



**Economic Development Committee
Committee Meeting Agenda
March 15, 2022
8:00 AM
City Council Chamber**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 1. Approval of November 16, 2021 Economic Development Committee Meeting Minutes**
- 4. Unfinished Business**
 - A. Creve Coeur Business Award Nominees**
- 5. New Business**
- 6. Business from Members**
- 7. Business from Staff**
 - A. Strategic Plan Draft**
 - 1. FY22 Strategic Plan Draft**

Summary: The draft of the Strategic Plan developed in FY22 is available for public view on the City website now through March 31, 2022 at <https://www.crevecoeurmo.gov/CivicAlerts.aspx?AID=1258>
 - B. 39N - Bayer West Campus**
 - 1. Bayer West Campus**

Summary: Staff will update the Economic Development Committee about the Bayer Campus in Creve Coeur as included in the 39 North Master Plan:

<https://www.crevecoeurmo.gov/DocumentCenter/View/6518/39-North-Master-Plan?bidId=>
 - C. Development Updates**
- 8. Comments from the Public**

(Citizens are asked to limit comments to three minutes and to complete a speaker card)
- 9. Adjourn**



**Economic Development Committee
Committee Meeting Minutes
November 16, 2021
8:00 AM
City Council Chamber**

1. Call to Order

Chair Ned Maniscalco called the meeting to order and recommended moving New Business to the first item on the agenda to allow guests to speak first, to which the Committee concurred.

2. Roll Call

Ned Maniscalco	Chair
David Morris	Chamber of Commerce Representative Member
John Meek	Committee Member (Absent)
Roger Levy	Committee Member
Danielle Finley	Committee Member
Warren Davis	Committee Member
Robert Hoffman	Mayor
Mark Manlin	Council Liaison, Council Member
Jason Jaggi	Director of Community Development
Sharon Stott	Staff Liaison, Assistant City Administrator

Others in attendance: St. Louis Economic Development Partnership representative Janet Wilding, The Donald Danforth Plant Science Center representative Karla Roeber, and BioGenetics representative Mike Davies.

3. New Business

39N Update

Ms. Janet Wilding, Ms. Karla Roeber, and Mr. Mike Davies provided an update on 39N as outlined in the presentation (see Exhibit A).

Council Member Manlin asked if there was anything the City can do to assist with next steps on the 39N plan.

Ms. Wilding stated the City of Creve Coeur continues to be a strong supporter of the 39N plan. She added the City's grant-funded improvements along the Olive/Lindberg interchange and Old Olive Street Road will be beneficial in attracting amenity businesses to foster a sense of community in 39N.

Ms. Wilding, Ms. Roeber, and Mr. Davies left the meeting at 8:45 a.m.

4. Approval of Minutes

Approval of May 18, 2021 Economic Development Committee Meeting Minutes

The vote being 5 ayes and 0 nays, motion carried.

Minutes Acceptance: Minutes of Nov 16, 2021 8:00 AM (Approval of Minutes)



**Economic Development Committee
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RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Roger Levy, Committee Member
SECONDER:	David Morris, Chamber of Commerce Representative Member
AYES:	Maniscalco, Morris, Levy, Finley, Davis
ABSENT:	Meek

5. Unfinished Business

Vice-Chair Nomination

Chair Ned Maniscalco stated former EDC member Julie LaBonte was appointed to the Planning and Zoning Commission in July leaving the position of Vice-Chair vacant, and he nominated David Morris as Vice-Chair.

No other nominations were received.

Roger Levy moved, seconded by Danielle Finley to nominate David Morris to serve as Vice-Chair for fiscal year 2022. The vote on the motion being 6 ayes and 0 nays, motion carried.

6. Business from Members

No items were brought up for discussion.

7. Business from Staff

A. Building Permit Task Force Recommendations

Mr. Perkins stated the Building Permit Task Force finalized recommendations and presented them to City Council at the November 8, 2021 meeting. He thanked Ned Maniscalco and Council Member Mark Manlin for serving as members. Mr. Perkins added the Building Permit Task Force recommended amendments to the building code to more closely align with St. Louis County and the 2015 International Residential Code. Other recommendations included acquiring software for online permit applications, consolidating inspections for some small home renovation projects, allowing a limited number of re-inspections at no charge, and improving customer service and communication with contractors. Mr. Perkins stated the new Chief Building Official Gregory Tate is doing a good job in implementing many of the recommendations and progress updates will be revisited in the future.

Mr. Maniscalco stated the building permit process is a gateway to economic development in a city.

Council Member Manlin stated the Task Force spent a lot of time discussing public perception of the building division and how it impacts developers wanting to work in Creve Coeur.

Danielle Finley stated the St. Louis Realtors Group has plans to draft a uniform building code for cities to consider adopting so St. Louis area cities are more cohesive and not operating from 40 different building codes. Ms. Finley also stated the St. Louis Realtors will also be hosting meetings with developers and cities to discuss the matter, to which Mr. Perkins said he would like to be invited.

B. Development Updates

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

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- A 20-unit apartment complex located at 10809 Olive Boulevard is under construction.
- Mercy Hospital located on Ballas Road had a shell and core permit issued.
- Vantage Credit Union located at 611 N. Lindberg Boulevard has submitted permit drawings.
- Spoele Elementary located at 425 N. Spoele Road has had footings poured for a new school.
- Benson Hill located at 1200 Research Boulevard has partial temporary occupancy.

C. Business Awards 2022

Assistant City Administrator Sharon Stott stated promotion for the 2022 Business Awards nomination process commences December 1, 2021 and will continue through to the nomination deadline of March 1, 2022. The Creve Coeur Business Awards will be presented at the Creve Coeur-Olivette Chamber of Commerce membership meeting on Thursday, May 19, 2022 at the Holiday Inn-St. Louis located in Creve Coeur.

8. Comments from the Public

There were no comments from the public.

9. Adjourn

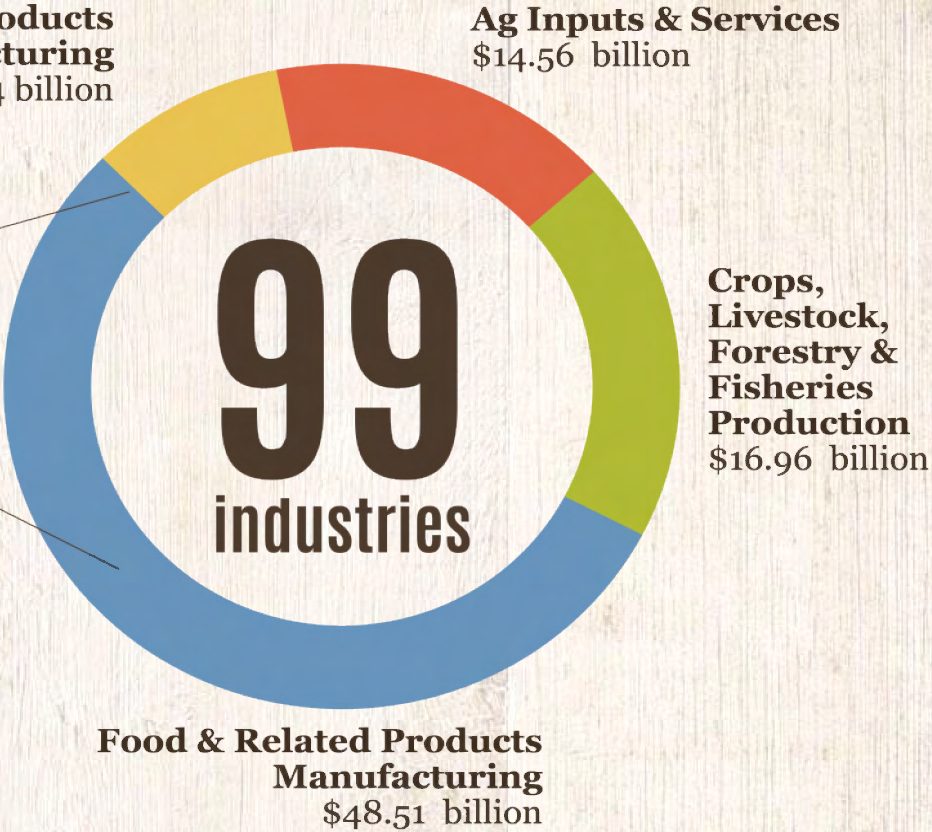
Danielle Finley moved, seconded by David Morris to adjourn the meeting. Motion carried.

