

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of April 11, 2018

Board of Commissioners Present:

Bryan Hahlbeck
John Hayden
Jared Opsal
James Pendegraft
Jennifer Pruehsner

Others Present:

Bob Wood
Capt. Adam Moore
Joy Christensen
Mark McGuire
Capt. Renee Kriesmann
Mark McGuire
Paul Henkhaus
Mary Thaelke
Eric Thaelke
Ald. Marlene Davis
Andre Stith
Beverly Stith
Tony Aubuchon
James Sherell
Bob Wood
Brad Hawkins
Alisha Robinson
William Zorn

The monthly meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, April 11, 2018 at 5:00 p.m. at the Locust Business District Office located at 3150 Locust Street, Suite 200, St. Louis, Missouri 63103.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Opsal at 5:02 p.m.

Approval of Minutes

Mr. Opsal called for consideration of the minutes of the March 6, 2018 special meeting and the March 14, 2018 regular meeting of the Board of Commissioners which were previously sent to the Commissioners and copies of which were provided to each Commissioner at the meeting.

Motion 04-18-01. Upon motion of Mr. Pendegraft, seconded by Ms. Pruehsner, the Board approved the minutes of the March 6, 2018 and the March 14, 2018 meetings with Commissioners Hahlbeck, Hayden, Opsal, Pendegraft and Pruehsner voting in favor, but with Mr. Pendegraft abstaining from the vote with

regard to the minutes of March 14, 2018 as he was not in attendance at the March 14, 2018 meeting.

Treasurer's Report

Mr. Pendegraft provided the financials, including the balance sheet and profit and loss statements to the Commissioners. He indicated that the draw of \$334,000 in tax funds requested from the City was received. He reviewed the sources of income and some of the expenses and noted that the office expenses and legal expenses are of some concern. He indicated the auditors will be present at the next regular monthly meeting. He indicated that the current officers of the board have all been added as signers on the bank accounts.

Committee Reports

Mr. Opsal called for the Committee Reports.

Marketing

Mr. Opsal indicated that the field of five applicants for the provision of Marketing Services was narrowed to three by the Board at the last meeting, and that each of those three will provide a presentation to the Commissioners at a special meeting on April 23rd at 5:30 p.m. He indicated that the Marketing Committee met two weeks ago at Scorch and that he, Jassen Johnsen, Toky, Atomic Dust and Scorch representatives shared ideas on District promotion. Ideas discussed included lighting, projections, a mural or other community project, digital signage, and digital kiosks. He noted that some ideas were about "placemaking" and cited the Grove signage as an example.

Communications

Mr. Hahlbeck indicated the Communications Committee met on Monday at 4:30. He discussed resident feedback in light of recent incidents and indicated that the security event to sell car security devices that was previously scheduled for May will likely be in June. He indicated that articles about safe parking, security cameras are posted on the website, and asked the Commissioners if they wanted to see more security related content on the website. Mr. Opsal stated that he doesn't want the website to be only a safety website. Mr. Hahlbeck indicated that there is a link to the City's crime map and to the police on the site as well. Mr. Pendegraft asked if RSS is available on the website. Mr. Hahlbeck indicated he would check. Mr. Opsal suggested we promote LBD actions rather than just report news. Mr. Hahlbeck indicated that Ms. Robinson is getting information and pricing on signs and banners which the board previously discussed. He indicated the current featured LBD vendor is Brick River Cider Company, and that the next vendor feature will follow shortly. He stated that the LBD's Facebook and Nextdoor accounts are linked on the website and that the LBD Instagram has a new photo. Website traffic is up 4% over the last thirty days with sixty-six new visitors and with an increase in page visits of 8%.

Security

Mr. Opsal indicated Mr. Beckermann left some notes regarding security. The lighting survey by Paul Henkhaus was completed, that the City's Streets Department had

declined a request for additional streetlights a few years back, but that wall pack lighting can be added to building exteriors to add more outdoor lighting. Mr. Opsal indicated there is still no update from the City on the costs for the mobile camera trailer. He indicated that Club Mood has forfeited its liquor license and closed for business.

Captain Kriesmann provided an incident report and stated that there were nine car related break-ins, which was up from six or seven last month. She met with the three bar owners on the 2000 block of Locust including the owners of MOOD and confirmed that MOOD has surrendered their liquor license and closed for business. The Captain indicated that the open mic night was the source of two problems at MOOD and that the video system was down at the time. She suggested that bars hire off duty police as secondary security and indicated that she has had similar discussions with the owners of Club Marquee. The Captain stated that a high visibility camera is also being added at the corner of 20th and Locust.

Ms. Christensen said there is a problem with aggressive panhandlers in the District. Captain Kriesmann indicated that one aggressive panhandler was arrested outside of the Fox Theater yesterday, and that the officers specializing in homeless issues will try to find the others and refer them to Biddle House. She noted that a referral to Biddle House starts the case work and social services on a homeless person's case. She indicated to call 911 if there are more incidents.

