINUM CONSTRUCTION MONUMENT SIGNS
- MAIN CABINET
  - LOGO AND OLIA VILLAGE TO BE 1" PUSH THROUGH ACRYLIC LETTERS
  - REMAINING ELEMENTS TO BE NON LIT FLAT CUT LETTERS
- TENANT CABINET
  - FACES ARE ROUTED ALUMINUM BACKED W/ ACRYLIC
  - ATTACHED W/ COUNTERSUNK SCREWS IN TO 1" PROTRUDING LIP FOR CHANGING FACES
  - LED ILLUMINATED
  - LINE & "OLIAVILLAGE.COM" TO BE NON LIT FLAT CUT LETTERS
- WOOD PORTION OF SIGNS TO WOOD LOOKING ALUMINUM PANEL SYSTEM
  - AKUWOOD EXTERIOR PANEL SYSTEM
  - NON ILLUMINATED
- VENEER STONE BASE W/ 4" ALUMINUM CAP TO MATCH SIGN
- 6" CONCRETE MOW PAD
- SIGN DEPTH MAY VARY PENDING FABRICATION
- ALL FINAL DETAILS T.B.D.

SIMULATED NIGHT VIEWS. ACTUAL APPEARANCE MAY VARY.



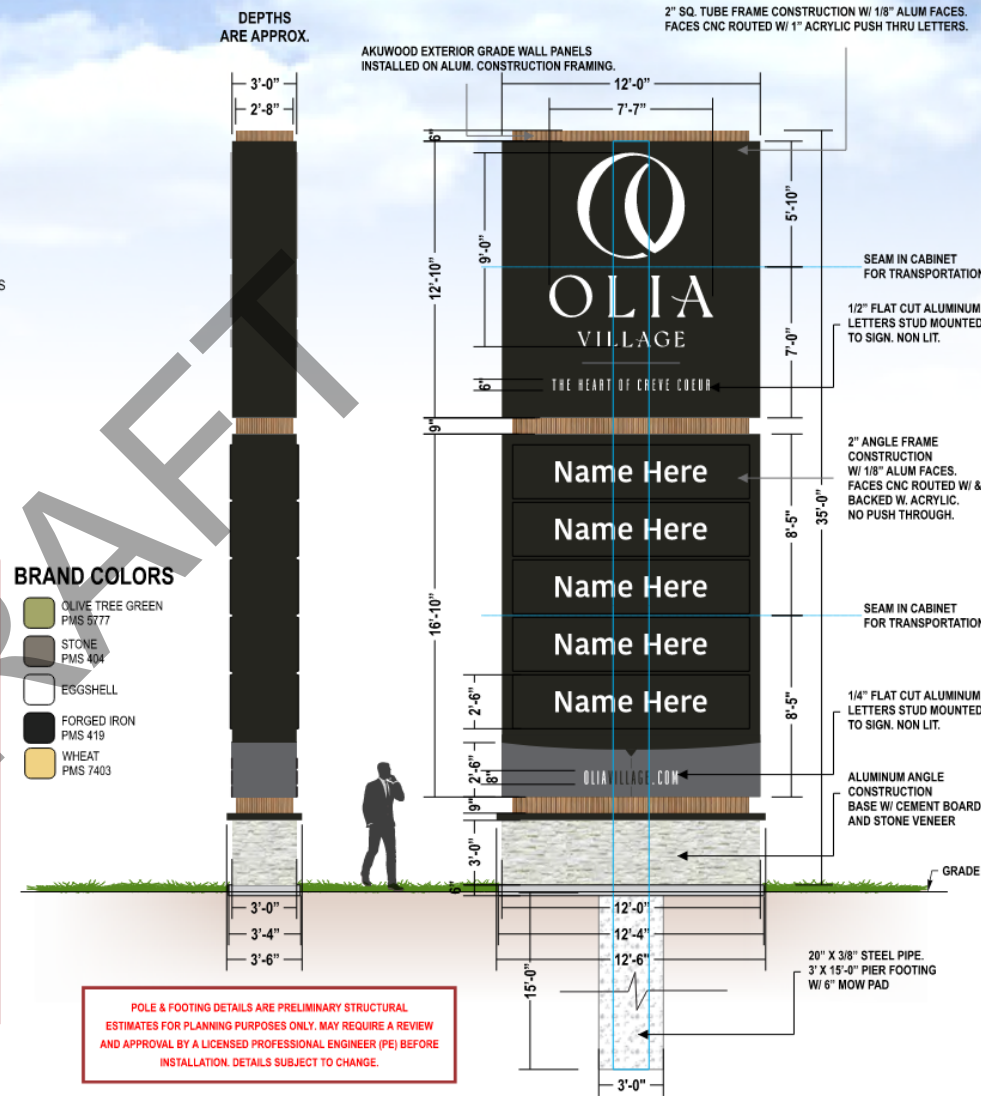
LINDBERGH BLVD.



OLIVE BLVD.

**BRAND COLORS**

- OLIVE TREE GREEN  
PMS 5777
- STONE  
PMS 404
- EGGSHELL
- FORGED IRON  
PMS 419
- WHEAT  
PMS 7403





# OLIA VILLAGE

THE HEART OF CREVE COEUR