The meeting adjourned at 9:05 a.m.

A. Next Meeting: January 18, 2022

Minutes Acceptance: Minutes of Nov 16, 2021 8:00 AM (Approval of Minutes)

Missouri Ag Strengths



Minutes Acceptance: Minutes of Nov 16, 2021 8:00 AM (Approval of Minutes)

Missouri Ag Strengths

National Leader



BEEF COWS - 2ND
2.16 million head



FARMS - 2ND
99,170 farms



RICE - 4TH
12 million cwt



GOATS - 5TH
72 thousand head



TURKEYS - 5TH
19.2 million head



HAY - 6TH
6 million tons



SOYBEANS - 6TH
290 million bushels



HOGS - 7TH
3.40 million head



HORSES & PONIES - 7TH
117 thousand head



CORN - 9TH
553 million bushels



BROILER CHICKENS - 10TH
293 million head



COTTON - 10TH
725,000 bales

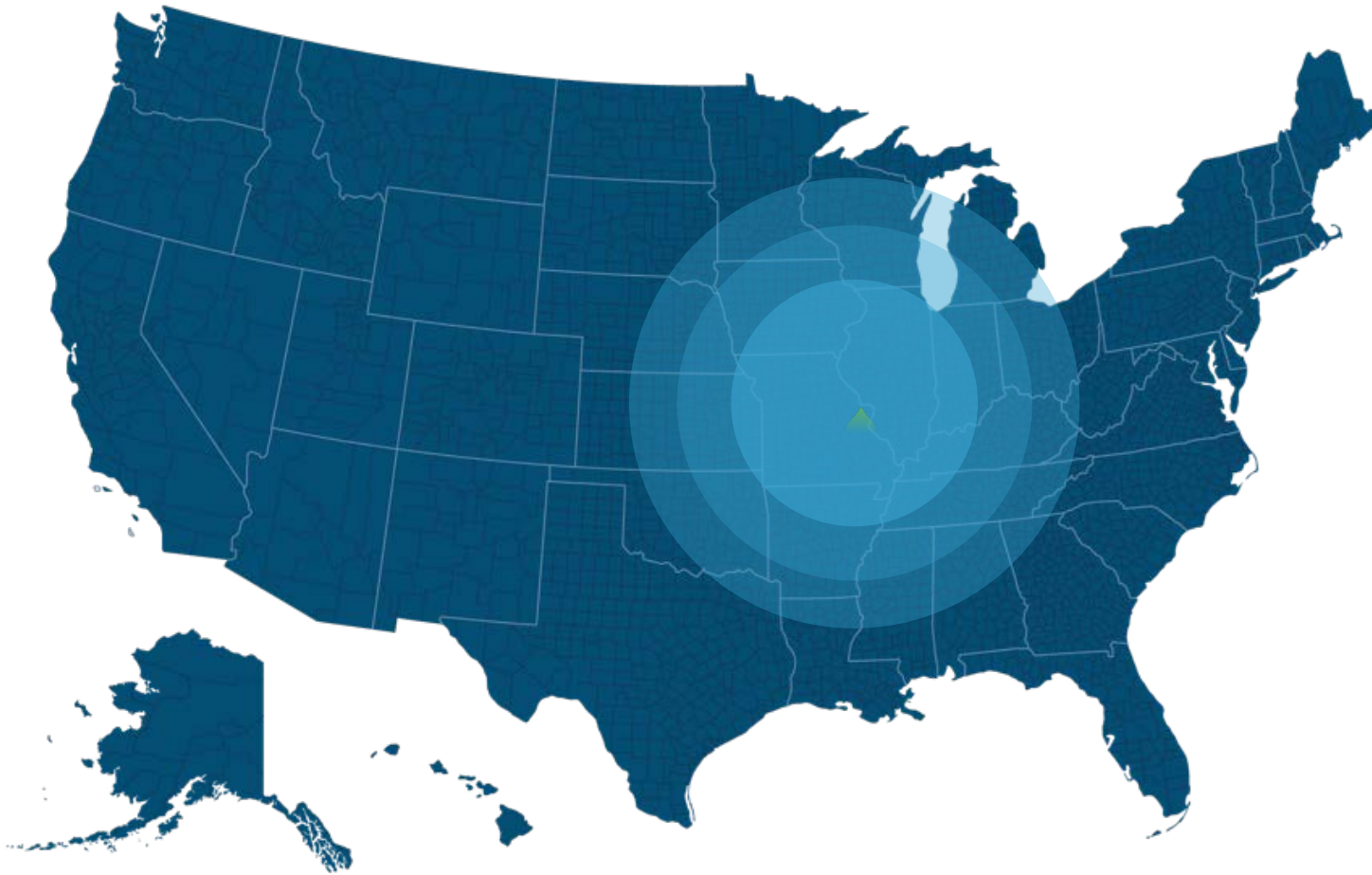
Show-Me-State Food, Beverage & Forest Products Manufacturing Initiative Impact

- Expand Value-added Ag/Food Manufacturing to \$71B
- Create/support 70,000 new jobs (\$4.4B in new income)
- Produce annual state/local tax revenue of \$3B (Growth of \$1B)
- Increase commodity sales of \$1B



Strategic Goal:

39N and STL ecosystem = #1 landing place for AgTech start-ups, established companies and entrepreneurs.



3.1

Minutes Acceptance: Minutes of Nov 16, 2021 8:00 AM (Approval of Minutes)

Regional Context

An innovation Corridor

MISSOURI
RESEARCH
PARK

NOVUS
INTERNATIONAL

STL AIRPORT

UMSL

MARYLAND
HEIGHTS

OVERLAND

BRDG
PARK

UNIVERSITY
CITY

HELIX

OLIVETTE

CLAYTON

CORTEX

DOWNTOWN
ST LOUIS

EAST
ST LOUIS

T-REX

BAYER

CHESTERFIELD

CREVE COEUR

DANFORTH

BAYER

WASH U

BUNGE

TOWN AND COUNTRY

HUNTLEIGH

KIRKWOOD

MISSOURI
BOTANICAL
GARDENS

ST LOUIS UNIVERSITY

3.1

Minutes Acceptance: Minutes of Nov 16, 2021 8:00 AM (Approval of Minutes)

39 North Core Working Team

- Donald Danforth Plant Science Center
- BRDG Park
- St. Louis Economic Development Partnership
- Helix Center
- City of Creve Coeur
- City of Olivette
- Bayer Crop Science
- The JCC

Components of an Ag Innovation Ecosystem



Network of Collaborators



ACCESS TO MARKET

Within 500 mile radius, 50%
US ag production
\$88 Billion MO industry
National HQ of
National Corn Growers
American Soybean
Association
US Farmers and Ranchers
in Action



INVENTIONS

Danforth Center
Washington University
University of Missouri
St. Louis University
Industry leaders



TALENT

1,000+ Plant Science
PhDs
Education and Training
Skilled Labor
Culture
Accelerators



INFRASTRUCTURE

Laboratories
Greenhouses
Plant Transformation
Proteomics
Data Science
Advanced BioImaging
BRDG Park
Helix Center
BioGenerator
39 North



FUNDING

Advantage Capital
Arch Angels
Bayer Growth Ventures
BioGenerator
Cultivation Capital
Lewis & Clark AgriFood
Oakwood Ventures
Prolog Ventures
Rivervest Ventures
Tech Accel
Yield Lab
Wells Fargo IN² Innovation
Incubator

