

**CITY OF OLIVETTE
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
JULY 24, 2023**

The City of Olivette Economic Development Commission hosted a meeting July 24, 2023, at 7:00 PM at the Olivette City Center, 1140 Dielman Road, Olivette, MO 63132. The meeting was conducted both in person and via videoconferencing on Zoom. Economic Development Commissioner Chair Rod Patershuk called the meeting to order at 7:00 PM.

1. ROLL CALL

On roll call, the following Commission members were present in person: David Moons, Nate Zelinske, Becky Jacob & Chairman Rod Patershuk.

Also, in attendance: City Councilmember Gregory Carl (attending via videoconference), Director of Planning and Community Development Carlos Trejo, Senior Planner Dawn Doty (attending via videoconference), and Planning and Zoning Administrator Jack Carswell.

A quorum being present, Chairman Patershuk declared the meeting in session for the transaction of business.

2. PUBLIC COMMENTS

Chairman Patershuk opened he floor to public comments. There were none.

3. COMPREHENSIVE PLAN UPDATES

Planning Director Trejo provided a comprehensive update on the progress of the ongoing Comprehensive Plan. During his presentation, Mr. Trejo elaborated on the formation and objectives of the Comprehensive Plan Advisory Committee. Furthermore, he emphasized essential aspects derived from a previous presentation conducted on July 13th, which included key highlights from a Market Analysis, showcasing pertinent housing data, and presenting survey results. Notably, this presentation effectively conveyed the aspirations of Olivette's residents, encapsulating their desired future changes and the upcoming developments. The Commission conducted discussions based on certain information based on the Spending Potential Index, potentials within planning, community engagement and other information highlighted with in the presentation. Mr. Trejo answered any questions the Commission had regarding the Comprehensive Plan update presentation.

4. BUSINESS COMMUNITCATIONS

A. New Businesses (Licensing Data)

Senior Planner Dawn Doty presented the Commission with information regarding new businesses and licensing. Mrs. Doty stated that the YTD (Year to Date) information may change because the city still receives business applications occasionally. Mrs. Doty informed the Commission on the city's official date for business applications is May 15th. May 15th is the date of expiration on all business licenses throughout the city every year. Mrs. Doty stated that to date (July 24, 2023) there are 224 total registered businesses, with 4,184 employees. Mrs. Doty proceeded to show graphics by commercial quadrant. There was a diverse spread of the number of businesses by commercial quadrant, however majority of the employees work within the Olive East Commercial Quadrant.

Mrs. Doty also presented the Commission with information about the number of businesses by license type, and number of employees by license type. Majority of businesses and employees by license type were within the "service" field, with a total of 164 businesses, and 3,319 employees. Mrs. Doty also explained what types of businesses fall under the term "service" which include restaurants,

IT, business services, real-estate, and more. Direct sales fall under the “merchant” category. Restaurants can fall under “merchant” and “service.”

Mrs. Doty then explained the graphic depicting business sectors by number of businesses. Olivette is leading with “Professional, Scientific, and Technical Services,” followed by “Health Care and Social Assistance.”

5. 5-YEAR ECONOMIC DEVELOPMENT PLAN

Mr. Trejo informed the Commission that there is an opportunity to compare the 2017, pre-pandemic data with last year (2022), and 2023’s data to examine trajectories. Mr. Trejo carries on explaining impacts such as how Enterprise Fleet Management’s building is up for sale. Mr. Trejo answered questions from the Commission about Enterprise Fleet Management. Mr. Trejo also provided updates to the Commission regarding Virginia Tile. The Virginia Tile building is up for lease. Mr. Trejo stated that this is mainly due to consolidation.

6. OTHER BUSINESS

A. Meeting Minutes

There were no meeting minutes this meeting.

B. Reports

Mr. Trejo informed the Commission on information regarding new businesses, such as the consignment dealership; RP Exotics, the Wine Merchant, the Parisian Café which will be located in Olive Crossing development. Mr. Trejo also updated the Commission with information regarding Olive Crossing and The Clover Apartments. The Commission proceeded to ask questions and conduct a discussion related to new developments and the recent apartment projects. Mr. Trejo answered all the Commission's questions.

Mr. Trejo also informed the Commission about the new plans for the Planthaven Commercial Center, and the proposed “brewpub.” Mr. Trejo informed the Commission on the Olive Crossing Development and the ordinances that are associated with PDD (Planned Development District). Mr. Trejo provided information to the Commission on the possibility of a grocer located at Olive Crossing. During this time the Commission discussed the possible grocer options. Commissioners asked questions in relation to the grocer, and Mr. Trejo responded accordingly. Councilmember Gregory Carl provided the Commission with more information regarding the grocer. Mr. Trejo stated that Aldi was changed to a permitted grocer. The Commission conversed about developments occurring outside of Olivette but within close proximity to the Olive Crossing development.

Chairman Patershuk started a discussion regarding the survey response data shown in the Comprehensive Plan update in which Mr. Trejo highlighted at the beginning of the meeting. The discussion shifted back towards the proposed grocer. Mr. Trejo informed the Commission on the how the previous Olive Crossing plans have changed over time and continued to inform the Commission on the current plan for the properties. The Commission continued to discuss about developments; past, present, and future, throughout Olivette.

Mr. Trejo explained Olivette’s and University City’s 2010 joint project where both municipalities coordinated to examine the I-170 crossing. Mr. Trejo explained that due to differences between both municipalities councils the project stopped in 2012. Mr. Trejo provided a visual showing a design from January 2023, for the Olive Crossing development and the I-170 interchange,

Mr. Trejo informed the Commission that the motion failed for the proposed dispensary. The Commission conversed about the failed motion, and Mr. Trejo answered any questions that were asked. Councilmember Carl provided traffic and circulation information regarding the proposed

dispensary site. The discussion shifted to focus on traffic conditions, circulation, and customer influx around and for the site. The Commission also discussed their ideas and opinions about the future of that site.

Mr. Trejo notified the Commission about the arrival of the new City Manager, starting on August 7th, 2023.

The Commission and Mr. Trejo discussed possible times for the next Economic Development Commission meeting regarding the possible Olive Crossing development tour.

Mr. Trejo informed the Commission on updates regarding the Chambers networking event.

7. ADJORNMENT

Commissioner Patershuk asked if there were any further questions or comments. There were none. The meeting adjourned at 8: 28 PM.