CITY OF CREVE COEUR

MEETING NOTICE

AGENDA

Creve Coeur Economic Development Commission
Thursday, October 27, 2005
8:00 - 9:00 a.m.

City Council Chambers

Creve Coeur Government Center
(Use Front Entrance of the Government Center)

1) Discussion on City Council's review of Eminent Domain

2) Downtown Plan Implementation

3) Economic Development Strategy
   – Marketing and Public Relations Efforts

4) Review of ED Strategy Implementation Matrix

5) Business Leaders' Reception

6) Insider Newsletter

7) Meeting Schedule:
   Next EDC Meeting – Novemeber 17, 2005

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

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT STATES THE CITY COUNCIL'S INTENTION TO LIMIT THE USE OF EMINENT DOMAIN.

WHEREAS, the City Council desires to express its intention that the use of the power of eminent domain for the benefit of a private developer solely for a private economic development project having no other public purposes is contrary to principles of sound government; and

WHEREAS, to reassure the residents and businesses of Creve Coeur of the City Council's position in this regard, the City Council puts forth its intention not to authorize the use of eminent domain by a private developer solely for a private economic development project having no other public purpose, while reserving the right to use eminent domain for those traditional areas in which eminent domain has always been used such as building of roads, development of parks and other public uses; and

WHEREAS, before authorizing the use of eminent domain in connection with any private redevelopment project, the City should first seek the partnership of local interests in areas contemplated for redevelopment and should proceed only with the concurrence of substantial numbers of the affected parties or if necessary to eliminate conditions that the City Council considers to be harmful to the public welfare; and

WHEREAS, the City has not previously used and will not in the future use its power of eminent domain to blight property solely for private economic development purposes,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council will not grant a private developer the use of eminent domain solely for a private economic development project having no other public purpose as set out above, or for any private redevelopment project that is not supported in the form of signed endorsements or sale contracts by at least 75% (by acreage) of the affected property owners other than the developer and its affiliates.

SECTION 2. The City Council will consider amending the Charter to protect the private property rights of all Creve Coeur residents and businesses by incorporating the provisions of this Resolution.

SECTION 3. The City Council pledges to partner with our State Representatives to seek equitable legislation that would create a level playing field for all Missouri property owners, including assurances that all losses related to condemnation are recovered such as attorney's fees and losses related to delays between the announcement of a project and consummation of a taking.

ADOPTED this _____ day of _____, 2004.

_____
Harold Dielmann, Mayor

Attest:

_____
LaVerne Collins, CMC
City Clerk

PROJECT CODE: IS-05-CVC-001

CITY OF CREVE COEUR

INTERACTIVE • D GITAL • V DEO
COMMUNICATIONS

PRESENTED BY:

DUKE WORTHINGTON

FOREVER STUDIOS

1-888-FOREVER

314-726-3371

Forever Studios will create three broadcast-quality digital videos for the City of Creve Coeur. Available through the city's website, and on DVD or CD-ROM, the videos will be used for a variety of communications purposes.

These videos will addresses the following themes:

- **1 - Creve Coeur - *"A History of Community & Commerce"***
  Through authentic interviews with long-time residents, business and civic leaders, combined with historical footage and photos, Forever Studios will produce a 20 to 30 minute documentary which showcases the rich history of Creve Coeur.

- **2 - Creve Coeur - *"Market the Vision"***
  With an emphasis on growth and responsible development, this video will showcase specific development projects and other initiatives currently ongoing or upcoming in the City of Creve Coeur.

- **3 - Creve Coeur - *"The Heart of Community and Commerce"***
  Intended for general promotion and business development, this 6 to 8-minute digital video will showcase the parks, schools, residences, city services, businesses, and exceptional sense of community that are unique to Creve Coeur.. By focusing on the people and personalities in the city today, combined with 'Glamour Footage' of a wide range of city amenities and activities, this video will offer viewers an upbeat, credible and entertaining look at the real Creve Coeur.

Below is an example budget for the kinds of videos described above. Actual budgets can be determined upon further definition of each project's requirements.