The 39 North Innovation District

3.1

Bayer Crop Science

Helix

Danforth/BRDG Park

39°N

- A 600-acre area of mixed-use activity and development
- Anchored by Danforth Center, BRDG Park, Helix Incubator, Benson Hill, Bayer Crop Science, The Yield Lab, and others
- Enhances our region's ability to grow, attract, and retain top talent

Learn More 39NorthSTL.com

Packet Pg. 13

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DONALD DANFORTH PLANT SCIENCE CENTER

World's Largest Nonprofit Independent Plant Research Institute

362 Employees from 20 countries	28 Scientific teams 70 funded projects	\$34.4M Annual operating budget
1500 Scientific publications	2 members National Academy of Science	9 startup Companies launched by faculty
2 Institutes Focused on renewable energy and improving food security crops	\$200M In research funding from government agencies, industry & foundations	
\$352M In annual economic impact to the St. Louis region		



BRDG and EDGE@BRDG

270,00 square feet

17 enterprises

St. Louis Community
College biotech
training program



BENSON HILL

- Danforth Center spinout – co-founded by Todd Mockler, PhD
- CropOS® combines AI and genetics to deliver consumer-centered crops, faster!
- Going public as a unicorn in Q3 in \$1.35B deal

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St. Louis 2030 Jobs Plan

- Investment in biosciences over 20 years is proof point of past success and “reason to believe” in our future
- STL is at the nexus of three emerging next generation sectors – **agtech**, geospatial and fintech
- Affordable graduation space in 39 North and other innovation districts is critical for future growth
- STLCC Biotech program targeted for expansion
- Action Plans for an Entrepreneurial Surge, Talent Surge and “Quadrupling down on biosciences” are all priorities that align with the mission, vision and strategic goals of the Danforth Center



5. Make the St. Louis Metro a Hub for Next-Generation Industries and Technologies

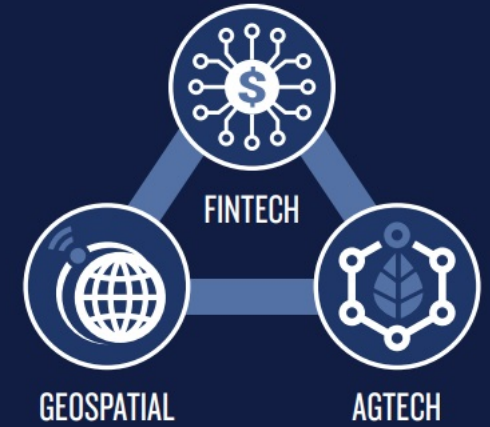
Actions

- Quadruple down on bioscience in order to supercharge this established industry cluster
- Implement the GeoFutures Strategic Roadmap and build a National Center for Location Sciences (NCLS) near Next NGA West
- Construct an Advanced Manufacturing Innovation Center (AMIC) to drive innovation and support area manufacturers
- Invest in multimodal freight infrastructure to strengthen metro's advantage in and T&L
- Expand transit and connectivity to better connect St. Louis opportunities no matter where you live

Advanced industries—those that drive innovation, invest in R&D and exports and pay—offer great benefits to economies. With high-value employees and a wage premium that extends to technical as well as technical industries offer metros the best sustainable and inclusive economic growth.

Three Next-Generation Sectors

3.1



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Helix Center @39N

- Opened 2012 with a grant from Economic Development Agency (EDA)
- 33,000 square feet of office and lab space for start up companies in the plant science, agtech and biosciences
- Currently, approximately 25 companies incubating in the offices and labs
- Purpose of incubator is to provide low cost lab & office space for early stage startups, who are then expected to move into other space into the 39N District
- Coming Soon! Plant tissue culture and transformation capabilities



Helix Center Overview

- 33,000 SF of affordable wet lab, dry labs, office space and shared lab equipment.
- Intended to be a low-cost springboard for companies to get established and then transition to other regional spaces at market rates.
- Focus on early-stage Ag Tech startups.
- Close proximity to Donald Danforth Plant Science Center, BioResearch & Development (BRDG) Park, and St Louis Community College.
- Core lab of shared equipment essential to growing Ag-tech companies.
- Combination of private spaces (200-600 SF rooms) and also shared spaces for very early-stage companies
- Not intended to be a long-term home for companies.

\$10.86 Million in Infrastructure Projects

3.1

39°N

- Connect assets
- Improve mobility – biking & walking trails & greenspace
- Create a mixed-use center of activity
- Create development opportunities
- Programming – Venture Café

Learn More
39NorthSTL.com

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Olive/Lindbergh Interchange \$5.3M

Old Olive Great Street Design \$3.26M

39 North Greenway \$2.3M



Center for AgTech and Applied Location Science and Technology (CATALST)

Intentionally pairing our region's agtech and geospatial clusters to scale innovation-based entrepreneurship

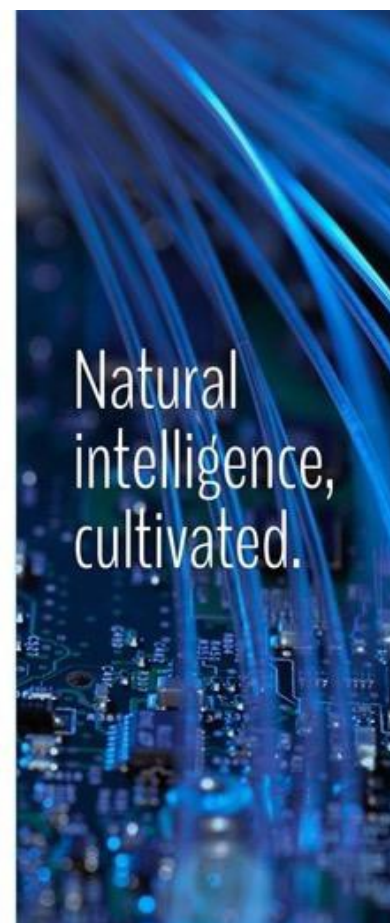
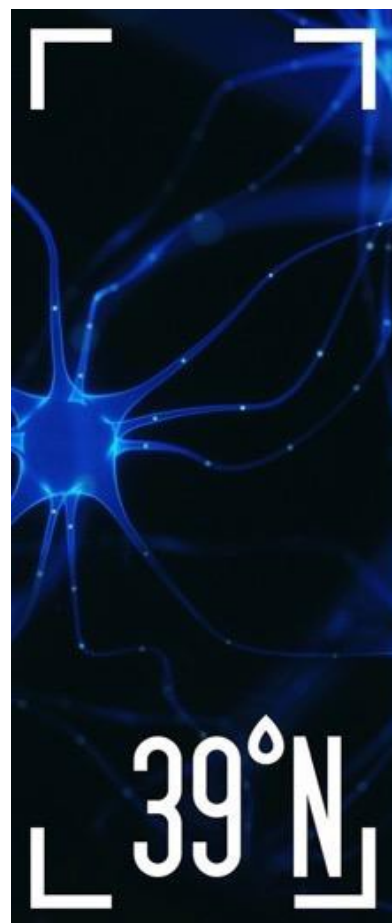
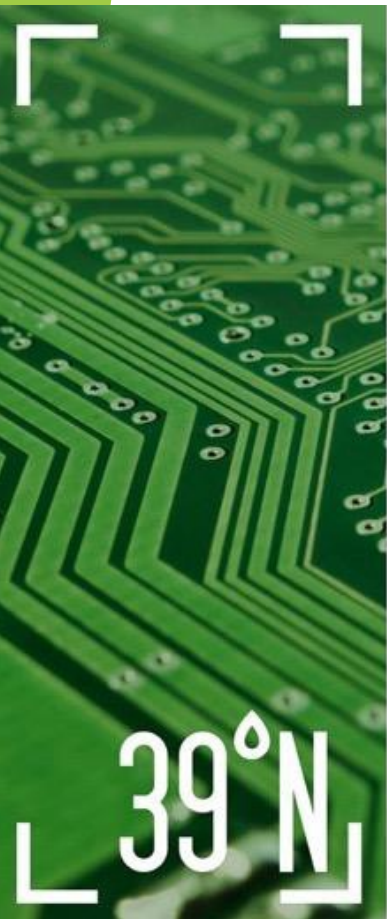
- Source Innovation
- Conduct proof-of-concept research to validate technology readiness
- Provide an affordable skilled workforce to advance R&D
- Guide entrepreneurial activity and business growth
- Link innovators to growers as pilot customers
- Foster a diverse innovation economy

\$1.5M EDA Build to Scale Grant

PARTNERS

Danforth Plant Science Center,
BioSTL and T-REX

Marketing and Branding



Bayer to add 500 jobs in Creve Coeur - 07:14PM, JULY 16, 2019



Brookings Report on Agtech Cluster - July 2018



Fast-growing agtech startup plots new headquarters in 39 North innovation district May 7, 2019, 2:37pm



Benson Hill Biosystems has plans to establish its headquarters in a new 160,000-square-foot building planned to be developed on the campus of the Donald Danforth Plant Science Center in the 39 North innovation district.

