# CITY OF CREVE COEUR

# MEETING NOTICE

**AGENDA**
Creve Coeur Economic Development Commission
Thursday, March 16, 2006
8:00 - 9:00 a.m.
**Mayor's Conference Room**
Creve Coeur Government Center

1) Approval of 2/9/06 Meeting Summary
2) Olive Transportation Development District update
3) Eminent Domain Task Force update
4) Business Leaders Reception – April 27, 2006
5) Review of Update to the Economic Profile
6) Economic Development Strategy update
7) Meeting Schedule:
   Next EDC Meeting – April 20, 2006

cc: Mayor Harold Dielmann
Theresa Lynch, City Council Liaison
Mark Perkins, City Administrator
Matt Brandmeyer, AICP, Planning Director
Michael Hurlbert, AICP, City Planner

# Economic Development Commission Summary

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| Subject: | Meeting Summary |
| Meeting Date: | **Thursday February 9, 2006** |
| Time: | 8:00 a.m. |
| Location: | Creve Coeur Government Center<br>300 N. New Ballas Road<br>Creve Coeur, Missouri 63141<br>314-872-2500 |
| Date Prepared: | February 14, 2006 |
| Prepared by: | Michael E. Hurlbert, AICP<br>City Planner |

MEMBERS PRESENT:
Paul Zemitzsch, Chair
Don Kalicak
Dave Griege
Harold Dielmann, Mayor, Ex Officio
Jim Guard
Joe Ambrose
Theresa Lynch, Council Liaison

MEMBERS ABSENT:
Diane Davis

CITY STAFF PRESENT:
Mark Perkins, City Administrator
Matthew Brandmeyer, Planning Director
Michael Hurlbert, City Planner

OTHERS PRESENT:
Susan Murphy, Chamber of Commerce

**Acceptance of 1-26-06 Meeting Summary**
A motion was made by Mr. Zemitzsch to approve the Meeting Summary for January 26, 2005. The motion was seconded by Mr. Griege, and approved by voice vote.

**Joint Meeting Summary**
Mr. Perkins gave an overview of the Joint Meeting with City Council, Planning & Zoning Commission and Economic Development Commission that took place on January 30, 2006. He stated that the presentation and discussion brought forth a better idea of possible steps to be taken by the city to help implement the Downtown Plan. Mr. Zemitzsch stated that he thought the evening went well, and the presentation was very informative. He said that there seemed to be a consensus by most of those present that we should explore alternatives for financing improvements. General discussion followed.

**Development Strategies Inc. (DSI) Proposal**
Mr. Zemitzsch stated that all of the members should have received a hard copy of the January 27, 2005 DSI proposal from staff. Mr. Perkins provided a brief overview of the proposal. Mr. Zemitzsch said he had read through the document and asked if anyone had any questions about the proposal. Mr. Zemitzsch clarified for the members that they are being asked to recommend to the Council approval of the proposal. He also said that the EDC may recommend that the EDC Marketing Strategy funds of $15,000 be used to help cover the cost. Mr. Perkins stated that the cost of the proposal is $22,500, with an additional $2,500 for expenses. A question was asked about the actual deliverable (work product) from DSI. Mr. Perkins referred to 'Task 4: Recommend Optimum Set of Fiscal Incentives' which indicated that DSI would come forth with recommendations on financing options and investment incentives based on their analyses. A member stated that it makes sense to have this sort of work done now, before any development proposals are received for the area so any financing is not tied to one developer. We will likely see many developers involved so we need to have a plan that addresses the whole area and not just one piece of property.

Mr. Zemitzsch made a motion to recommend approval of the DSI proposal, and that the previously earmarked EDC Marketing Strategy funds of $15,000 are recommended to be used to help cover the cost. The motion was seconded by Mr. Griege, and approved unanimously by voice vote.

A question was asked about the cost of improvements. Mr. Perkins stated that is what DSI will be determining as part of their services and referred to 'Task 3: Prepare Development Needs Budget' of the proposal. He stated that a significant portion of the cost of improvements is expected to be borne by the developers, but that it is also expected the City will likely need to offer some sort of public financing due to scope of public improvements envisioned such as public parking garages, new streets, 10 feet wide sidewalks and civic spaces. A question was asked about the timeline of DSI. Mr. Perkins stated that it should be 60 to 90 days, and that there may need to be a joint session between Council, P&Z and EDC to review the results of the DSI work, perhaps in May. Mr. Brandmeyer stated that DSI will be looking at what could be built, how much it would cost, and different methods to pay for it. Mr. Perkins said it will provide a basis for what we need to do and where to start. A member stated it is important to have a professional consultant review the whole downtown area at the start to avoid a situation like what is happening in Sunset Hills. Another member said that it is also important to consider an outside auditing firm to make sure the numbers provided by DSI will work.

**Business Leaders Reception**
Mr. Hurlbert gave an update. He stated that he had attempted to contact Jan and Gary from Color-Art about their availability for a reception, possibly in late March or April. He asked what date the members would prefer.

A question was asked if the reception should be held after DSI completes their services. A member stated that the timeline for the reception should not be dependent on the DSI study. General discussion followed including a consensus to have the reception in late April and looking to invite at least 100 businesses.

**Newsletter Article**
Ms. Lynch complimented the Mayor on his February newsletter column and asked him to tell the members about it. The Mayor stated that he wrote about the St. Louis Business Journal Book of List 2006 and how Creve Coeur was well represented. He said that 10 of the top 25 private schools are located here as are the top engineering and banking firms. Copies of the newsletter were distributed for members to read.

**Highway 40 Task Force**
Mr. Zemitzsch stated that the Highway 40 Task Force meetings are open to the public and he suggested the members try to attend. He also said that the St. Louis County website has some traffic modeling on it which is informative. The Mayor mentioned that Dr. Scott Saunders, chair of the Creve Coeur Traffic Committee, is on the Highway 40 Task Force. A question was asked about the start of construction. Mr. Zemitzsch stated that lane closures are supposed to begin in early 2007 and last at least three years. The members discussed possible impacts on Creve Coeur, both in terms of additional traffic and businesses perhaps choosing to locate here instead of Clayton or downtown St. Louis.

**Eminent Domain Task Force**
Mr. Zemitzsch asked Ms. Murphy to give a brief update of the Task Force on Eminent Domain. Ms. Murphy stated that the next meetings will be on February 16, and February 21, 2006 and that public comments are welcome.

**Meeting Schedule**
The next regularly scheduled meeting is Thursday March 16, 2006 at 8:00 a.m.

Mr. Zemitzsch stated that Rob Rose of the Danforth Plant Science Center may attend EDC meetings on occasion to keep the Commission up to date on Life-Sciences industry matters.

Ms. Murphy stated that due to the sudden and unforeseen resignation of Ms. Rodney from the EDC, she would become the Chamber Representative on a temporary basis until the Chamber could nominate a replacement. She stated that she is not a voting member today as her appointment still needs to be approved by the Council.

Mr. Kalicak made a motion to adjourn. The motion was seconded by Mr. Griege, and approved by voice vote.