

Dear Darden would like a Cheddars,

Have you thought about the benefits of expanding near the St Louis International Airport? You have great records already for determining if a St Ann Location would be a great idea, as you already have an Olive Garden Location just 5 miles down the road from our Crossings at Northwest Location that does very well.

St Ann would be a great location in-between both St Charles County and St Louis City and just across the street from Lambert International Airport, located within St Louis County.

<http://looplink.naidesco.com/xNet/Looplink/TmplEngine/ListingProfilePage.aspx?stid=naidesco&LID=4407574&LL=true&UOMListing=&UOMMoneyCurrency=&RentPer=PY&SRID=0&IP=false>

With our renovation of our mall, businesses are finding it has been well worth their time and money to invest here.

Starbucks opened with its strongest open on June 2017, to date it is their best performing location in St Louis and Raising Canes now open a year still toting its highest volume restaurant in the region, at **The Crossings at Northwest**, which has been renovated to entertain half business and half retail. Even Aeneas Williams (Previous Rams Player) just opened his church in the old Toys R Us building and Charter Spectrum (600ees), the St Louis County Election Board+smaller County offices (300 ees), American Family Insurance 2018 (600 ees), Save A Lot Corporate Office 2018 (400+ees), Cardinal Healthcare plus other call centers are located right here. First Watch will be opening in 2018. This model promotes success as the business employees tend to supply the retail/food businesses, we have found that our anchor store, Menards-attracts from a 20-mile radius. The traffic counts on our main strip, St Charles Rock Road (Mo180) are up, up, up! We have two great school districts Ritenour and Pattonville - (Pattonville is rated **top 20 in the State**). We have seen interest in our out lying business property's as well, with a Dollar General, We Rock the Spectrum-Kids Gym and a Waffle House opening in 2018 as well and an Aldi's that opened in 2017. Our State has recognized our increased traffic counts and between 2019-2021 have scheduled a complete renovation with ADA updates to our main strip St Charles Rock Road.

St Ann, is a Gem in a Central Location of the region. Located just off Highway 70 at Cypress Rd or Lindbergh exits and just 5 min from the Airport we are literally just 20 minutes from anywhere in the St Louis/St Charles Region. St Ann was built in the early 40's right after WWII by the Vatterott's and the Schraeder's. Many of our original home owners still reside here in St Ann. In 2018, we celebrate our 70th Anniversary. Our city hosts many events, including in September the St Ann Days and Parade. We find the Parade is a great way to promote FREE Advertising for our Businesses to the residents

- Six Beautiful parks well maintained,

- A strong police force in place to ensure safety and security with a 2-minute average response time. Here in St Ann you will often see people walking for exercise or walking their dogs.
- Our own St Animal Pets Adoption Program, with a large group of volunteers which prides itself in maintaining our no kill shelter.
- Just elected as Missouri's 4th POW-MIA city.
- Both of our School Districts have strong teachers doing great work and are seeing an influx of kindergartners at the start each year, requiring them to get creative in adding classrooms.
- Our Board of Alderman are innovative and regional thinkers ready to take on your project with an open mind and assist you through the process quickly.
- With the rebuild of our mall, jobs, places to eat, places to shop are on the rise again within the city and home values have gone up over the last 2 assessments.
- Our residents have proven over and over that they support their community recently passing a Parks Prop and a Police Prop to maintain their wonderful services. St Ann takes pride in their community.
- St Ann residents understand that they must keep their Businesses interests in mind as well, they refused to allow a USE Tax to be passed within our borders.

A Cheddar's addition to this region could also assist in the Economic Recovery of an area that St Louis has forgotten-it's Northwest County, and our residents have fought hard to return to its old glory days when Northwest Plaza was the biggest mall in the country, the marketing ideas alone are flowing...

Your business would be a great fit in this area being in the center of this region yet just 5 minutes from the Airport could be a great advantage for your Company, while insuring convenience for your employees in distance to and from work. Your price points would work well in this area, especially with the number of business employee's we have located in the Crossings. Many of the residents I speak with drive to Fairview Hts just to eat at that location, but would love to have one closer.

I sincerely hope you consider our beautiful city for your future location. Our location would benefit many of possible future employees of your company with our ease of getting to for those with and without transportation due to its central location.

St Ann is best described as being like living in a small town, where your neighbors will say Hi and give you a hand if you ask them, but located in a larger Suburban Area.

Please see the link below for our Business Packet.

<http://stannmo.org/174/Opening-a-Business>

Please take a moment to contact Matt Conley our City Administrator 314-427-8009 Ext 1226. **We can find you the necessary space for your location.**

<http://stannmo.org/directory.aspx?EID=1>

Our developer at The Crossings at Northwest is Bob Glarner he can be reached at 314-865-5700 or bob@glarnerstl.com

You can also contact Dave at daves@cfvatterott.com for one of the many Vatterott properties within the city.

Our City Administrator can assist you with information for any of our other local developers.

Thank You for your consideration,

Sincerely,

Alderman Amy Poelker
casjpoelker@msn.com
314-517-2378
3459 Mary Ann Ct.
St. Ann, Mo. 63074
www.amypoelker.com

