

# Crestwood ~ A Community for a Lifetime

JANUARY/FEBRUARY 2008

## The City's Economic Development Efforts are Working Millions of Dollars of New Investment Now Occurring in Crestwood

One of the best ways for the City to keep its tax rate low and its services high is to stimulate new investment in our community. Over the past year, the Mayor, Board of Aldermen and the City Staff have been working hard to bring new business investment to our community. These efforts are now paying off in a big way.

**Crestwood Square Community Improvement District:** This \$5 million improvement involves the renovation of the former Sports Authority and Office Depot space to accommodate new retail users. In April of 2008, Westlake Ace Hardware and Monkey Joe's occupied the old Sports Authority space. Another new business, Sign Kraft has opened. Friar Tuck Beverage will be opening in the former Office Depot space in April of 2008. This project required the creation of a Community Improvement District which includes a 1 cent value added sales tax to pay for certain project improvements.

**Sappington Square Community Improvement District:** This \$12 million project will provide for the construction of 60,000 square feet of retail space at the southeast corner of Watson and Old Sappington Road. This development will include five separate retail buildings built to high architectural standards. The first four retail buildings are now constructed and house Creve Coeur Camera and a drive thru Starbucks. Other retail businesses expected to arrive within the next several months include Pancheros Restaurant and FedEx/Kinkos. This project required the creation of a Community Improvement District with includes a 1 cent value added sales tax to pay for certain project improvements.

**Metro Urological/St Anthony's Urgent Care Facility:** Currently under construction at the northwest corner of Big Bend Crossing is a two story, 20,000 square foot medical building. The first floor of this building will include St. Anthony's Urgent Care Facility. The second floor will include medical offices operated by Metropolitan Urological Specialists. The construction cost of the building is estimated at \$3.75 million. This building is scheduled to open in the Spring of 2008. No tax assistance was required for this project.

**Crestview/Spectrum Senior Living Facility:** Also currently under construction is a \$21 million senior living facility located at 8660 Grant Road. This new state of the art facility will include 132 living units ranging in size from 400 square feet to 1000 square feet. All residents of the facility will have available to them a wide range of services including country style meals, transportation and on site entertainment, recreation and fitness activities. The Home Health Company will also be on site to provide medical assistance and related services. All units are rental ranging in price from \$2,000 per month to \$3,400 per month which includes all the above amenities. No tax assistance was required for this project.

**Plazaview Dental:** Plans have also been approved for the conversion of the former Pier 1 Building into a dental office use on the second floor and two medical uses on the first floor. The cost of this remodeling is estimated at \$330,000. All remodeling work associated with this project is expected to be completed in the Spring of 2008. No tax assistance was required for this project.

**Salama Office Building:** Plans have been approved for the construction of a two story, 16,000 square foot office building to be located on a 1.43 acre site just east of Value City. The construction of this building is estimated to cost \$2.7 million. Grading has begun on the site and construction should be completed by the Fall of 2008. No tax assistance was required for this project.

**New Truman Bank Building:** Plans have been approved for the construction of a new Truman Bank Building at 9945 Watson Road. The construction of this building is estimated at \$1.5 million. Demolition for this project is expected to take place in January of 2008 with all construction to be completed by the Fall of 2008. No tax assistance was required for this project.

**Shell Expansion:** The Shell/CFM business located at 8600 Watson Road will be expanding their existing business. This business recently purchased the property at 8614 Watson Road and demolished the former building on this site. They are now in the process of adding a new gas pumps and constructing a new car wash and convenient food mart on the new combined parcel. The estimated cost of construction is \$900,000. No tax assistance was required for this project.

**Watson Plaza:** During the 2007 calendar year, a number of businesses has filled vacant space at Watson Plaza. These businesses include E. J.'s Designer Shoe Outlet, Catherine's, Bridal Inspirations, and Custom Cuts.

