



ECONOMIC DEVELOPMENT COMMISSION

PUBLIC NOTICE POSTED IN ACCORDANCE WITH 610 RSMO 1986 AS AMENDED.
Posted By T Politowski Date 07-19-2021 Time 12:00 P.M.

City of Maryland Heights
11911 Dorsett Rd.
Tuesday, July 20, 2021 – 5:30 PM

A. CALL TO ORDER

B. ROLL CALL

| | |
|------------------------|-------------------------|
| Dennis Winthrop | Jim Usry |
| Mike Devereux | Fletcher Wells |
| Mike James | Charles Eschmann |
| Greg Barker | |

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

January 19, 2021 –Minutes

E. PUBLIC FORUM

F. OLD BUSINESS

1. Westport Plaza

G. NEW BUSINESS

1. JMN (Outdoor Storage)
2. Heroes Park

H. PROJECT UPDATES

1. Sustainability Center
2. TriStar
3. Riverport
4. Millpark

I. COMMUNICATIONS AND OTHER BUSINESS

1. Billboard Signage
2. Levee District

J. ADJOURNMENT

The City of Maryland Heights is working to comply with the Americans with Disabilities Act (ADA). Reasonable accommodations will be provided when requested. To request such, please call City Hall, 314-291-6550 V or use Relay Missouri 1-800-735-2966 TDD at least 48 hours in advance of the meeting and communicate your needs

DRAFT



MINUTES

**ECONOMIC DEVELOPMENT COMMISSION
ZOOM – Tuesday January 19, 2021 – 5:30 p.m.**

CALL TO ORDER

A meeting of the Council Committee on Economic Development and the Economic Development Commission was held on Tuesday January 19, 2021 at the Government Center, 11911 Dorsett Road. Chairman Caverly called the meeting to order at 5:31 P.M.

ROLL CALL

Commission Members

Commission Members

Present

Absent

Dennis Winthrop
Mike James
Greg Barker
Jim Usry
Fletcher Wells
Charles Eschman

Mike Devereux

Jim Carver, Economic Development Manager reported a quorum was present.

Also present: Tina Politowski, Economic Development Management Assistant. Gabby Macaluso, Assistant to City Administrator, and Erin LoRusso, City Planner.

APPROVAL OF AGENDA

Moved by Councilman Dirck, seconded by Councilwoman Taylor and unanimously carried to approve the Agenda as submitted.

APPROVAL OF MINUTES

Moved by Councilwoman Taylor, seconded by Councilman Dirck and unanimously carried to approve the July 21, 2020 minutes as submitted.

PUBLIC FORUM

None

OLD BUSINESS

None

NEW BUSINESS

Veterans Memorial Park

Mr. Carver presented the plan for a parcel located at 1101 Dorsett Rd. to become a Veteran’s Memorial Park. He stated the City has the property

under contract and should close sometime in March, 2020. Mr. Carver stated he hopes to incorporate fallen first responders from Maryland Heights into the memorial. Mr. Carver asked the committee and commission for guidance on the project once the property has been purchased and plans move forward.

Mr. Caverly stated he looks forward to seeing the development of the memorial.

Sustainability/Interpretive Center

Mr. Carver discussed the property adjacent to Pattonville High School located at 2443 Creve Coeur Mill Rd. He described how the property will become a learning center based on renewable energy and sustainable living practices. Mr. Carver discussed 3 different greenhouses being considered for the site and went into detail on the differences in the 3. He described the plan to operate the greenhouses off of natural resources such as rain water recycling and solar energy. Mr. Carver also mentioned the plan to have community gardens throughout the property.

NorthPort Location

Mr. Carver updated the committee and commission on the old Northport property located on Dorsett Road. He stated the site has been demolished and the developer, H2 by Hilton, plans to start construction in March.

Tony's Donuts

Mr. Carver updated everyone regarding the new Tony's Donuts location located at the corner of Dorsett and Fee Fee Roads. He stated the project should have permits issued in the next month or so, moving the development forward.

High Ridge Heights

Mr. Carver updated the commission and committee on the plans for the High Ridge Heights subdivision. He stated the city plans to continue their efforts, however, the city has been unsuccessful gaining contracts on a couple of properties in the subdivision.

Dorsett/Fee Fee Rd. Demolitions

Mr. Carver stated the Mauer Towing site has been demolished and following the removal of utilities at the Pete's Automotive site, that building will be demolished as well. He mentioned once the Pete's building is removed, the site will be eligible for sale for new development.

Millpark Development

Mr. Carver updated the commission and committee on the long awaited 93,000 sq. ft. Millpark development. This development is on the old

fountain lakes site adjacent to Carol House Furniture. He stated the developers have end users and plan to break ground in March or April.

**TriStar
Development/River Valley
South**

Mr. Carver stated the 127 acre TriStar Development is moving forward and quickly. The developers intend to break ground in the first week of April with plans to complete 6 buildings by 2023. The \$101 million dollar project will include major roadway improvements to River Valley Drive. He mentioned the buildings will consist of logistics and industrial operations creating approximately 1100 jobs in the area.

Covid-19 Impact

Mr. Carver stated the true impact on our business community is yet to be seen. He discussed several businesses closing office space and moving to a work from home operation as well as the impact of the COVID restrictions and the possibility of restaurant closures. He stated several businesses in the community are thriving through the pandemic and his hope that the City will end 2021 on a positive outlook. Mr. Carver stated he will keep the committee and commission updated as information comes available from our business community.

MO. Certified Sites

Mr. Caverly mentioned Missouri Certified Sites and asked Mr. Carver what he knew about them.

Mr. Carver stated the City currently has no sites eligible for the Certified Sites list. He stated Certified Sites are locations in which a local government or Economic Development organization has completed a process of requirements, including but not limited to utility prep and major infrastructure additions to the site prior to marketing for development. Once the requirements are met and the site approved, it would be added to a statewide inventory list.

Mr. Carver thanked the attendants for participating and giving their guidance.

Adjournment

There was no further business, Chairman Caverly moved by Councilwoman Taylor, Seconded by Councilman Borgmann.

Recording Secretary

Date Accepted