Digital Video..... $4,930

- Video Crew (LEVEL 2)..... 2 PEOPLE
- Planning and scheduling..... 4 HOURS

  Individual interviews ..... 4 HOURS
- "Glamour Footage" (up to three locations)..... 4 HOURS
- Existing photos included in video..... UP TO 30
- Digital Editing with titles and graphics..... 20 HOURS
- Post-production meetings..... 2 HOURS
- Editing - revisions..... 4 HOURS

Other Options

Video Clips streaming through website.....$100 per 30 sec

[ENCODED IN *WINDOWS MEDIA PLAYER* AND *QUICKTIME* FORMATS]

Hosting website with up to 20 minutes of video.....$85 per month

OFFICERS

Chief William Brandes
Creve Coeur Fire Protection District
President

Michael Peterson
S[illegible]
P[illegible] *Elect*

Lynn Farnsworth
Borders – Books, Music and Café
Vice President- Member Services

Stan Mengwasser
Mengwasser Martin Lall & Clark, PC
Vice President - Transportation

Susan Murphy
Free Spirit Wildflower Designs
Vice President – Economic Development

George Osman
Monsanto Company
Vice President- Internal Operations

Dr. David C. Thomas
Logos School
Vice President - Education

Tim Reuther
Reuther Chrysler Jeep
Treasurer

William H. Wyne
Wyne & Merritt, PC
Legal Counsel

Dr. Jaime Worthington
Hope Montessori Academies
Immediate Past President

Vi Smith
Executive Vice President
Ex-Officio

DIRECTORS

Gale Bennington
Schnuck Markets, Inc.

Dr. David Benson
La[illegible]School District

K[illegible]
Ke[illegible]illiams Realty

Paul Chesterton
The Koman Group

Kathy Franklin
Select Personnel

Margaret Heath
HQ Global Workplaces

Rick Hummell
Missouri State Bank

Ray Kloppenburg
Edward Jones Investments

Bill McShane
St. John's Mercy Medical Center

Tina Powell
Vantage Credit Union

Nancy Rodney
ACI/Boland

Michael Saimo
Commerce Bank

Theresa Schuhmacher
Delmar Gardens of Creve Coeur

George Stephans
SCORE

George Weber
Weber Chevrolet

Linda Zacharias
Camden Cove West

Rich Zeisler
Michael Genovese Jewelers

CREVE COEUR · OLIVETTE

Chamber of Commerce

STATEMENT TO CREVE COEUR CITY COUNCIL
Monday, October 24, 2005
Read by: Susan Murphy
Vice President, Economic Development
Chamber Liaison to Creve Coeur Planning and Zoning Commission

Good evening Mayor Dielmann and Members of City Council:

I am here tonight on behalf of the Creve Coeur-Olivette Chamber of Commerce to present the Chamber's position on Eminent Domain and to invite future discussion between the Chamber and City of Creve Coeur.

The Chamber was recently requested by Councilwoman, Laura Bryant, for its input on limiting the use of Eminent Domain in Creve Coeur.

The Chamber's recent Hot Off The Press report on the City Council's vote to authorize the use of Eminent Domain has generated many Creve Coeur property owners to ask for the Chamber's help to protect their investments against the future use of Eminent Domain in the city.

The Chamber has also received media requests for information on the reaction of Creve Coeur property owners to the use of Eminent Domain in the city.

As this issue is also of great interest to other local Chambers of Commerce in the St. Louis region, our Chamber plans to host an informational forum for the leadership of those Chambers in the near future.

In the meantime, the Chamber respectfully submits the following draft Resolution, adopted by the Creve Coeur-Olivette Chamber of Commerce on behalf of its member property owners and their representatives. I will not read the entire Resolution, but it includes the following three specific recommendations:

SECTION 1. The City Council hereby establishes a policy that it will not grant a private developer the use of eminent domain primarily for a private economic development project as set out above unless supported: (a) in the form of signed endorsements of the affected property owners other than the developer and its affiliates: or (b) by sale contracts by at least 75% (in number and by acreage) of the affected property owners other than the developer and its affiliates and evidence that all other affected property owners are offered and can accept the same economic terms of sale.

SECTION 2. The City Council will promptly consider amending its Charter to protect the private property rights of all Creve Coeur residents and businesses by incorporating the provisions of this Resolution.