## MAYOR'S MESSAGE



Happy New Year to everyone in our City. I hope your Christmas Holidays were joyful for your families and friends. As I look back on 2007, the City was blessed by having dedicated employees whom are always insuring the citizens are receiving the services they expect. We are also extremely fortunate to have citizens who volunteer and devote their time to help on our commission and boards and stay concerned about how our City is recovering over the past few years.

We see improvements and progress in our efforts. Because of the residents desire to make this community one of the most desirable places to live and work, we see the results by once again having a balanced budget for the third straight year. That doesn't mean we have the resources we once enjoyed many years back, but it indicates the City is constantly moving in the direction of stabilizing our finances for the future. Most of us were amazed that our reserves had grown to the level that the Board and I had to spend time to decide how to keep those reserves at a level where we can insure enough is available to provide the cash flow necessary to meet our obligations during low periods that occur during the year.

I know this is confusing to some of you, but our revenues come into the City in uneven amounts during the year and that is when we need those reserved funds to carry us thru those periods. Sales tax revenues are the ones that are the most difficult to predict. This is why the finances are always difficult to predict. That is why the City must continue to maintain a constant vigilant oversight of the people's money.

Over the next several months the Board of Aldermen will hold several Town Hall Meetings with the residents for feedback on the services being provided and input on improvements that may be desired. As this newsletter goes to press, a January date has tentatively been set, but the dates of these meetings have not been finalized. This is an election year and I have filed for re-election as your Mayor, therefore, I will not participate in these Town Hall meetings. I will be there to listen to your views and concerns as a member of the audience.

I know many of our citizens are anxiously awaiting news concerning our Crestwood Mall and we will provide you any information received from Westfield as soon as possible.

Sincerely,

*Roy L. Robinson*

### ELECTION

On Tuesday, April 8, 2008, voters of the City will elect one Mayor, for a three-year term. Under the City's Charter, the term for the Office of Mayor is three years. That person elected in April 2008 will serve until April 2011.

Anyone wishing information regarding the qualifications for office, the process for filing, or a candidate filing packet, may contact the City Clerk's Office at 729-4700. The filing packet includes general information about the city and the office, as well as, Declaration of Candidacy and Petition forms. Information regarding finance disclosure reports from the Missouri Ethics Commission will also be provided. In order to file as a candidate, a qualified person must gather signatures of at least 20 registered voters of the city supporting his/her candidacy and pay a \$5.00 filing fee. Ballot order is determined by the order in which candidate filings are received by the City Clerk.

The filing period is set in accordance with State law and City ordinances. The filing period began at 8:00 a.m. on Tuesday, December 18, 2007, and will end at 5:00 p.m. on Tuesday, January 22, 2008. Due to holidays, Government Center Offices will be closed January 1, 2008 and January 21, 2008.

### FIRE SAFETY

Over the past several months the Department has received inquires regarding bonfires and the use of deck warmers or chimeneas. Here are some simple guidelines. In order to be in compliance with the approved ordinances all fires must be used for cooking or recreation. Do not use fire to dispose of yard or construction waste. All bonfires must be at least 50 feet from any structure. They must be enclosed with a ring of non-combustible material and cannot be larger than 5 feet in diameter. Generally, a bonfire requires a permit to be issued through the Fire Department. The use of approved containers; portable firepits, deck warmers, or chimeneas need to be at least 15 feet away from any structure. The use of these containers does not require a permit. A good rule of thumb to determine what is allowable to burn is to use the same type of fuel (wood) you would use in your fireplace.

Open burning; bonfires and recreational fires must be constantly attended until the fire is extinguished. A method to extinguish the fire must be available for immediate use. Examples would be a garden hose, dirt or sand. Consider the weather conditions prior to igniting a fire. If it is extremely dry or windy the chances of the fire spreading are greatly increased. Avoid lighting fires that could be offensive or objectionable because of smoke or odor emissions. If you have any questions regarding recreational fires contact the Fire Marshal, Mark Menning at 729-4741.