BENSON HILL BIOSYSTEMS

Explore and engage global agriculture export opportunities

Metro St. Louis' capabilities in the global delivery of professional services and manufacturing should be considerate of the impact agriculture also has in the region. Many of the largest regional companies have both deep export proficiencies and connections to agriculture. Regional officials should explore arrangements that enhance not only metro St. Louis' export connectivity but also tap into multistate agronomic strengths. Also, a comprehensive master plan for a plant science innovation district is underway funded by the Economic Development Agency under the Department of Commerce. The plan will identify infrastructure improvements, greenway connections, mixed use development and an implementation strategy for creating an innovative and vibrant work community in Creve Coeur, Missouri.



Economic Development Committee

Meeting: 03/15/22 08:00 AM
Department: Economic Development Committee
Category: Discussion
Prepared By: Sharon Stott
Department Head: Sharon Stott

SCHEDULED

STAFF REPORT

FY22 Business Award Nominations

Staff will provide an overview of the the Creve Coeur Business Award criteria and nominations for the EDC to review and determine award recipients.



CREVE COEUR BUSINESS AWARDS 2022 NOMINATIONS

2022 NOMINATIONS SUMMARY

Most Innovative Business Award

1. Brinton Vision (Business License Pending If Applicable)
2. Ilashibrowstudio (Business License Renewal Pending)
3. CoverCress Inc.

Heart of the Community Award

1. Hauk Kruse & Associates (Business License Pending If Applicable)
2. ProActive Chiropractic
3. Premier Martial Arts (NOT IN CREVE COEUR)

Green Business Award

1. Benson Hill
2. Hubbard Radio
3. Crushed Red (Business License Renewal Pending)

Favorite Restaurant Award (determined by popular vote – Deadline April 15)

1. Carreta's Mexican Restaurant (Business License Renewal Pending)
2. Cobalt Smoke & Sea
3. Dave and Tony's Premium Burger Joint (Business License Renewal Pending)
4. Gulf Shores Restaurant & Grill (Business License Renewal Pending)
5. Timothy's The Restaurant (Business License Renewal Pending)

MOST INNOVATIVE BUSINESS

Business Name: Brinton Vision

Address: 555 N New Ballas Rd., Ste. 310

Nomination(s):

- There is no other vision correction center of this kind in the entire state of Missouri. Brinton vision performs LASIK and all six LASIK alternatives. The Brinton Vision Ocular Analysis is up to nine different tests on the eyes, which is how the doctors determine which procedure is best for the patient. There are over 850 five star reviews on Google alone. Our one goal is to help people enjoy life to the fullest with crisp clear vision. You can view several patient testimonials at <https://brintonvision.com/testimonials/> Dr. Brinton is a Harvard Medical School graduate, and is fellowship trained in all forms of refractive surgery. I am attaching his Curriculum Vitae which you can download from the Brinton Vision website: <https://brintonvision.com/wp-content/uploads/2020/04/Brinton-LASIK-ere-surgery-St-Louis-CV.pdf>

Business Name: ilashibrowstudio

Address: 11628 Old Ballas Rd.

Nomination(s):

- Won best eyelashes in 2021 • Best service • Amazing reviews • Doesn't take new clients • Works 24/7 • Very hard working

Business Name: CoverCress Inc.

Address: 1249 N. Warson Rd..

Nomination(s):

- CoverCress, Inc., a burgeoning Ag-tech startup located on the 39N campus in Creve Coeur, is launching a new winter oilseed cash-crop (CoverCress™) for Midwest farmers that is planted between corn harvest and soybean planting. It covers soil over winter protecting it from harsh conditions and produces a low carbon intensity crop for use as renewable diesel and jet fuel, meal product for animal feed, and high-quality food oil.

Since receiving Creve Coeur's Most Innovative Business Award in 2018, CoverCress has made tremendous strides towards commercialization and is excited to call 2022 its inaugural launch year with an anticipated Fall planting of 20,000 acres. Despite Covid-19 pandemic challenges, CoverCress has continued to forge ahead on a positive growth trajectory as evidenced by...

- Adding 15 new employees over 2020-2021 contributing to a total of 25 full-time employees.
- Expansion of both office and lab space within the 39N District (from the Helix Center to N Warson and the BRDG building in 2021).

- CoverCress has also secured 4 new patents and 3 new investors since 2020 that has contributed to more than \$22 million in total investment.
- CoverCress has been awarded 3 Small Business Innovation Research (SBIR) grants by USDA totaling almost \$1M
- 2020 Recipient of the Start-Up Inventor of the Year Award by the Bar Association of Metropolitan St. Louis
- 2022 Recipient of the St. Louis Business Journal's Innovation Award

HEART OF THE COMMUNITY

Business Name: Hawk Kruse & Associates

Address: 600 Emerson Road, Suite 124

Nomination(s):

- Hawk Kruse and Associates participates in ongoing charitable giving and participation through various Firm sponsored programs, including, Lunch to local fire fighters and police departments on September 11, Ronal McDonalds House Thanksgiving supper preparation and service, Fisher House sponsor (the Fisher House is actually not in Creve Coeur, but it's a veteran's home for family members to stay while the veteran is being treated), \$25,000 award to Wounded Warriors for a Service Dog, and more.

Business Name: ProActive Chiropractic

Address: 12370 Olive Blvd.

Nomination(s):

- ProActive Chiropractic-Creve Coeur opened its doors in January of 2019. ProActive Chiropractic's main goal is to improve the overall health of the community through chiropractic care. They understand health and wellness is only one key attribute of a healthy community. ProActive Chiropractic teams with various philanthropic organizations who share their goal of helping others. All new patient exam fees are directed to other community based philanthropic organizations for this purpose. They started their Give Back Movement Program to benefit philanthropic organizations who make a positive contribution. In 2019, ProActive Chiropractic-Creve Coeur joined forces with other ProActive offices and over \$25,000 was given to Saint Louis Crisis Nursery. In 2020, they teamed up again, and St. Louis Fisher House was awarded over \$19,000. In 2021, ProActive Chiropractic-Creve Coeur decided to select their own Give Back Movement grant recipient, and \$2932 was awarded to Gateway Pet Guardians.

In 2022, ProActive Chiropractic-Creve Coeur has selected HavenHouse St. Louis as the next recipient of their Give Back Movement grant. They look forward to not only financially benefiting HavenHouse St. Louis, but also, volunteering in person. ProActive

Chiropractic is committed to continuing this beneficial grant giving to support organizations who positively make a difference in our community.

Business Name: Premier Martial Arts Creve Coeur (**NOT IN CREVE COEUR**)

Address: 12525 Olive Blvd.

Nomination(s):

- PMA is centered around inner / outer growth of every individual, kid or an adult. It is one of a kind organization, which builds confidence, righteousness among every individual through martial arts. PMA instructors take time to bond with the community and mentor young children by creating fun events centered around personal growth and building compassion for each other.
- The team of PMA are great. Love their energy in their class, wonderfully with the children. I highly nominate them #1
- PMA is a amazing martial arts school lead by sensei Kelly and sensei Randy. Their devotion to our kids is so important to the community and future of our children.

