

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of September 11, 2019

Board of Commissioners Present: Michael Beckermann
John Hayden
Marc Hirshman
Daffney Moore
Ken Nuernberger
Jennifer Pruehsner

Others Present: Yulonda Carter
John Dean
Jassen Johnson
Gery Kotthoff
Bobby Graves
Victor Washington
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, September 11, 2019 at 5:30 p.m. at the Locust Business District Office located at 715 N. 21st Street, #206, St. Louis, Missouri 63103.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Hayden at 5:36 p.m.

Mr. Hayden recognized the tragic events of September 11, 2001 and requested the Commissioners and audience take a moment of silence.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the regular meeting of the Board of Commissioners held on August 14, 2019 which were previously sent to the Commissioners and copies of which were provided to each Commissioner at the meeting.

Motion 9-19-01. Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board approved the minutes of the August 14, 2019 regular meeting with Commissioners Beckermann, Hayden, Moore, and Pruehsner voting in favor and with Mr. Hirshman and Mr. Nuernberger abstaining as they were not present at the August meeting.

Mr. Hayden called for the Treasurer's report.

Treasurer's Report

Ms. Moore indicated that the PNC bank account is now closed as the LBD moved its banking to Jefferson Bank & Trust. She indicated she is going to Peoples Bank & Trust

on Friday to see if that account should be closed as well. Ms. Moore indicated that the budgeting process will start soon. She provided copies of the balance sheet, year to date budget vs. actual statement and the general ledger and provided a summary of each. She indicated that all accounting has been reconciled and that QuickBooks reporting is all in order.

New Commissioners

Mr. Hayden welcomed new Commissioners Marc Hirshman and Ken Nuernberger and requested they introduce themselves. Mr. Hirshman indicated he is the President of Twain Financial Partners which was formed six years ago. Twain Financial Partners employs 65 to 70 people and specializes in tax credit investment and energy lending. Mr. Nuernberger has been involved with his consulting and development firm since 1987, currently has a management company, and was even part of the LBD part-time staff back when the LBD was formed.

Mr. Hayden called for the committee reports.

Committee Reports

Security Committee

Mr. Beckermann indicated that the MOU with the St. Louis Police Foundation and the City of St. Louis for the replacement LPR camera has been signed and the check can be sent to the Foundation for same. He indicated that grants are being sought for more cameras to be added to the Real Time Crime Center. Mr. Beckermann indicated that there has been no criminal activity during the Gold Shield Security shifts and that he reviews its invoices and its GPS tracked patrols regularly.

Mr. Beckermann provided a crime report summary drafted by Paul Henkhaus of Gold Shield. He indicated there was one robbery of a car and seven larcenies, six of which were from cars, in the last month in the District.

Discussion ensued regarding the crime, safety and security, as well as a homicide incident at the Edge Lofts. Mr. Nuernberger indicated that his company manages the building and that four or five police live in the building. He introduced Mr. John Dean who is the new manager of the Edge Lofts building.

Mr. Dean provided a report about the incident on August 23rd-24th involving resident admitted or invited persons who were partying for several hours in the building together, but which gathering resulted in a triple homicide in the building. He indicated there will be additional improvements to lighting and security cameras in and around the building, but that the homicides were a completely isolated incident. He indicated that any trouble making tenants are being evicted or non-renewed. Mr. Nuernberger indicated that Mr. Dean is an employee of his company and that he's done a great job in calming the situation. He indicated that managements goals are for better tenant occupancy, attracting NGA workers as tenants, and stepped up security in and around the building.

Marketing Report

Mr. Kotthoff provided a summary sheet of Clarion Marketing's activities on behalf of the LBD and provided details regarding same. He discussed collaboration plans, meeting attendance enhancement, event booth design, the new LBD logo and wayfinding signage, and website enhancement. He indicated that the LBD Town Hall meeting will be on November 13th at 3117 Locust from 5-7pm. Ms. Moore suggested that someone from City Hall attend. Mr. Hayden suggested that the Alderpersons should also attend. Ms. Pruehsner suggested that the Mayor should be invited to attend. Ms. Moore suggested that a survey be circulated at the Town Hall. Mr. Hayden requested that Mr. Kotthoff prepare some survey questions.

New Business

Mr. Johnson inquired about weeding in the LBD. Mr. Hayden indicated New Life Landscaping provides those services. Discussion of weeding, beautification and securing or re-securing the LBD trash receptacles to the sidewalks ensued.

Mr. Hirshman departed the meeting at 7:10 p.m.

Mr. Hayden indicated the LBD received an email about the old Peoples Hospital building at 2221 Locust and securing same. Mr. Nuernberger indicated that it is owned by the Friedmans and that he will contact them about it.

Mr. Bobby Graves indicated he lives in the Edge Lofts building and expressed concerns about security in the building.

Mr. Nuernberger indicated he was contacted by some developers in the area regarding the 1900 block of Delmar and plans for redevelopment of same. He suggested the LBD develop a policy regarding support or non-support for proposed projects. Ms. Moore suggested a policy be developed regarding problem bars/clubs in the LBD.

Mr. Washington of New Life Landscaping indicated that addressing the weed problem this year has been a game of chasing after the problem, and next year it can be handled in accordance with a plan and a schedule for better weed control. Mr. Washington indicated it would take approximately \$2,700 to rebolt all 41 trash receptacles and that 5-6 replacement receptacles are needed. Mr. Hayden indicated that bids can be considered at the next meeting.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Beckermann moved to adjourn, Mr. Nuernberger seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 7:48 pm.


Secretary, Board of Commissioners