



**AGENDA
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT
COMMITTEE
CITY COUNCIL CHAMBER
SEPTEMBER 15, 2026
8:00 AM**

CALL TO ORDER

ROLL CALL

UNFINISHED BUSINESS

1. Approval of Draft Meeting Minutes from 3/30/2026

NEW BUSINESS

BUSINESS FROM STAFF

2. Development Update - Jason Jaggi

NEXT MEETING DATE

3. Tuesday, November 17, 2026 at 8:00 a.m.

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 30, 2026
8:00 AM**

ZOOM

- 1. Members of the public may access live audio and/or video by accessing the following:**

<https://us02web.zoom.us/j/81215258857?pwd=zOMs2S5TOhrlaByflfHVtp9ST2nL8.1>

**Meeting ID: 812 1525 8857
Passcode: 777696**

CALL TO ORDER

Chair Ramaa Vissa called the meeting to order at 8:00 a.m.

ROLL CALL

Committee Member Ned Maniscalco - present
Committee David Morris - present
Committee Member Warren Davis - present online
Committee Vice-Chair Robert Huekler - present
Committee Member Roger Levy - present
Committee Chair Ramaa Vissa - present online
Committee Member Kristy Wei - present online

Others in attendance included: Council Liaison Nicole Greer (present online at 8:15 a.m.), City Administrator Kris Simpson, Assistant City Administrator Sharon Stott, and Director of Community Development Jason Jaggi.

Absent: Mayor Bob Hoffman

A quorum is present.

UNFINISHED BUSINESS

- 2. Approve Economic Development Committee Meeting Minutes from September 16, 2025.**

RESULT: Approve Economic Development Committee Meeting Minutes from September 16, 2025

MOVER: Robert Huekler



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SECONDER: Ned Maniscalco
AYES: Ned Maniscalco, David Morris, Warren Davis, Robert Huekler, Roger Levy, Ramaa Vissa, Kristy Wei
NAYS: None

3. For Information Only: Economic Development Committee Meeting notes from January 20, 2026

4. Creve Coeur Business Awards 2026

EDC members discussed the 2026 Creve Coeur Business Awards nominations. Nominees must be located within the Creve Coeur city limits, be open for business, and be in good standing with the City (including an up-to-date business license) as of April 17.

RESULT: Recommend domash DESIGNSOURCE, LLC for the 2026 Most Innovative Award
MOVER: Ned Maniscalco
SECONDER: David Morris
AYES: Ned Maniscalco, David Morris, Warren Davis, Robert Huekler, Roger Levy, Ramaa Vissa, Kristy Wei
NAYS: None

RESULT: Recommend The Kaufman Fund for the 2026 Heart of the Community Award
MOVER: Ned Maniscalco
SECONDER: David Morris
AYES: Ned Maniscalco, David Morris, Warren Davis, Robert Huekler, Roger Levy, Ramaa Vissa, Kristy Wei
NAYS: None

RESULT: Recommend Spirit Lexus for the 2026 Green Business Award
MOVER: Robert Huekler
SECONDER: Ned Maniscalco
AYES: Ned Maniscalco, David Morris, Warren Davis, Robert Huekler, Roger Levy, Ramaa Vissa, Kristy Wei
NAYS: None



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The Favorite Restaurant category will be determined by popular vote. Voting will take place online and will close on April 3, 2026. The EDC's final recommendations will be submitted to City Council for approval at an upcoming City Council meeting.

The award banquet will be held during the Creve Coeur-Olivette Chamber of Commerce meeting on May 21, 2026, at 11:30 a.m. at the Holiday Inn St. Louis. Mayor Bob Hoffman, Chair Ramaa Vissa and Vice-Chair Robert Huekler plan to attend the award ceremony, with EDC Member Ned Maniscalco serving as backup.

NEW BUSINESS

No new business was discussed.

BUSINESS FROM STAFF

5. Development Update - Jason Jaggi

Director of Community Development Jason Jaggi provided a brief development update:

Graeser Station: A proposed mixed-use development on Olive Boulevard at Graeser Road that includes 147 apartment units, 8,500 square feet of retail space, with restaurant seating up to 100 people. The project requires a shared parking arrangement (260 parking spaces) and was reviewed by the Planning and Zoning Commission (P&Z), where it did not receive a positive recommendation (a 3–2 vote in favor; however, a minimum of four votes is required for approval). The Missouri Department of Transportation (MoDOT) has prohibited left turns exiting the site due to safety concerns. Incentives are anticipated to be requested for the project. The City is currently developing an Economic Development Incentive Guide to assist the City Council in evaluating this and future incentive requests. The City Council has indicated that this guide should be completed prior to considering any incentives for this project.

Comprehensive Plan Update: P&Z reviewed and approved an update to the Comprehensive Plan to address the proposed sale of 90 acres of the east Bayer campus and prepare for a Planned Mixed Use Development on the site. The City worked with PGAV on this update. While a formal request has yet to be received for the east Bayer campus,



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discussions have included increased housing on the southern end of the property, reuse of some of the office buildings, and retail along Olive Boulevard.

Olia Village: Schnucks' plans for Lot 1 have been submitted and are currently under review. For Lot 16, Fischer Homes is proposing 67 town homes, and permit applications are anticipated to be submitted within the next couple of months.

Other: New restaurants such as Firebirds, Einstein Brothers and Dewey's Pizza are coming to Creve Coeur, and Mercy is planning a significant overhaul of their campus over the next 10 years.

The committee discussed the need to define economic development priorities and consider how to align with the administration's vision.

NEXT MEETING DATE

Regular EDC Meeting - Tues., May 19, 2026, 8 AM
Creve Coeur Business Awards, Holiday Inn, 1030 Woodcrest Terrace Dr, St. Louis,
May 21, 2026, 11:30 AM

ADJOURNMENT