



Economic Development Commission

Meeting Notes – No Quorum

Meeting Date: Thursday, December 17, 2009
Time: 8:00 a.m.
Location: Creve Coeur Government Center
Date Prepared: December 22, 2009
Prepared By: Melissa C. Weiss
Public Information Officer & Management Analyst

Committee Members In attendance: Paul Zemitzsch, Bob Haddenhorst, Don Kalicak, Mayor Harold Dielmann and David Griege.

Staff members: Melissa C. Weiss, Public Information Officer & Management Analyst, Mark Perkins, City Administrator, Paul Langdon, Director of Community Development, and Dan Smith, Director of Finance.

Absent: Susan Neumann, Theresa Lynch Ruzicka and David Schlafly.

Guests: None.

Action Items

Who	What	By When
None		

Key Decisions:

- None.

Key Observations

Economic Development Handout

- Copies were provided to the Commission members present.

State of the City Presentation

- Copies of the power point slides were provided to the Commission members present.

Monsanto/Pfizer Deal

- Monsanto has contacted the Building Division to discuss a gut rehab of one of their buildings for executive offices. They had planned to construct a very large executive office building (housing approximately 400 employees), but this now appears to be eliminated.

The Ones

- Have resolved traffic problem with County and State and now the project needs approval from the County to re-zone a small strip of land commercial. If the project receives approval at the County level, it will return to the Planning & Zoning Commission in January or February.

Chaminade

- The project is in the permit phase. There is a significant concern about the cost of escrow for the permits (the escrow requirement is 100% of the cost of site improvements).

CVS

- Plan to start construction in February, but do not have initial comments back from MSD yet.

Walgreens

- Considering beginning construction in February or March pending comments from MoDOT.

Balanced Care for Women

- They have a site problem and are going to the Board of Adjustment to attempt to resolve it this evening (December 17). The property does not meet the minimum lot size requirement for C- Residential zoning.

Sign Code

- The new sign code requires that multi-tenant properties have permanent signs. Under the old sign code, signs cost approximately \$400 and under the new code they cost approximately \$1,000. Many organizations can simply retro-fit their old signs to meet the standards of the new code for \$400 - \$500. Some commercial real estate companies have been concerned with the new code, but after speaking with staff and understanding the requirements and changes needed to upgrade/replace the signs the issues seem to resolve.
- Paul Zemitzsch recommended hosting a breakfast meeting with the major commercial real estate companies and explaining the requirements and options to them all at one time.

Next meeting

Thursday, January 21, 2009 at 8:00 am.

DRAFT