GREEN BUSINESS AWARD

Business Name: Benson Hill

Address: 1001 N. Warson Rd.

Nomination(s):

- Received Green Business Certification in June 2021

Sustainability Practice #1 - Recycle Waste / Composting Service

Benson Hill utilizes Republic Services for recycling. No contamination was visible during inspection. Throughout the facility, there are recycling bins, signage, etc. to ensure recycling program is effective. Benson Hill utilizes Total Organics Recycling for organics collection. The scrap is collected on a regular schedule. Composting the organics from the store diverts food waste from the landfill and lowers the Benson Hill's cost of waste removal. The use of Styrofoam has been phased out except for necessary vendors that require for shipping of specialized products. This Styrofoam is stored and either returned to the shipper or taken to local recycling on a regular basis. Example of the break rooms that include several sustainable measures



such as reusable drinkware, utensils, access to and clear signage for trash, recycling, and compost.

Sustainability Practice #2 - Energy Efficient Facility

Primarily use high-efficiency lighting (e.g., LED, natural light) : The building in which Benson Hill is located (A portion of Floor 2, all of Floors 3 and 4) was constructed in 2020 and is operated to be energy efficient. The building contains 100% LED, motion sensor activation, etc. The HVAC has 5 zones and is automated by scheduled operations to reduce energy usage. Facility restrooms contain water efficient faucets and toilets

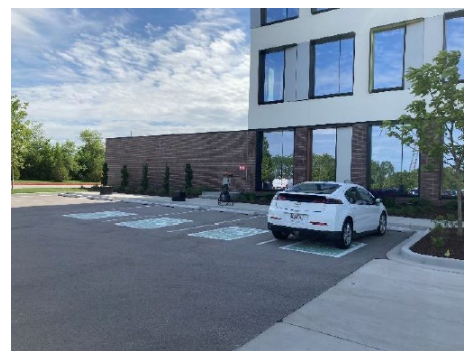
Sustainability Practice #3 - Established Green Team

The Director of ESG & Impact, along with the Environmental, Health, and Safety Manager leads the company's established Green Team. The Green Team actively looks for ways to decrease waste and educate employees on best practices through a variety of initiatives such as lunch and learn events, composting, volunteering opportunities and increased signage. They recently sponsored a #BHEarthWeek to empower team members to continue to connect around climate action and ways to build a better future together. The weeklong celebration featured a theme for each day:

1. Monday, April 19-Community Outreach
2. Tuesday, April 20-Green Food
3. Wednesday, April 21-Reduce and Reuse
4. Thursday, April 22-Eco-friendly Living & EARTH DAY
5. Friday, April 23-Sustainable & Local Shopping

Additional Sustainability Practices:

- Electric Car Charging Station
- The building is part of Danforth / BRDG complex and the surrounding landscaping consists of native plants.
- The interior consists of unique "green" features throughout the entire facility.



Business Name: Hubbard Radio

Address: 11647 Olive Blvd.

Nomination(s):

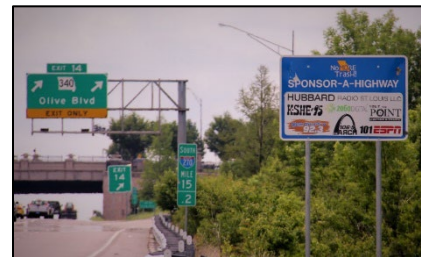
- Received Green Business Certification in March 2021

Sustainability Practice #1 - Dedicated Staff for Sustainability Initiatives

In 2018, Hubbard assigned Tim Elwell to oversee sustainability efforts for the company. His title is Promotions Coordinator and Sustainability Manager. He has successfully

implemented several green practices. Tim has incorporated Staff education for the 100+ employees on how to be environmentally friendly including the following:

- Establishing a St Louis Green Team with members from various stations and departments. The team has diversity with race, gender and age and meets to discuss current initiatives and ideas for the future.
- Green Tip of the Month - In addition to the Green Tip of the Week (posted in the break room when staff is back to full capacity), they include a monthly suggestion on how Hubbard staff can make small changes to improve the environment.
- The Mug Shot Contest encouraged staff to bring reusable drinkware to minimize waste and cut costs of disposable cups. Staff was asked to submit a selfie with their mugs. The random winner received Cardinals tickets, Pasta House Gift Certificates and Concert tickets.
- Initiated a Sponsor-A-Highway Sign that is posted along 270 SB and Olive exit. Hubbard signed a 3-year contract with MODOT to pay for this stretch to be cleaned.
- Partners with Hollywood Casino Amphitheatre to promote Hubbard's message of green initiatives. They also work with the Venue Sustainability Coordinator to see how Hubbard can help with going green at live shows.



Sustainability Practice #2 - Primarily utilize recyclable/reusable containers and/or packaging

Hubbard has phased out Styrofoam use and utilizes recyclable office products. Plastic utensils are no longer available in the kitchen break room. Recycled paper used for Hubbard envelopes and business cards. Green practices have been implemented throughout business operations, such as double sided printing and digital traffic logs. Hubbard makes efforts to purchase environmentally friendly products. For example, sustainable Microphone Cover. As they pivoted with the pandemic, the engineering department ordered products to protect staff like mic covers to prevent the spread of germs and bacteria. These are biodegradable and environmentally safe.

Sustainability Practice #3 - Recycles Waste

Hubbard has an effective recycling program with Always Green Recycling. There are recycling bins located throughout the office. They have three rolling bins and multiple containers that are emptied once a week. Hubbard worked with Red Leaf Recycling to create an event for staff to recycle unused electronics. They had a great turnout, thanks to the engineers for getting rid of old, outdated items. They received \$1,440 payment to Hubbard for the value of items recycled. In addition to recycling the electronics, they destroyed all pertinent information stored on the hard drives.



Additional Sustainability Practices

Sustainability Coordinator creates a “Future Focus” which includes next steps for Hubbard sustainability practices. For example: Staff awareness campaign focusing on reducing waste; Research environmental improvements for working remotely; Each station to focus on one event to “Go Green” work with Promo Directors; Volunteer Day for staff that focuses on trash pickup or other green activity.

Business Name: Crushed Red

Address: 11635 Olive Blvd.

Nomination(s):

- Received Green Business Certification in March 2021

Sustainability Practice #1 - Recycle Waste

Crushed Red utilizes Always Green recycling services to recycle waste. No contamination was present at time of inspection. The restaurant is designed to generate little to no waste. Recycling receptacles are located throughout the restaurant. Staff is educated on importance of recycling.

Sustainability Practice #2 - Primarily utilize recyclable/reusable containers and/or packaging

Crushed Red utilizes many methods for reducing waste, such as the following: biodegradable and compostable tableware, paper products, to-go packaging; glass beverage cups, (no plastic cups); dining room linens, instead of disposable napkins

Sustainability Practice #3 - Composting Services

Crushed Red utilizes local Total Organics Recycling for food scrap collection. The scrap is collected on a regular schedule. Composting the food scraps diverts food waste from the landfill and lowers the Crushed Red’s trash costs. Crushed Red is part of the Green Dining Alliance. We were given this distinction after our locations went through a comprehensive analysis and it was determined that we exceed industry norms for

sustainable restaurant management & operations. We are proud that our restaurants produce little-to-no waste and maintain sustainable operations. This has been very important to us from the beginning and we feel it's also very important to our guests.

Additional Sustainability Practices:

- Use of high efficiency appliances: Many of the restaurant's appliances are energy star
- Crushed Red's business statement is as follows, Crushed Red is committed to our guests and to our environment. Bringing you fresh, healthy food in a restaurant that is designed to produce little-to-no waste is our primary focus, but we also care about the well-being of our guests and staff.

FAVORITE RESTAURANT (determined by popular vote)

Business Name: Carreta's Mexican Restaurant

Address: 11939 Olive Blvd.