## City Takes Proactive Steps To Update Crestwood Mall

Many of our citizens are concerned about the status of the Crestwood Plaza and the future role it will play in the City's progress toward complete financial recovery. Since 1958, Crestwood Plaza has served as both the retail anchor for Southwest St. Louis County and the economic development engine for the City of Crestwood. Over the past decade, the performance of this retail center has declined due to competition from newer retail centers like West County Mall and Gravois Bluffs and a lack of major reinvestment in the property by the current owners. This has led to a steady decline in sales at this site as well as the City's ability to collect sales tax revenue necessary to fund City Services.

On August 28, 2007, the Board of Aldermen unanimously approved a process to solicit development proposals for the Crestwood Plaza property called a Request for Development Proposals. This is one process used by municipalities to seek out developers to acquire and redevelop a piece of property. The RDP document includes a description of the property, guidelines concerning what type of development the City would like to see on the site and a description of economic development incentives the City is willing to consider for the project. This RDP was mailed to 123 companies across the country. Requests for Development Proposals were originally due to the City by Friday, December 14, 2007 at 4:00 p.m.

In addition, the owner of the property has retained the services of a national real estate broker to sell the property. This broker has kept City Officials informed of progress toward selling the property, but has asked that this information be kept in the strictest of confidence. It is our belief at this point that Crestwood Plaza will be likely owned by another party sometime in early 2008.

Given the possibility of the Mall being sold sometime in the near future, the City has extended its RPD deadline to March 3 at 4:00 p.m. The stabilization and rejuvenation of Crestwood Plaza remains a high prior of the City. We are committed to keeping our citizens informed of this effort while honoring the confidential nature of the negotiation and ultimate sale of private property.

## City Adopts 2008 Budget

On December 11, 2007, the Crestwood Board of Aldermen unanimously approved the City budget for Fiscal Year 2008. This budget totals \$12,685,936 in revenues (including a one time transfer of \$17,532 from the performing arts fund) and \$12,676,109 in expenditure with total revenues exceeding total expenditures by \$9,827. This budget fully meets the City's debt obligation by including \$471,317.02 in principle and interest payments to Royals Bank as required by the passage of Proposition S and by including \$1,056,840 in principle and interest payments for the Aquatic Center debt.

In addition, this budget includes \$1,348,570 for the reinvestment in our City's equipment, infrastructure and facilities. Street funding has been included for concrete slab replacement on Carriemae Court, Conser Court, Missy Court and Grant Park Drive. The FY 2008 budget also includes funding for the design of the Pardee Road Bridge which is scheduled for replacement in 2009 and funding for the Grant Road Reconstruction Project scheduled to begin in early 2008. An additional capital improvement expenditure include the lease/purchase for a new City-wide communication system. All other capital improvement items include routine investments in the City's infrastructure and equipment.

The FY 2008 Budget eliminates the Economic Development Division from the budget as well as the position of Economic and Community Development Manager. A Management Analyst position was added to the budget at a slightly lower cost to pick up some of the workload from this eliminated position. This budget also includes the restoration of \$18,000 for seasonal park employees which was eliminated from the budget in FY 2005. All other service levels remain at last year's staffing level.

This budget also works to protect the significant improvement the City has made in strengthening its cash position.



CRESTWOOD SUNSET-HILLS  
AREA

CHAMBER OF COMMERCE

The Chamber of Commerce asks you to support the businesses that support this community. Please visit the Chamber website at [www.ourchamber.com](http://www.ourchamber.com) to see a list of member businesses. Thank you!

## TOWN HALL MEETINGS

### Coming Soon

The first in a series of Town Hall Meetings is tentatively set to be held on Tuesday, January 29th at 7:00 p.m. in the Board of Aldermen Chambers at the Crestwood Government Center. Please plan to attend. Additional Town Hall Meeting dates will be announced, but are not yet available as this issue of the newsletter goes to press. Please check the City's website at [www.ci.crestwood.mo.us](http://www.ci.crestwood.mo.us) or call City Hall at 314-729-4700 for further information.

