

Return Service Requested**THE LOCUST
BUSINESS DISTRICT**

3150 Locust Street
Suite 200
St. Louis MO 63103

**LBD Board of
Commissioners**

Bob Berger
Brad Hamilton
Burt Kaufman
Tom Schlafly
Lou Shaw
Jim Sherrell

The LBD Board meets on the
second Wednesday of each
month at its offices at 3150
Locust Street, Suite 200
at 3:00 pm.

Special thanks to: Mulligan Printing for the printing of this newsletter. Mulligan Printing, a long time LBD business, is located at 1808 Washington Ave., St. Louis, MO 63103 and can be reached at 314-621-0874 or 1-800-737-0874.

Vote for New Commissioners

The Locust Central Business District currently has three vacancies on its Board of Commissioners. Persons interested in serving on the Board have submitted their names and biographies to the District. The District asks that you make three selections (votes) from the following list of candidates. Note that the enabling legislation and current mix of commissioners dictate that one of the existing vacancies be filled by a renter of real property and that the remaining two vacancies be filled by owners of real property.

Brief biographies of the candidates may be found in the "What's

New" Section of the web site: www.locustbusinessdistrict.com. Please "cut out" the listing of candidates with your vote selections and send to the following address no later than April 30, 2005:

City of St. Louis
Board of Aldermen
1200 Market Street, Room 230
Attention: Alderman Michael McMillan
St. Louis MO, 63103

Renter (vote for one)

Linda Laspe

Owner (vote for two)

- Barry Adelstein
 Dennis D. Flatness
 Robert Grimm
 Jassen Johnson
 Erin Rachele Shocklee

Remember that the deadline for voting is April 30, 2005. The District expects that the new commissioners will be appointed during the month of May.

Real Estate Matters

The Locust Central Business District supports and will cooperate with all listing agents or other brokers representing buyers and sellers in the District.

1900 Locust

1,500-3,000 sq. ft.
Sale or Lease
Residential & Commercial
Contact: Rebecca Totty
Corrington
Rothschild Realty Co.
314-640-3296

2221 Locust

2,800 to 28,850 sq. ft.
Lease.
Commercial and Office
Space
Contact: Eric Friedman
Friedman Group, Ltd.
314-367-2800

3033 Locust Street

10,000 sq. ft.
Lease
Commercial, Build to Sell
No Parking
Contact: Rybacki Properties
314-534-3359

3135 Locust Street

5,500 sq. ft.
Lease
Commercial
Contact: Rybacki
Properties-Integration
314-534-3359

3200 Locust

3,960 Sq. Ft.
Lease
Office/retail/gallery space
10 car gated parking
\$8 sq/ft
Contact: Rubacki
Properties-Integration
314-534-3359

1915 Olive

140,000 Sq. Ft.
Sale or Lease
Class A Office Space
Contact: Don Woehle
Grubb & Ellis/ Krombach
Partners
314-863-4888

2915 Olive Street

3,348 sq. ft.
Sale.
Raw land behind facade
Contact: Eric Friedman
Friedman Group, Ltd.
314-367-2800

2927- 2937 Olive Street

17,676 sq. ft.
Lease.
Vacant land suitable for
Development and parking
Contact: Eric Friedman
Friedman Group, Ltd.
314-367-2800

3100 Olive

4,735 sq. ft.
Lease
Commercial
Contact: Rybacki
Properties-Integration
314-534-3359

3108 Olive Street

4,130 sq. ft.
Lease
Commercial
Contact: Rybacki
Properties-Integration
314-534-3359

3112 Olive Street

7,750 sq. ft.
Lease
Commercial
Contact: Rybacki
Properties-Integration
314-534-3359

3116 Olive Street

5,210 sq. ft.
Lease
Commercial
Contact: Rybacki
Properties-Integration
314-534-3359

3120 Olive Street

7,765 sq. ft.
Lease
Commercial
Contact: Rybacki
Properties-Integration
314-534-3359

3124 Olive Street

For lease
Residential Lofts
Contact: Rybacki
Properties-Integration
314-534-3359

1881 Pine

3,000-45,000 sq. ft.
For Sale or Lease
Office Space and
Parking Lot
Contact: Scott Savacool
Sansone Group
314-727-6664

THE PROPERTY LISTING INFORMATION AND DATA CONTAINED IN THIS NEWSLETTER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY TO ASSIST INTERESTED PARTIES IN IDENTIFYING PROPERTIES THAT MAY BE AVAILABLE FOR PURCHASE OR LEASE IN THE LOCUST BUSINESS DISTRICT. THE INFORMATION PROVIDED IS NOT LEGALLY BINDING. INTERESTED PARTIES SHOULD CONTACT THE SELLERS OR THEIR AGENTS DIRECTLY REGARDING SUCH PROPERTIES.