Nomination(s):

- The first time we ate here it felt incredibly homey. Everything we've ordered has been a hit and we now have made it our Sunday family dinner night spot bc of the food and the service. We love to see people celebrating their birthdays here and every time we go it seems to be more packed than the last!
- Carreta's did a wonderful job remodeling their restaurant space. The decor is inviting, yet modern. Their food choices are varied, so a great menu. We needed a high quality Mexican restaurant in our city!

Business Name: Cobalt Smoke & Sea

Address: 12643 Olive Blvd.

Nomination(s):

- Great food and super service. Fantastic staff great atmosphere.

Business Name: Dave and Tony's Premium Burger Joint

Address: 12766 Olive Blvd.

Nomination(s):

- Great family friendly place with excellent burgers, chicken, chicken tenders, fries, and superb onion rings. Eat in or take out. You won't be disappointed!

Business Name: Gulf Shores Restaurant & Grill

Address: 12528 Olive Blvd.

Nomination(s):

- Great food and atmosphere. the owner comes out to visit guests which is so rare nowadays.

Business Name: Timothy's The Restaurant

Address: 12710 Olive Blvd.

Nomination(s):

- Timothy's opened within the past year in Creve Coeur, and it is a fantastic addition to the Creve Coeur restaurant scene. The food quality/taste is excellent, and the service is even better. The service staff are always aware of your needs, and regularly checking on you, but they don't hover - they are just very efficient and friendly. They have a good selection of food over a wide price range, and In my opinion, can compete on quality with any restaurant in West County. The facility is not large, but I don't feel crowded; it has a very comfortable and welcoming atmosphere. I don't think I am the only one to recognize Timothy's quality - reservations seem to fill up fast on weekends



Economic Development Committee Creve Coeur Business Awards

Award Categories

- Heart of the Community
 - Honors a Creve Coeur- honors a Creve Coeur business or organization that has demonstrated a commitment to the community by making a positive impact in Creve Coeur or the St. Louis region.
- Most Innovative Business
 - Honors a Creve Coeur business or organization that has demonstrated innovation, unique achievements or significant advancements in their field. Favorite Restaurant
- Green Business
 - Honors a Creve Coeur business or organization that has made sustainability (e.g., energy efficiency, recycling, composting, use of native landscapes, etc.) an integral part of its business practices.
 - The Energy and Environment Committee reviews nominations and makes a recommendation to the Economic Development Committee.
- Favorite Restaurant
 - Honors a Creve Coeur restaurant nominated by its customers for its outstanding service and food quality. Winner is determined by popular vote; voting ends April 15.

Timeline

- City accepts nominations online – December through March 1.
- Promoted through City website, business license renewal, resident newsletter, electronic business newsletter, Chamber of Commerce Chamber Chatter, social media (Facebook, Twitter, Instagram, Nextdoor), City Council and EDC Members.
- Energy and Environment Committee reviews Green Business nominees; provides a written recommendation to the EDC no later than March 14.
- EDC has its bimonthly meeting in March to review the nominations and vote on its recommendations.
 - EDC prepares a memo to the City Council recommending award recipients no later than April 15; City Council votes on recommendation at the 2nd City Council meeting in April.
- Award ceremony is held at the Creve Coeur-Olivette Chamber of Commerce business luncheon meeting in May. Generally, Mayor or appointee, Chair of EDC or appointee, and staff attend:
 - *Thursday, May 19, 2022*
Holiday Inn St. Louis
1030 Woodcrest Terrace Drive
St. Louis, MO 63141

Minimum Award Criteria

- Nominees must be located within Creve Coeur city limits.
- Nominees must be open for business.
- Nominees must be in good standing with the City by April 15 (in order to be submitted to City Council packet for consideration at the 2nd meeting in April).
 - Business license renewal letters are mailed in December and licenses expire December 31 each calendar year
 - After March 15, penalties apply to businesses to renew licenses.



Economic Development Committee

Meeting: 03/15/22 08:00 AM
Department: Economic Development Committee
Category: Discussion
Prepared By: Sharon Stott
Department Head: Sharon Stott

SCHEDULED

STAFF REPORT

FY22 Strategic Plan Draft

The draft of the Strategic Plan developed in FY22 is available for public view on the City website now through March 31, 2022 at:

<https://www.crevecoeurmo.gov/CivicAlerts.aspx?AID=1258>



Economic Development Committee

Meeting: 03/15/22 08:00 AM
Department: Economic Development Committee
Category: Discussion
Prepared By: Sharon Stott
Department Head: Sharon Stott

SCHEDULED

STAFF REPORT

Bayer West Campus

Staff will update the Economic Development Committee about the Bayer Campus in Creve Coeur as included in the 39 North Master Plan:

<https://www.crevecoeurmo.gov/DocumentCenter/View/6518/39-North-Master-Plan?bidId=>



TURN-KEY OFFICE CAMPUS

546,000
Square Feet

95
Acres

CREVE COEUR, MO



Jones Lang LaSalle Americas (Illinois), L.P. ("JLL")



7.B.1.a

Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

Packet Pg. 36

INVESTMENT HIGHLIGHTS



THIS BEAUTIFUL, WOODED PROPERTY OFFERS THE OPPORTUNITY TO OCCUPY A MOVE-IN READY, SELF CONTAINED BUSINESS CAMPUS. UNUSED ALLOWABLE DENSITY WILL FACILITATE SIGNIFICANT EXPANSION OR REDEVELOPMENT.



A HIGHLY ACCESSIBLE INFILL LOCATION IN ONE OF ST. LOUIS' MOST AFFLUENT SUBURBS, SURROUNDED BY A HIGHLY EDUCATED TALENT BASE.



NEARBY TECHNOLOGY CENTERS (BAYER US HEADQUARTERS, DONALD DANFORTH PLANT SCIENCE CENTER, NATIONAL GEOSPATIAL-INTELLIGENCE AGENCY, DELL AND SIRIUS) ENHANCE THE ST. LOUIS REGION AS A SCIENCE AND RESEARCH HUB.



SCALE OF THE SUBJECT SITE (546,000 SF ON 95 ACRES) ALLOWS FOR A VARIETY OF MIXED-USE DEVELOPMENT CONCEPTS. OWNERSHIP HAS INVESTED SUBSTANTIAL CAPITAL IMPROVEMENTS THAT MAINTAIN CLASS A CONDITION.



Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)



THE OFFERING

On behalf of Bayer, JLL is pleased to present for sale the following unique office park opportunity in the dynamic technology hub of Creve Coeur, Missouri.

The property is located in Creve Coeur, St. Louis County, at the interchange of Lindbergh Boulevard and Olive Boulevard. Many employers have been drawn to the region due to its the low cost of living and stable, well-educated labor force.