Mr. McGuire noted he does not see police foot patrols anymore. Captain Kriesmann indicated those foot patrols were off duty officers working secondary security for Gold Shield in the District. Mr. Henkhaus indicated the officers are still working but are more often in the Gold Shield patrol vehicle than on foot so that Gold Shield officers are more visible throughout the District.

Mr. Henkhaus indicated that Gold Shield's lighting survey is complete and just six lights were out in the District. Citizen's Service Bureau has been advised of the outages. With regard to the low light levels on Cardinal between Olive and Washington, he indicated all street lights are functioning, and are as bright as they are going to get, so building owners need to be approached to check their willingness to add wall pack lighting to their buildings. He indicated that the Gold Shield patrol witnessed a paintball gun shooting last night which was alarming because the officer (and others) didn't know it was a paintball gun rather than a real gun until it was fired. An incident report was generated since there was damage from the gun to a victim car's tail light. He indicated that they are ready to go on the car security devices sale once it is scheduled in June. Mr. Henkhaus reiterated that panhandling calls should be made to 911, and that Gold Shield officers will hear those calls. Mr. Pendegraft inquired if Gold Shield officers can pursue suspects, such as paintball gun shooters, where on-duty police officers could not. Mr. Henkhaus indicated they cannot, but that Gold Shield officers can focus on whatever the LBD wants them to. He also noted that Gold Shield officers can make arrests while on Gold Shield duty. Mr. Opsal requested that Gold Shield provide a lighting survey as to lighting needs in the District rather than just a survey of outages.

Ms. Thaelke inquired if it is permissible to take photographs of panhandlers. Mr. Henkhaus indicated it is if they are on the street or sidewalk. Mr. Thaelke indicated that many cars run the stop sign on Garrison at Locust outside of Small Batch which is especially dangerous since there are no stop signs on Locust at the intersection. Mr. Henkhaus indicated he previously tried to get the Streets Department to make that intersection an all-way stop but the effort failed. He indicated that Alderwoman Davis has also tried unsuccessfully. He indicated he will try again. Mr. Hayden inquired whether a caller to 911 is required to provide his or her personal information when calling. Mr. Henkhaus indicated that 911 will ask for that information, but that a caller can decline to provide it and the call will still be acted upon.

New Business

Mr. Opsal provided a letter from written by Zachary McMichael of Smith Amundsen requesting a donation of \$10,000 from the LBD to his client Neighborhood Improvement Association – Downtown West, Inc. to protest the liquor licenses several establishments in the LBD which it has determined are a nuisance. The letter indicates the funds will be used within the LBD to improve security, safety and the economy of the District. Discussion of the request ensued. Mr. Pendegraft expressed concern that the letter is targeting three businesses. Mr. McMichael spoke in favor of the request. Mr. Zorn noted that the LBD has historically been neutral with regard to liquor license applications. He also noted that the judgment in the Adler lawsuit appears to prohibit donations by the LBD. Mr. Stith, an owner of Club Marquee spoke against the request. Ald. Davis indicated that the protest process is free of charge and is handled through the Excise Commissioners office so there is no reason to pay a third party to handle a liquor license protest. Ms. Christensen indicated that Excise should handle the matter.

Mr. Opsal indicated that the LBD's copy of Microsoft Office's license is expiring and suggested it be renewed. Discussion ensued.

Motion 04-18-02. Upon motion of Ms. Pruehsner seconded by Mr. Hahlbeck, the Board approved expenditure of no more than \$500 to renew the MS Office software license with Commissioners Hahlbeck, Hayden, Opsal, Pendegraft and Pruehsner voting in favor.

Mr. Opsal took the opportunity to recognize Commissioner John Hayden and to thank him for his service as Chairman and presented him with a card from the Commissioners as a token of appreciation for his service. The Commissioners thanked him and provided Mr. Hayden with a round of applause.

Commissioner Pruehsner departed the meeting at 6:31 p.m.

Mr. Pendegraft indicated that office expenses include a land line telephone and a mobile phone with hotspot capability. He proposed elimination of the land line.

Mr. Opsal indicated that the Board needs to consider the responses to the RFPs for Administrative Services and Marketing Services as well as consider the new contract for

Handyman Services as proposed by New Life Landscaping at the next meeting. Mr. Pendegraft indicated they should consider the District objectives also.

Mr. Wood asked if the Board would ask Alderwoman Davis to appoint a Commissioner to fill the vacancy on the LBD Board. Alderwoman Davis reminded the audience that the Aldermen do not appoint Commissioners and that the Mayor appoints Commissioners.

There being no additional business to discuss, Mr. Opsal called for a motion to adjourn. Mr. Hayden moved to adjourn, Mr. Hahlbeck seconded and the Commissioners unanimously approved adjournment of the meeting at 6:40 pm.


Secretary, Board of Commissioners