



**AGENDA
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT
COMMITTEE
CITY COUNCIL CHAMBER
NOVEMBER 15, 2022
8:00 AM**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. **Approval of July 19, 2022 Economic Development Committee Meeting Minutes**
2. **Approval of September 20, 2022 Economic Development Committee Meeting Minutes**

UNFINISHED BUSINESS

NEW BUSINESS

3. **Building Division Update**
Summary: Chief Building Official Gregory Tate will provide a division update

BUSINESS FROM STAFF

4. **Development Update**
Summary: Community Development Director Jason Jaggi will provide a planning update

NEXT MEETING DATE

**The next meeting of the Economic Development Committee will be
January 17, 2023**

ADJOURNMENT

Posted by: _____
Date/Time posted: _____



**AGENDA
CITY OF CREVE COEUR
ECONOMIC DEVELOPMENT
COMMITTEE
CITY COUNCIL CHAMBER
NOVEMBER 15, 2022
8:00 AM**

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



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

1. Call to Order

Chair Ned Maniscalco called the meeting to order. Meeting attendees introduced themselves.

2. Roll Call

Ned Maniscalco	Chair
David Morris	Chamber of Commerce Representative - Vice-Chair
Danielle Finley	Committee Member (Absent)
Roger Levy	Committee Member
Warren Davis	Committee Member (Absent)
Jonathan Sher	Committee Member
Lon Zimmerman	Committee Member
Robert Hoffman	Mayor
Mark Manlin	Council Liaison
Mark Perkins	City Administrator
Jason Jaggi	Director of Community Development
Sharon Stott	Assistant City Administrator

3. Approval of Minutes

1. Approval of March 15, 2022 Economic Development Committee Meeting Minutes

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Roger Levy, Committee Member
SECONDER:	David Morris, Chamber of Commerce Representative - Vice-Chair
AYES:	Maniscalco, Morris, Levy, Sher, Zimmerman
ABSENT:	Finley, Davis

4. New Business

A. Nominations for FY23 Chair & Vice-Chair

Ned Maniscalco accepted nominations for the position of Chair and Vice-Chair of the Economic Development Committee for fiscal year 2023.

Sharon Stott clarified the term for Chair and Vice-Chair is one year but the same individual can serve up to three consecutive terms and that Ned Maniscalco and David Morris are eligible for reappointment.

David Morris nominated Ned Maniscalco as Chair. No other nominations for the position of Chair were received.

Ned Maniscalco nominated David Morris as Vice-Chair. No other nominations for the position of Vice-Chair were received.

Committee appointed Ned Mansicalco as Chair and David Morris as Vice-Chair for FY23.



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

1. Motion to Appoint Ned Maniscalco as Chair for FY23

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Morris, Chamber of Commerce Representative - Vice-Chair
SECONDER:	Ned Maniscalco, Chair
AYES:	Maniscalco, Morris, Levy, Sher, Zimmerman
ABSENT:	Finley, Davis

2. Motion to Appoint David Morris as Vice-Chair for FY23

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ned Maniscalco, Chair
SECONDER:	David Morris, Chamber of Commerce Representative - Vice-Chair
AYES:	Maniscalco, Morris, Levy, Sher, Zimmerman
ABSENT:	Finley, Davis

5. Business from Members

No business from members was discussed.

6. Business from Staff Liaison

A. Development Updates

i. QuikTrip

City Administrator Mark Perkins provided an update regarding the QuikTrip lawsuit for the purpose of educating the new EDC members. Mr. Perkins stated the City denied a Conditional Use Permit (CUP) for the project proposed for a location at the corner of Graeser and Olive; the City lost at Circuit Court and Appeals Court; and the case has been accepted by the Missouri Supreme Court which will most likely be reviewed in the fall with a final decision anticipated in early 2023. Mr. Perkins stated it is the City's opinion is that the Circuit Court reviewed the case as if they were the City Council instead of reviewing it to determine if it was reasonable for the City Council to make that decision based on subjective provisions in the Comprehensive Plan and the long-range goals for the East Olive Corridor.

Ned Maniscalco asked what would happen if the City lost in the Missouri Supreme Court, to which Mr. Perkins stated it would be a reasonable conclusion to assume there will be a QuikTrip at the location. Mr. Maniscalco stated the outcome of the Court's decision may impact whether elected officials have the authority to make decisions regarding development in their respective cities.

ii. 39N

A. Bayer West Campus

Mark Perkins stated a contract has been received by Peer Property Group for the purchase of Bayer's 90-acre west campus due to the consolidation of administrative offices to the east campus; no reduction in workforce is planned; and flexible work schedules has reduced the



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need for larger office spaces. Mr. Perkins added Peer Property Group is proposing a mixed-use development with apartments, town homes, retail, a hotel, parking and a pedestrian center; the timeline is uncertain; requests to the City for incentives are anticipated; and closing may be occurring soon.

David Morris stated there is estimated there will be 3 million square feet of commercial office space turning over in 2023 because companies are no longer requiring the same office footprint as in the past primarily due to flexible work schedules and office buildings are incorporating more employee experience spaces and shared workspaces. Mr. Morris stated he could arrange for the EDC to visit EdgeWest to provide an example of what the future of office space amenities include. Mr. Morris also stated he can generate a report showing trends/statistics of Creve Coeur and surrounding areas regarding office, retail and light industrial vacancies.

1. Bayer West Campus Sale Update

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

RESULT:	ITEM DISCUSSED
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iii. New First Bank Headquarters - 11091 Olive Blvd.

Jason Jaggi stated a brand new 85,000-square-foot First Bank is proposed for the current site with the new building offering smaller work spaces and community areas to attract the next generation. Mr. Jaggi added the Planning and Zoning Commission has already reviewed the plan with a second reading scheduled in August and possible review by City Council in September.

Lon Zimmerman asked if a traffic study will be conducted, to which Mr. Jaggi responded it would be included as part of the review process.

Mr. Perkins stated the new building was part of an incentive offered by the St. Louis Economic Development Partnership to retain First Bank in St. Louis County which includes a tax abatement for a period of years with base tax receipts no less than current.

Roger Levy asked if there is any movement on the former Fresh Market location, to which Mr. Jaggi responded there is a different use proposed for the building.

1. New First Bank Headquarters Proposed

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

RESULT:	ITEM DISCUSSED
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iv. Drive-Through Ordinance Amendments

Jason Jaggi stated staff is reviewing the City's Drive-Through Ordinance following the public's increased use of drive-throughs during the pandemic and the proposed changes do not include changes for those areas adjacent to residential areas. Mr. Jaggi stated Planning & Zoning



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Commission recommended approval; it was discussed with City Council once; and a City Council work session is proposed to more fully discuss the changes.

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>

RESULT:	ITEM DISCUSSED
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v. B & B Theatre

Jason Jaggi stated B & B Theatres is renovating the former AMC Theater West location which will include more comprehensive entertainment options such as a rope course, bowling alley, a climbing wall, a full bar and smaller theaters with full sensory experience seating.

7. Comments from the Public

No comments from the public were received.

8. Adjourn

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

2. Motion to Adjourn Meeting

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lon Zimmerman, Committee Member
SECONDER:	David Morris, Chamber of Commerce Representative - Vice-Chair
AYES:	Maniscalco, Morris, Levy, Sher, Zimmerman
ABSENT:	Finley, Davis



**Economic Development Committee
Committee Meeting Minutes
September 20, 2022
8:00 AM**

Off Site – Edge@West, 12645 Olive Blvd., Creve Coeur, MO

1. Call to Order

2. Roll Call

Ned Maniscalco	Chair
David Morris	Chamber of Commerce Representative - Vice-Chair
Danielle Finley	Committee Member (Absent)
Roger Levy	Committee Member (Absent)
Warren Davis	Committee Member (Absent)
Jonathan Sher	Committee Member
Lon Zimmerman	Committee Member
Robert Hoffman	Mayor
Mark Manlin	Council Liaison
Mark Perkins	City Administrator
Sharon Stott	Assistant City Administrator

3. Tour of EDGE@West Facility

Tom Ray, CBRE, provided a guided tour of Edge@West located at 12645 Olive Blvd., Creve Coeur.

4. Adjourn

Tour ended at 8:50 a.m.

The next EDC meeting is scheduled for Tuesday, November 15, 2022 at 8:00 a.m.