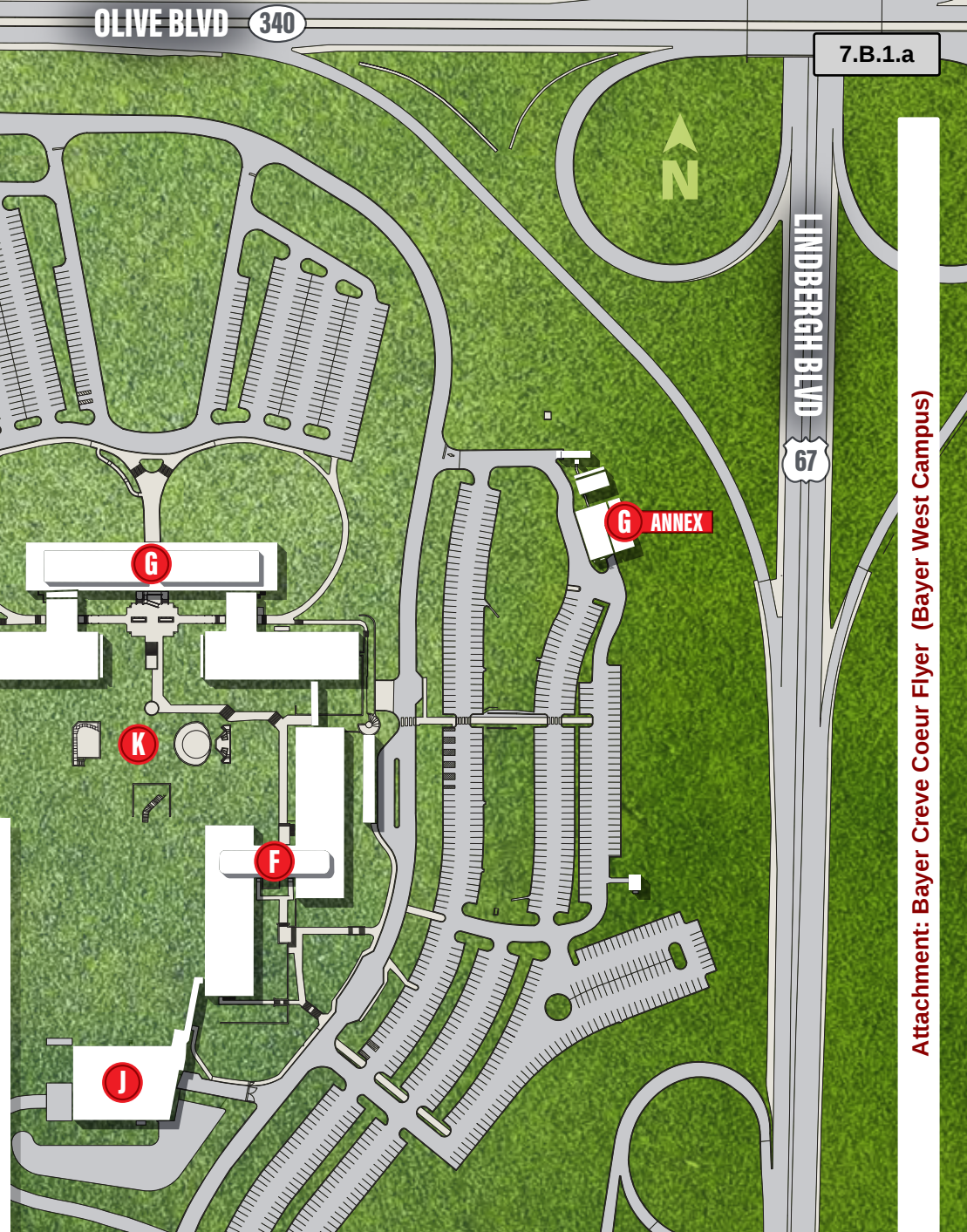
The property features a series of interconnected buildings distributed across a rolling, wooded parcel of land. This property is an outstanding option for employers seeking a highly accessible and self-contained office center. Moreover, being less than 15 minutes from St. Louis Lambert International airport, this complex provides an easily reachable destination from throughout the US.

Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

PROPERTY SUMMARY

WEST CAMPUS

Address	10300 Olive Blvd Creve Coeur, MO
Land Area	95.70 acres
Buildings Gross SF	546,000 SF
Office – Built 1963 & 1972	449,000 sf – Bldgs. G & F
Data Center – 2007	36,000 sf – Bldg. J
Dining Facility – 1972 (reno. 2021-2)	56,000 sf – Bldg. K
Site Utility Building - 1997	5,000 sf - G-Annex
Zoning	RO – Research and Office Park District
Maximum Height	6 stories or 90 feet
Floor Area Ratio	0.5 FAR*



Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

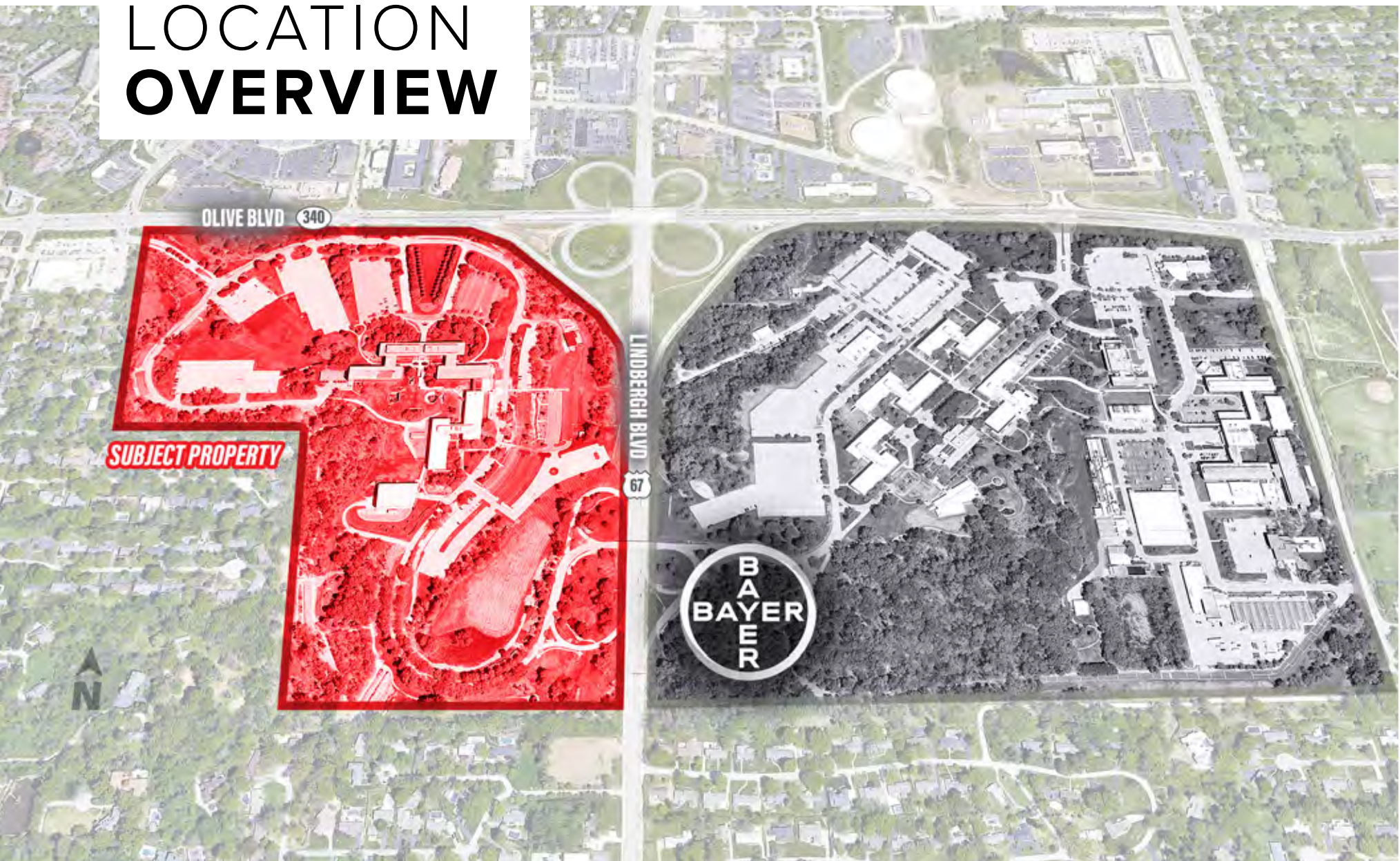
**Allows more than 2 million SF of buildings*