SECTION 3. The City Council pledges to partner with its State elected officials to seek equitable legislation that would create a level playing field for all Missouri property owners. Compensation should be significantly above the fair market value of the property and include assurances that all losses related to condemnation are recovered such as attorney's fees, relocation costs and other costs and losses related to, or resulting from, delays between the announcement of a project and consummation of a taking.

We realize that the issue of Eminent Domain is not on the Council's Agenda for this evening, but we wanted to address the issue at this time in order to forward our suggestions to the Governor's Task Force.

We thank you for allowing us to speak this evening and also thank Councilwoman Bryant for inviting the Chamber's input on Eminent Domain. We look forward to the opportunity for continued dialogue on this most important issue.

E-mail: memberservices@crevecoeur-olivettechamber.com Website: www.ccochamber.com
677 N. New Ballas Rd., Suite 214 Creve Coeur, Missouri 63141 314-569-3536 Fax 314-569-3073

Chamber Of Commerce

RESOLUTION - RECOMMENDED VERBIAGE
FOR CITY OF CREVE COEUR
LIMITING USE OF EMINENT DOMAIN

WHEREAS, the City Council desires to express its intention that the use of the power of eminent domain for the benefit of a private developer primarily for a private economic development project.

WHEREAS, to reassure the residents and businesses of Creve Coeur of the City Council's position in this regard, the City Council puts forth its intention not to authorize the use of eminent domain by a private developer primarily for a private economic development project, except as expressly provided herein, while reserving the right to use eminent domain for those traditional areas in which eminent domain has always been used such as public buildings and facilities, building of roads, development of parks and other public uses; and

WHEREAS, before authorizing the use of eminent domain in connection with any private redevelopment project, the City should first seek the partnership of local interests in areas contemplated for redevelopment and should proceed only with the concurrence of substantial numbers of the affected parties or if necessary to eliminate conditions that the City Council considers to be harmful to the public welfare; and

WHEREAS, the City has not previously used and will not in the future use or grant to others its power of eminent domain to condemn property primarily for private economic development purposes, except as expressly provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby establishes a policy that it will not grant a private developer the use of eminent domain primarily for a private economic development project as set out above unless supported: (a) in the form of signed endorsements of the affected property owners other than the developer and its affiliates: or (b) by sale contracts by at least 75% (in number and by acreage) of the affected property owners other than the developer and its affiliates and evidence that all other affected property owners are offered and can accept the same economic terms of sale.

SECTION 2. The City Council will promptly consider amending its Charter to protect the private property rights of all Creve Coeur residents and businesses by incorporating the provisions of this Resolution.

SECTION 3. The City Council pledges to partner with its State elected officials to seek equitable legislation that would create a level playing field for all Missouri property owners. Compensation should be significantly above the fair market value of the property and include assurances that all losses related to condemnation are recovered, such as attorney's fees, relocation costs, and other costs and losses related to, or resulting from, delays between the announcement of a project and consummation of a taking.

SECTION 4. This Resolution is to take effect immediately. The City Clerk is authorized and directed to transmit copies of this Resolution to: Governor of the State of Missouri, Matt Blunt, Missouri State Senator, John Loudon and Missouri State Representative, Sam Page.

ADOPTED this _____ day of _____, 2005.

_____
Harold Dielmann, Mayor

Attest:

_____
LaVerne Collins, CMC
City Clerk

HOT OFF THE PRESS.....October 11, 2005

A PUBLICATION OF THE CREVE COEUR-OLIVETTE CHAMBER OF COMMERCE DEDICATED TO KEEPING BUSINESSES AND RESIDENTS INFORMED ON IMPORTANT EVENTS AND ISSUES: EDITOR: VI SMITH: 314-569-3536.

CHAMBER AND CITY OF CREVE COEUR TO DISCUSS TEMPORARY USES AND SIGNS
Several Chamber retailers and restaurant owners will be meeting on October 21 with Matt Brandmeyer, Director of Planning for the City of Creve Coeur, to discuss the city's current Ordinance as it relates to temporary uses and signs. Full coverage of the meeting will be published in the Chamber's newsletter and upcoming Hot Off The Press.