Please check the website for more detailed information and photos.

www.locustbusinessdistrict.com

See back page for information and ballot for new commissioner candidates.

Your vote is important.

District Provides 50%-50% Sidewalk Program

LBD is making available to constituents a new sidewalk program. The District will share costs of replacing deteriorated sidewalks (District will pay 50% of the costs and constituent will pay the remaining 50% of the costs). The contractor will be selected by LBD from the City approved list of interested cement contractors who will submit proposals to the LBD for

their work.

LBD will require an application from the constituent which will begin the process including an on-site inspection. A contract between the constituent and the LBD will be required prior to the commencement of construction.

All decisions on funding and timelines will be based on the

on-site survey of the sidewalk conducted by the LBD, the overall condition of the subject property, availability of LBD funds and contractor scheduling demands.

If you are interested in the program, call Steve Kark at 652 2220, and he will send you an application.

Lighting Facade Program

As a reminder, the District does provide a facade lighting program in which the District will pay 50% of the costs of purchasing and

installing outdoor façade lighting. Call the LBD office for details and/or check the website. There are some restrictions, and a

contract with the District is required.

District Conducts Lighting Survey

The Locust Business District conducted a survey of all City, alley and private property outside lights within the District. All non-functioning street lights were reported to the City of St. Louis and all non-functioning alley lights were reported to Ameren

UE. All private property (business and residential) non-functioning lighting was reported by letter to owners of the property.

The City of St. Louis and Ameren UE replaced the non-functioning lights. Although the District has

no authority to compel private owners to replace outside lights, we wish to thank those who remedied the problem.

The District now looks better in the evenings and is also safer because of the survey.

Jacquin Studio Building Wins Award

The Downtown St. Louis Partnership and the Downtown Community Improvement District presented the 2004 Cityscape Award to the Jacquin Studio Building at 2115 Olive Street. The award honors the building remodel as "significantly enhancing the street level environment of the downtown neighborhood."



Jacquin Studio Building
2115 Olive Street

Volume 5
April 2005

Written by: Steven D. Kark
Administrative Director
Locust Business District
3150 Locust Street Suite 200
St. Louis, MO 63103
(314) 652-2220
locustbd@sbcglobal.net
www.locustbusinessdistrict.com

Special points of interest:

- The LBD asks for your vote for three new commissioners. Details are on back page of the Newsletter.
- The LBD website is up, so check it out at www.locustbusinessdistrict.com
- For any individual or business in the District that would like to link to the LBD website, please contact Steve Kark at the number listed above.
- The District provides a Facade Lighting Program and a 50-50 Sidewalk program. Rules and Restrictions apply. See page 2 of the Newsletter and the LBD website. For additional information call the LBD office at 652 2220.
- The LBD Board makes "No Loitering Signs" available free to businesses and residents of LBD.

LOCUST BUSINESS DISTRICT

www.locustbusinessdistrict.com



LBD Signs Contract with Hi-Tech Security For Secondary Patrol Services

The Locust Business District signed a contract with Hi-Tech Security, Inc. to provide secondary security patrols within all streets and alleys of the District. Hi-Tech began the patrols on April 15th and has dedicated a car to serve the District which is marked with the logo of the Locust Business District.

Hi-Tech Security, Inc. was established in 1989 and is owned by Adam Strauss who is the named supervisor of the District's patrol unit. Hi-Tech has more than 150 employees and has its headquarters on Vandeventer Avenue in the City, in close proximity to the District.

Hi-Tech has a 24 hour dispatch department and

monitors the 9th District Police Radio. The firm also has GEM electric cars (as used in Grand Center) which can be used when the season is appropriate.

A partial listing of Hi-Tech clients includes:

- Central West End North Tax District
- Central West End South Special Tax District
- Central West End Southeast Special Business District
- Portland and Westmoreland Places
- Westminster-Lake/Washington Place Special Business District
- South Grand Community Improvement District
- The Fox Theatre

In the beginning, Hi-Tech will provide patrols for 80 hours per week. If you wish to make contact by phone with a security officer on patrol, call Hi-Tech Dispatch at (314) 531- 1500 (24 hours 7 days a week). Hi-Tech advises that in police emergencies you call 911 first, followed by a call to its dispatch department.

The District anticipates that these patrols will further enhance the livability of the neighborhood and looks forward to its new working relationship with Hi-Tech Security, Inc.