



**Economic Development Committee
Committee Meeting Agenda
July 19, 2022
8:00 AM
City Council Chamber**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 1. Approval of March 15, 2022 Economic Development Committee Meeting Minutes**
- 4. New Business**
 - A. Appointment of FY23 Chair & Vice-Chair***
- 5. Business from Members**
- 6. Business from Staff Liaison**
 - A. Development Updates - Jason Jaggi***
 - i. QuikTrip**
 - ii. 39N**
 - A. Bayer West Campus**
 - 1. Bayer West Campus Sale Update**

Summary: Staff will provide a brief update regarding the potential sale of Bayer West Campus.
 - iii. Drive-Through Ordinance Amendments**
 - 1. Zoning Ordinance Amendments Proposed for Drive-Through Restaurants**

Summary: Staff will provide a brief overview of proposed zoning amendments regarding drive-through restaurants. For more information, see City Council Regular Meeting Agenda Packet for Monday, July 11, 2022, available online at:
<https://crevecoeurcitymo.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2528&Inline=True>
 - iv. New First Bank Headquarters - 11091 Olive Blvd.**
 - 1. New First Bank Headquarters Proposed**

Summary: Staff will briefly discuss a new First Bank Headquarters proposed for 11091 Olive Boulevard.



**Economic Development Committee
Committee Meeting Agenda
July 19, 2022
8:00 AM
City Council Chamber**

7. Comments from the Public

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

8. Adjourn

A. Next Meeting: Tues., Sept. 20, 2022 @ 8 a.m.



**Economic Development Committee
Committee Discussion Notes
March 15, 2022
8:00 AM
City Council Chamber**

1. Call to Order

2. Roll Call

Ned Maniscalco	Vice-Chair
David Morris	Chamber of Commerce Representative Member
Roger Levy	Committee Member (Absent)
Danielle Finley	Committee Member (Absent)
Warren Davis	Committee Member (Absent)

A quorum was not present; therefore, no official committee business took place other than informal discussions.

Others in attendance: Mayor Bob Hoffman, Council Member Mark Manlin, City Administrator Mark Perkins, Director of Community Development Jason Jaggi, Public Information Officer Melissa Bradford, and Assistant City Administrator Sharon Stott.

3. Unfinished Business

A. Creve Coeur Business Award Nominees

The committee members in attendance discussed the nominations received by the City for the Creve Coeur Business Awards. The consensus of the members in attendance was to suggest to City Council to consider the following businesses the 2022 Creve Coeur Business Awards:

- Most Innovative Award: CoverCress, Inc, 1249 Old Ballas Road
- Heart of the Community Award: ProActive Chiropractic, 12370 Olive Boulevard
- Green Business Award: Crushed Red, 11635 Olive Boulevard -- as recommended by the Energy and Environment Committee
- Favorite Restaurant Award -- determined by popular vote with voting ending April 15. Nominees include: Caretta's Mexican Restaurant, Cobalt Smoke & Sea, Dave and Tony's Premium Burger Joint, Gulf Shores Restaurant & Grill, Timothy's The Restaurant.

Sharon Stott reminded everyone all nominees must be in good standing with business licenses no later than April 15 to be eligible for an award, and staff have notified delinquent businesses of nominations and award eligibility requirements. Ms. Stott said the awards will be presented at the Creve Coeur-Olivette Chamber of Commerce membership luncheon on Thursday, May 19 from 11:30 a.m. to 1:00 p.m., at the Holiday Inn St. Louis, 1030 Woodcrest Terrace Drive, St. Louis.

1. FY22 Business Award Nominations

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

4. New Business

No new business was discussed.



**Economic Development Committee
Committee Discussion Notes
March 15, 2022
8:00 AM
City Council Chamber**

5. Business from Members

No business from members was discussed.

6. Business from Staff

A. Strategic Plan Draft

Mark Perkins informed those present that the draft Strategic Plan is available on the city's website and includes items pertaining to economic development, including: supporting ongoing development of the 39N, encouraging development of East Olive, establishing a mixed-use development to serve as a "downtown" Creve Coeur, and identifying appropriate zoning incentives in targeted planning. EDC members are encouraged to review and provide feedback on the plan.

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

Mark Perkins stated Bayer is accepting proposals for its 90-acre west campus property, and the group discussed many possible good uses for the land.

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

Jason Jaggi provided a brief development update, including:

- Vantage Credit Union at 611 N. Lindberg - a permit has been issued last week for the former KC Masterpiece location.
- Little Sunshine Preschool and Daycare at 515 N. Lindbergh - a Conditional Use Permit (CUP) for consideration at the Planning & Zoning Commission (P&Z) meeting on April 4.
- Sante Fe Bistro is proposed at the former Edgewild Bistro and Tap location at 12316 Olive Boulevard.
- Sauce on the Side is proposed at the former location of Pieology in Plaza Shops - CUP for consideration at the April P&Z meeting.
- Tree Preservation Requirements - P&Z is reviewing its residential tree requirements for new homes on existing platted lots.
- Drive-Thru Restaurants Code Amendments - the City is considering changing some of its code restrictions.