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 (314) 729-4700  
 www.ci.crestwood.mo.us

**Mayor Roy Robinson**  
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**City Administrator**  
 Frank Myers  
 314-729-4780

**City Clerk**  
 Tina Flowers  
 314-729-4773

**Department of Fire Services**  
 Chief Karl E. Kestler  
 314-729-4740

**Police Department**  
 Chief Mike Paillou  
 314-729-4840

**Department of Public Services**  
**Public Works/Parks & Recreation**  
 Jim Eckrich 314-729-4720

**Whitecliff Park Community Center**  
**Manager**  
 Amy Meyer 314-729-4860

**Ward 1**  
**Alderman Rich Bland**  
 9609 Cornish Dr., 63126  
 314-849-5742

**Ward 2**  
**Alderman Chris Pickel**  
 1360 Raycrest Dr., 63126  
 314-966-4866

**Alderman Mac McGee**  
 9210 Arban, 63126  
 314-849-2567

**Alderman Steve Knarr**  
 1028 Banyon Dr., 63126  
 314-965-4519

**Ward 3**  
**Alderman Gregg Roby**  
 9126 Buxton Dr., 63126  
 314-842-4109

**Ward 4**  
**Alderman Steve Nieder**  
 9131 Cherry Brook Lane, 63126  
 314-843-2362

**Alderman Jerry Miguel**  
 7942 Camelot Ln., 63123  
 314-849-0069

**Alderman John Foote**  
 8865 Glenrose, 63126  
 314-843-5426

Crestwood Connections Jan/Feb 2008—press date December 21, 2007

## Fulfill Your New Years Resolution

Winter classes start the beginning of January. Contact the Community Center for more information 314-729-4860.

### Fitness Room Hours

Monday, Wednesday, Friday 6 a.m. – 9 p.m.  
 Tuesday, Thursday 9 a.m. – 9 p.m.  
 Saturday 8 a.m. – 1 p.m.

## Renew Your Crestwood I.D. Card

The resident I.D. card is required to receive resident rates. These cards must be renewed each year. To renew or get a new card, bring your personal property tax receipt or an unpaid utility bill along with your drivers license to the community center.

## Daddy & Daughter Valentine Dance

Little girls and their favorite man are invited to join us at the Community Center from 5:30 to 8 p.m. on Saturday, February 9. Enjoy those special moments that are gone all too soon with an enchanted evening of music, food, fun and dancing. Tickets - on sale from Jan. 8 to Feb. 5. Proceeds benefit Whitecliff Summer Playhouse. Limit 130 \$25/couple \$10/additional daughter

# CALENDAR

*All Meeting will be held in the Auditorium unless noted*

## January

## February

- |    |  |    |   |
|----|--|----|---|
| 1  | New Year's Day ~ Offices Closed                    | 5  | Election Day  |
| 8  | Board of Aldermen, 7:00 p.m.                       | 6  | Planning & Zoning, 7:00 p.m.                              |
| 14 | Police Board, 7:00 p.m., *Fire Dept. Training Room | 11 | Police Board, 7:00 p.m., *Fire Dept. Training Room        |
| 15 | Animal Control Board, 7:00 p.m.                    | 12 | Board of Aldermen, 7:00 p.m.                              |
| 16 | Public Works Board, 7:00 p.m.                      | 13 | Sign Commission, 7:00 p.m.                                |
| 21 | Martin Luther King Day ~ Offices Closed            | 14 | Board of Adjustment, 7:00 p.m.                            |
| 22 | Board of Aldermen, 7:00 p.m.                       | 18 | President's Day ~ Offices Closed                          |
| 28 | Parks Board, 7:00 p.m. * Community Center          | 19 | Econ. Dev. Commission, 7:00 p.m., *Administration Offices |
|    |  | 19 | Fire Board 7:00 p.m., *Fire Department Training Room      |
|    |  | 26 | Board of Aldermen, 7:00 p.m.                              |

Crestwood's Board of Aldermen will be holding

## Town Hall Meetings

beginning in January

Check the City's Website at [www.ci.crestwood.mo.us](http://www.ci.crestwood.mo.us)  
 or call City Hall at 314-729-4700 for further information.