

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of July 11, 2018

Board of Commissioners Present:

Michael Beckermann
Bryan Hahlbeck
John Hayden
Daffney Moore
Jared Opsal
James Pendegraft
Jennifer Pruehsner

Others Present:

Bob Wood
Gery Kotthoff
Kim Sjerven
Joy Christensen
Victor Washington
Paul Henkhaus
Alisha Robinson
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, July 11, 2018 at 5:30 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 5:30 p.m.

Approval of Minutes

Mr. Opsal called for consideration of the minutes of the June 13, 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 07-18-01. Upon motion of Mr. Pendegraft, seconded by Ms. Pruehsner, the Board approved the minutes of the June 13, 2018 regular meeting with Commissioners Beckermann, Hahlbeck, Moore, Opsal, Pendegraft and Pruehsner voting in favor and with Mr. Hayden abstaining.

Treasurer's Report

Mr. Pendegraft indicated that he has moved the LBD QuickBooks to the on-line version with logon credentials available to all of the Commissioners. He provided the financials, including the balance sheet, profit and loss statements, and a summary of the transactions in the LBD operating account to the Commissioners. In June there were seventeen (17) debits and three (3) credits. The cash on hand totals approximately \$313,000. He indicated that the vendor list is being culled to remove duplicates and inactive vendors. Discussion ensued regarding open balance vendors, and the sweep accounts which captures modest interest for the LBD on its accounts. Mr. Hayden

indicated that the President of Jefferson National Bank, which is in the LBD, has expressed interest in getting the LBD's business and has offered to waive fees. Mr. Pendegraft indicated he will contact the bank for details.

Committee Reports

Mr. Opsal called for the Committee Reports.

Communications

Mr. Hahlbeck indicated the office poll results were received. He also updated the website with a story on the LBD security event held last month. He updated all social accounts and logon information so that information for LBD social media accounts is centralized. He stated there were 122 visitors to the LBD website last month with 80 of those being unique and 264 page visits. He indicated that a calendar subscription feature which the Commissioners approved for \$4 per month last month actually costs \$4.99 per month. Discussion ensued.

Motion 07-18-02. Upon motion of Mr. Pendegraft, seconded by Mr. Hayden, the Board approved the expenditure of up to \$10 per month to add the calendar subscription feature to the LBD website with Commissioners Beckermann, Hahlbeck, Hayden, Moore, Opsal, Pendegraft and Pruehsner voting in favor.

Security

Mr. Beckermann indicated that ten (10) visitors came to the LBD security event last month. He thanked Mr. Pendegraft and the Tap Room for hosting the event. He also thanked Mr. Hahlbeck and Mr. Hayden for attending the event. He indicated that attendees were mostly residents and that the residents requesting more contact from the LBD. He indicated that LBD volunteer Nancy Brokmeier suggested the LBD get a contact person for each condo building and that the LBD also host a happy hour to promote communication between the LBD and residents and other people in the District.

Mr. Opsal indicated that the next Security Committee meeting will be on July 23rd at 5:30 in the LBD office.

Officer Paul Henkhaus provided an update regarding the Gold Shield Security and the SLMPD. He provided a crime report to the Commissioners and indicated there was a homicide at O-Bar at 3037 Olive on June 17th which has resulted in an ongoing investigation. He indicated it is believed that the parties involved knew each other. He indicated there was an assault at Olive and 20th near the SLMPD headquarters, and just three car break-ins for the month with no guns reported stolen. He indicated crime has decreased over the last four years. Mr. Beckermann requested a copy of that information or data supporting that which can be shared on the LBD website. A discussion of Shot Spotter technology and the usefulness of security cameras to the SLMPD ensued. Further discussion of the O-Bar and problem properties ensued.

Marketing

Mr. Opsal indicated that Clarion has developed a Letter Agreement for marketing services to be provided to the LBD. Discussion ensued regarding the Letter Agreement, the services to be provided thereunder and its relation to Clarion's response to the RFP for the provision of Marketing Services to the LBD. A motion was made by Mr. Pendegraft and seconded by Ms. Pruehsner to table consideration of the Letter Agreement, discussion continued, and Mr. Hayden moved to amend the motion to approve the Letter Agreement.

Motion 07-18-03. Upon motion of Mr. Hayden, seconded by Ms. Moore, the Board failed to approve entering into the Letter Agreement with Clarion for the provision of Marketing Services to the LBD with Commissioners Hayden and Moore voting in favor, Commissioners Pendegraft and Pruehsner opposed, and with Mr. Beckermann and Mr. Opsal abstaining.

Mr. Opsal suggested that the Commissioners have another meeting on Monday, July 16th at 5:00pm to consider the Clarion Letter Agreement after the Commissioners have sufficient time to review the Letter Agreement.

New Life Landscaping Contract

Mr. Opsal called for consideration the New Life Landscaping contract. Mr. Washington of New Life provided an overview of the services his company has been providing and of the services that will be provided under the proposed new contract as well as one change to the contract as it relates to trash collection. Discussion ensued.

Motion 07-18-04. Upon motion of Mr. Beckermann, seconded by Ms. