



**Economic Development Committee  
Committee Meeting Agenda  
August 17, 2017  
8:00 AM  
City Council Chamber**

- 1. Call to Order**
- 2. Roll Call**
- 3. Unfinished Business**
  - A. Sign Code Amendment Discussion***
- 4. Approval of Minutes**
  - 1. Approval of July 20, 2017 Economic Development Committee Meeting Minutes**
- 5. Business from Members**
- 6. Business from Staff Liaison**
- 7. Next Meeting September 14, 2017, 8 AM**
- 8. Adjourn**



**Economic Development Committee  
Committee Meeting Minutes  
July 20, 2017  
8:00 AM  
City Council Chamber**

**1. Call to Order**

**2. Roll Call**

Kent Skornia	Committee Member	(Absent)
Mark Manlin	Committee Member	
Deborah Matson	Committee Member	
Mark Gorksi	Vice-Chair	(Absent)
Stephen Bisch	Committee Member, Chamber Representative	
Robert Bockserman	Committee Member	
Sekhar Prabhakar	Chair	
John Meek	Committee Member	(Absent)
Vinh Tran	Committee Member	(Absent)
Charlotte D'Alfonso	Councilman	
Barry Glantz	Mayor	
Mark Perkins	City Administrator	
Sharon Stott	Assistant City Administrator	
Jason Jaggi	Director of Community Development	
Bess McCoy	PIO	

**3. Approval of Minutes**

**1. Approval of May 18, 2017 Economic Development Committee Meeting Minutes**

Stephen Bisch moved, seconded by Robert Bockserman, to accept the minutes from the Economic Development Committee Meeting on May 18, 2017. Motion passed unanimously.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Stephen Bisch, Committee Member, Chamber Representative
<b>SECONDER:</b>	Robert Bockserman, Committee Member
<b>AYES:</b>	Manlin, Matson, Bisch, Bockserman, Prabhakar
<b>ABSENT:</b>	Skornia, Gorksi, Meek, Tran

**4. Unfinished Business**

**A. Business Outreach Subcommittee Update**

Sekhar Prabhakar stated John Meek and Councilmember Ted Ruzicka had met informally a couple of months ago to discuss ways to better communicate with businesses, but there has not been further development since the last meeting.

Discussion included collaboration with the Creve Coeur-Olivette Chamber and the Venture Cafe. Mr. Bisch stated the EDC has struggled to get beyond discussion and into action.

Prior EDC related actions have included hosting forums and roundtable discussion by sectors to better understand what the needs of businesses. The subcommittee plans to meet and prioritize action items and bring to the EDC for consideration.



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Mr. Mark Manlin volunteered to replace former EDC member David Schlafly as a member on the subcommittee. Subcommittee members consist of: EDC members Sekhar Prabhakar, John Meek, Mark Manlin and Council liaison Charlotte D'Alfonso.

## 5. New Business

### **A. Chair & Vice Chair Annual Election**

Mr. Bisch moved, seconded by Mark Manlin to nominate Sekhar Prabhakar as chair. Motion passed unanimously.

Committee discussed nomination of vice-chair. Current vice-chair is Mark Gorski. He is eligible for reappointment.

Mr. Bisch moved, seconded by Mark Manlin to defer the nomination of the position of vice-chair until next EDC meeting. Motion passed unanimously.

### **B. Commercial Occupancy Update**

#### **1. Economic Development Committee - Commercial Occupancy Update**

**Summary:** Staff will provide commercial occupancy update.

Mr. Perkins provided an overview of a report by the St. Louis Economic Development Partnership regarding occupancy statistics of Creve Coeur commercial properties. Highlights included:

- Overall Commercial Market - 8.8% vacancy rate; 5-year average 9.8%
- Industrial Market - 8.1% vacancy rate; 5-year average 4.1%
- Multi-Family Market - 8.2% vacancy rate; 5-year average 6.7%
- Office Market - 9.1% vacancy rate; 5-year average 12.5%
- Retail Market - 8.6% vacancy rate; 5-year average 7.1%
  - Discussion included questions about the former location of Fresh Market at CityPlace. Mr. Perkins stated there has been interested companies to lease property if the current owner would reduce long-term lease rates as a result of building improvement costs necessary.

### **C. FY2018 Meeting Dates**

Meeting dates for FY2018 were presented. Ms. Deborah Matson noted September 21, 2017 meeting date falls on a Jewish holiday.

Revised schedule for the regular meeting dates of the EDC for FY2018:

Thursday, September 14, 2017, 8:00 a.m.  
Thursday, November 16, 2017, 8:00 a.m.  
Thursday, January 18, 2018, 8:00 a.m.  
Thursday, March 15, 2018, 8:00 a.m.  
Thursday, May 17, 2018, 8:00 a.m.

Meetings are generally held in the Council Chamber.



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## 6. Business from Members

Mayor Barry Glantz suggested the EDC set one to three action items for the year and prioritize activities including making the Business Awards a signature event for the EDC.

### Action Items:

- Sharon Stott will send links to the Strategic Plan 2018-2020, the Comprehensive Plan 2030, the Creve Coeur Economic Development Strategy and Business Awards information to all members.
- Ms. Stott will send the suggested action items discussed previously by the EDC to all members to revisit.
- All EDC members to review information and suggest any additional recommendations for subcommittee to discuss.
- Subcommittee schedule time to meet to discuss action items and recommend priorities to entire EDC.

## 7. Business from Staff

### ***A. Building & Development Update***

Director of Community Development Jason Jaggi stated the City has received an application for the HBE site. HBE was built in 1980 and application to repurpose existing building for a Hilton Tapestry Hotel and build a new multi-tenant office building and high-end restaurant. Public hearing is anticipated to occur on August 7, 2017, at the Planning & Zoning Commission meeting. Mr. Jaggi anticipates the application will need to go to the Board of Adjustment to request certain variances.

In addition, Mr. Jaggi stated several commercial property owners have requested sign code amendments for retail properties because they feel the zoning code is too restrictive. One amendment recommended is to increase the size of monument signs which will require further discussion with Planning & Zoning Commission.

### ***B. 39 North Update***

Mr. Perkins anticipates more information will be forthcoming and suggested postponing discussion to the next EDC meeting.

## 8. Next Meeting - Thurs., Sept. 14, 2017

## 9. Adjourn

Mr. Bisch motioned, seconded by Mark Manlin to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 9:10 a.m.