Minutes Acceptance: Minutes of Mar 15, 2022 8:00 AM (Approval of Minutes)



**Economic Development Committee
Committee Discussion Notes
March 15, 2022
8:00 AM
City Council Chamber**

7. Adjourn

The discussion ended at 9:04 a.m.

A. Next EDC Meeting: May 10, 8AM

B. Creve Coeur Business Awards: May 19, 11:30A-1:00P

Minutes Acceptance: Minutes of Mar 15, 2022 8:00 AM (Approval of Minutes)



Economic Development Committee

SCHEDULED

STAFF REPORT

6.A.2.A.1

Meeting: 07/19/22 08:00 AM
Department: Economic Development Committee
Category: Discussion
Prepared By: Sharon Stott
Department Head: Sharon Stott

Bayer West Campus Sale Update

Staff will provide a brief update regarding the potential sale of Bayer West Campus.

ST. LOUIS POST-DISPATCH

St. Louis developer to buy some of Bayer's Creve Coeur Campus

Steph Kukulian
Jun 13, 2022

CREVE COEUR — A St. Louis-based developer has plans to buy portions of Bayer's mid-St. Louis County campus as the agribusiness giant moves to create a hybrid working environment.

Pier Property Group is partnering with Edwardsville-based Fireside Financial on the deal to acquire the Bayer's offices that lie on the west side of Lindbergh Boulevard, just south of Olive Boulevard, in Creve Coeur.

Pier Property Group owner Michael Hamburg declined to comment. Fireside Financial Managing Partner Michael Bailey said the property will be redeveloped as a mixed-use project.

"We think it's going to be a great partnership with Pier Property Group," Bailey said. "We're looking forward to bringing exciting new features to the St. Louis market."

Bayer's sprawling campus crosses Lindbergh Boulevard and long served as Monsanto's headquarters before Germany-based Bayer bought the company in 2018.

Bayer said it will keep its offices on the east side of Lindbergh and plans to update them for a hybrid working model to provide “greater employee flexibility and more efficient use of our office environment.” The St. Louis-area remains the North American headquarters for Bayer’s crop science division.

“Like all companies, Bayer continually evaluates the facilities we utilize to ensure we’re able to best meet the needs of our customers and employees. As working from home becomes more prevalent as a result of new technology and the pandemic, we envision a future that will require less physical office space than before,” a spokesman said.

Bayer, in its announcement months earlier, had said it didn’t believe it would need as much office space with employees choosing to work some days from home as a result of the pandemic.

And it’s far from the only company in the St. Louis region to reevaluate its needs: Health care company Centene Corp. is pausing its plans for an expansion in Clayton and is looking to reduce its office space across the U.S. SSM Health is looking for a new headquarters while it determines its office needs. And footwear company Caleres is selling its Clayton campus to an area developer who will remake the 9-acre property into a mixed-use development. Caleres is expected to take up some of the office space planned for that project.

The Bayer deal marks the latest partnership between Pier and Fireside: The two companies are developing the \$60 million Target-anchored project in midtown St. Louis that also will add about 196 apartments near St. Louis University. That development is expected to open next summer.

**Economic Development Committee****SCHEDULED****STAFF REPORT**

Meeting: 07/19/22 08:00 AM
Department: Economic Development Committee
Category: Discussion
Prepared By: Sharon Stott
Department Head: Sharon Stott

Zoning Ordinance Amendments Proposed for Drive-Through Restaurants

Staff will provide a brief overview of proposed zoning amendments regarding drive-through restaurants. For more information, see City Council Regular Meeting Agenda Packet for Monday, July 11, 2022, available online at:
<https://crevecoeurcitymo.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2528&Inline=True>



Economic Development Committee

Meeting: 07/19/22 08:00 AM
Department: Economic Development Committee
Category: Discussion
Prepared By: Sharon Stott
Department Head: Sharon Stott

SCHEDULED

STAFF REPORT

New First Bank Headquarters Proposed

Staff will briefly discuss a new First Bank Headquarters proposed for 11091 Olive Boulevard.

Overall

Site Plan



Lamar Johnson
Collaborative

Attachment: First Bank HQ Exterior Renderings (New First Bank HQ Discussion)

First Bank

Building Exterior



Lamar Johnson
Collaborative

Attachment: First Bank HQ Exterior Renderings (New First Bank HQ Discussion)

Aerial



KEY

Lamar Johnso
Collaborative

Attachment: First Bank HQ Exterior Renderings (New First Bank HQ Discussion)