CREVE COEUR RESIDENTS URGES CITY TO LIMIT USE OF EMINENT DOMAIN: Last night, Creve Coeur resident, Neal Breitweiser, urged the City Council to pass a Resolution similar to one recently passed in Ellisville, but expanded to include private businesses. "The residents of Deaver Lane are very concerned about Eminent Domain being used in Creve Coeur" he said, "given our experience with the city during the development of the 20 year Master Use Plan." Last month the Chamber also asked the Council to pass a Resolution similar to Ellisville, limiting the use of eminent domain on commercial property.

On June 13, 2005, the Creve Coeur City Council did take action to use eminent domain against the BP organization (Creve Coeur Amoco Station), should their sales contract with developer, the Koman Group, not be signed. Part of the BP property was designated for road improvements in a Transportation Development District (TDD) to accommodate traffic generated by future commercial development in the downtown area. ***Councilwoman, Beth Kistner, had indicated that the best way to insure the sale was to have a vote in favor of eminent domain because it would increase the likelihood that BP would not back out of the contract again.***

Last night the Council also discussed the Missouri Municipal League's (MML) newsletter regarding its testimony to the Governor's Task Force on Eminent Domain. ***Although the MML indicated its members were "well represented", Council members indicated that Creve Coeur had not been asked for its opinion.*** Creve Coeur Mayor, Harold Dielmann, asked Councilwoman, Laura Bryant, to work on a Resolution on eminent domain and Councilwoman, Theresa Lynch, offered to help.

CHAMBER TO WELCOME VISITORS TO WEST COUNTY SAFETY FAIR - VOLUNTEERS NEEDED: If you would like to volunteer your services on Saturday, October 22, 2005, for the West County Safety Fair, hosted by Missouri Baptist Medical Center, 3015 North Ballas Road, please call the Chamber office. Lynn Farnsworth, Border's Books and Susan Murphy, Free Spirit Wildflower Designs, will be coordinating this event and handing out information and promotional items donated by the Chamber and its members. Hours are from 11 a.m. to 4 p.m. Please call the Chamber if you would like to lock in a time slot for volunteering. The Chamber will also be accepting donations for its fundraising efforts for Hurricane Katrina victims.

PROMOTIONAL MATERIALS SOUGHT FOR WEST COUNTY SAFETY FAIR: If you have items that you would like to donate to visitors (mostly families) for the Chamber to hand out at the West County Safety Fair on Saturday, October 22, please call the Chamber Office. Items will be accepted until noon, Friday, October 21. These promotional items may include emergency medical kits, hats, t-shirts, flash lights, mugs, key chains, stuffed animals, etc. Please provide at least 100 items for distribution - together with 100 brochures or promotional leaflets on your company's products or services (optional).

CHAMBER LUNCHEON OCTOBER 20 TO FEATURE NATIONALLY ACCLAIMED AUTHOR: If you, your employees, your fellow workers, associates or clients, are in business to market or sell products or services, mark your calendars for the next Chamber Membership Luncheon on Thursday, October 20, at the Marriott Hotel West, Maryville Center. This action-packed meeting will feature nationally acclaimed Keynote Speaker, Linda Nash, MBA, who will ask you **"WHAT ARE YOU <u>REALLY</u> SELLING?** And will answer the question of **"Savvy Marketing for More Sales".** Linda is the author of five books, contributor to three others and creator of the Bounce Back Quotient strength and resiliency assessments used internationally. A leading expert on the human side of change management and resiliency, she has served as an adjunct instructor at Cornell University in New York and Washington University in St. Louis. Call the Chamber for reservations or visit on line at ccochamber.com.

MARK YOUR CALENDARS FOR TWO UPCOMING NETWORKING EVENTS: Mark your calendar for the last Business After Hours this year at the beautiful new branch office of **Southwest Bank** on Thursday, October 27, 5:00-7:00 p.m. and an Open House at **Bristol's Bar & Grill** on Tuesday, November 8, 4:30-7:30 p.m. to sample some of their exciting Holiday menu items and visit their newly renovated meeting facilities.