LOCATION OVERVIEW



Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

LOCATION OVERVIEW



Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

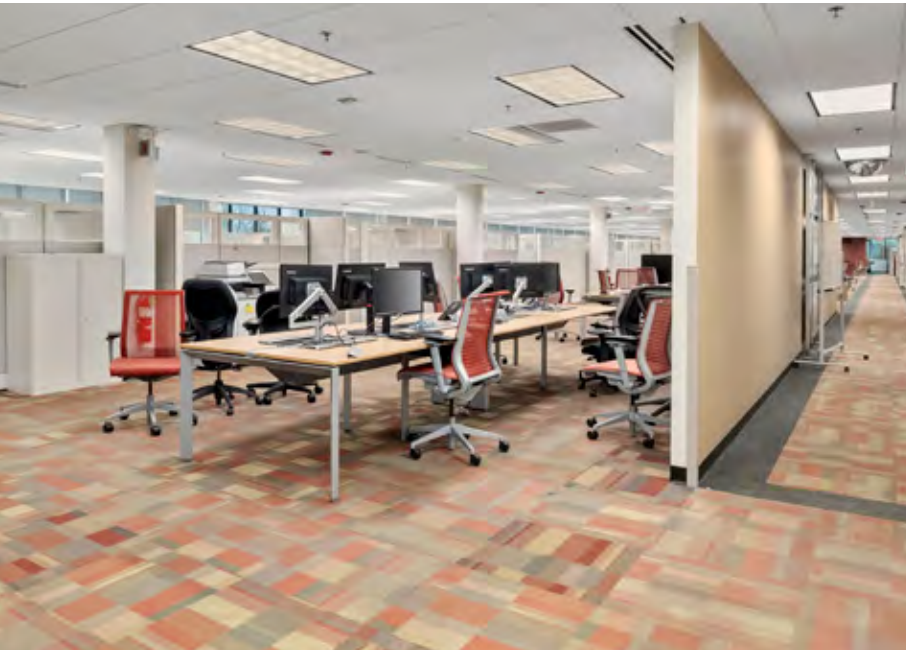
Property Images



7.B.1.a

Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

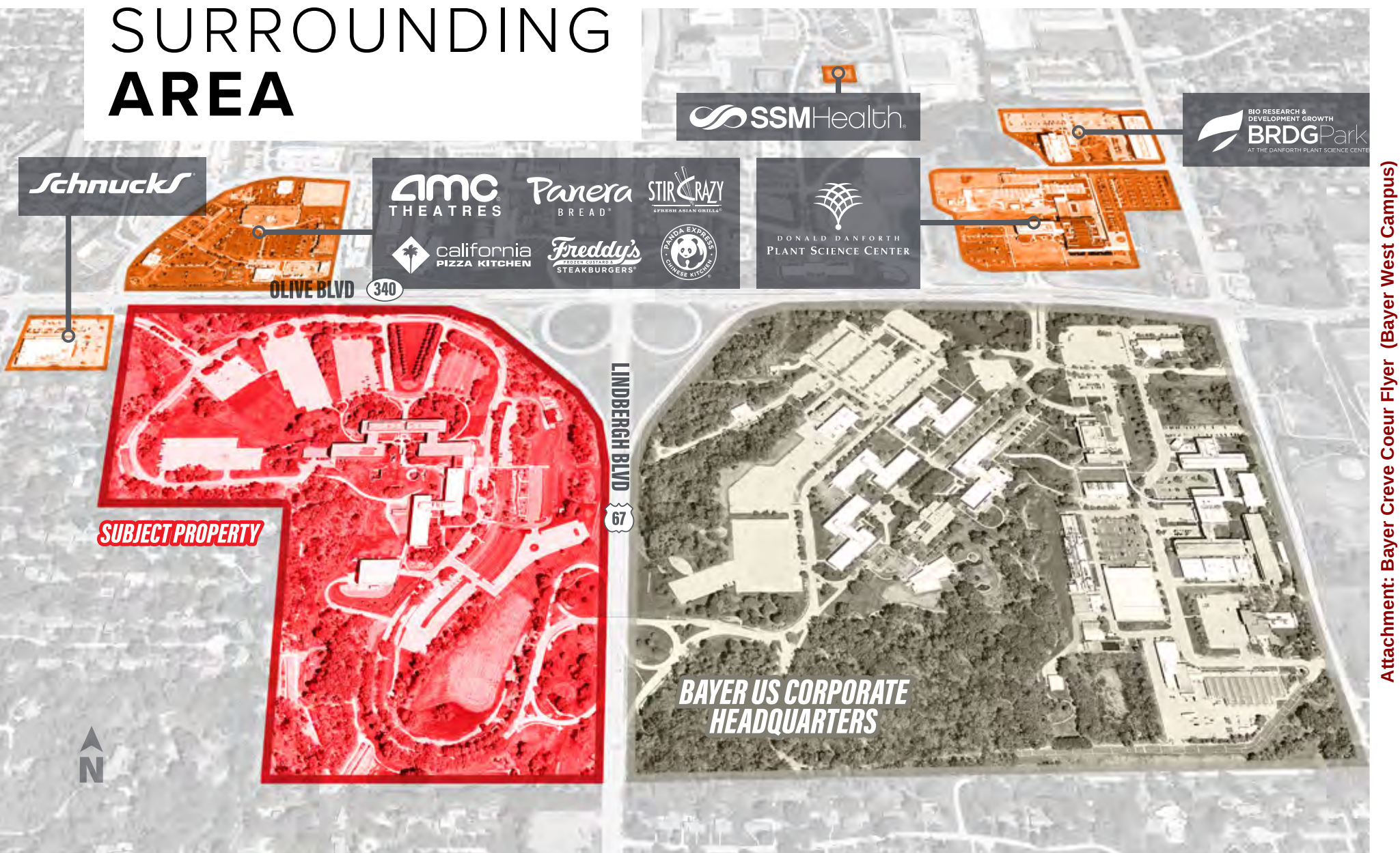
Interior Photos



7.B.1.a

Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

SURROUNDING AREA



Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

DIVERSE ECONOMIC BASE

THE ST. LOUIS MSA'S ECONOMY BENEFITS FROM A STABLE, SLOWLY GROWING POPULATION BASE, AND HIGHER INCOME AND EDUCATION LEVELS. IT IS A MAJOR REGIONAL FORCE IN HEALTHCARE, DEFENSE SPENDING, AND HIGHER EDUCATION.

BAYER IS A GLOBAL ENTERPRISE WITH CORE COMPETENCIES IN THE LIFE SCIENCES. CREVE COEUR IS BAYER'S US HEADQUARTERS. THEY EMPLOY SOME 5,000 PEOPLE IN THE ST. LOUIS AREA.



MAJOR EMPLOYERS – ST. LOUIS MSA

	Name	Employees
1	BJC Healthcare	29,305
2	Walmart, Inc.	22,290
3	Mercy Health Care	20,182
4	Washington University in St. Louis	17,800
5	Boeing Defense, Space & Security	14,566
6	SSM Health Care System	13,500
7	Scott Air Force Base	13,000
8	Schnuck Markets Inc.	10,858
9	Mercy Clinic	9,305
10	Archdiocese of St. Louis	9,000
11	McDonald's Corp.	7,550
12	St. Louis University	7,221
13	Edward Jones	6,521
14	Washington University Physicians	6,261
15	Wells Fargo	6,000
16	USPS	5,600
17	Centene Corp.	5,500
18	World Wide Technology, Inc.	5,500
19	Ameren Corp.	5,182
20	Imo's Pizza	5,100

Source(s): AllianceSTL, June 2021; St. Louis Business Journal, 2019; St. Louis Regional Chamber, 2017, ww.stlmag.com

FORTUNE 1000 COMPANIES – ST. LOUIS, MO-IL MSA, 2020

	Company	Rank	Revenue (billions)
1	Centene	42	\$74.639
2	Emerson Electric	176	\$18.372
3	Reinsurance Group of America	225	\$14.300
4	Edward Jones	336	\$9.526
5	Graybar Electric	415	\$7.523
6	Olin	481	\$6.110
7	Ameren	488	\$5.910
8	Post Holdings	499	\$5.681
9	Peabody Energy	582	\$4.623
10	Stifel Financial	690	\$3.195
11	Caleres	797	\$2.921
12	Energizer Holdings	834	\$2.729
13	Belden	874	\$2.491
14	Arch Resources	922	\$2.294

Source: Alliance STL



Attachment: Bayer Creve Coeur Flyer (Bayer West Campus)

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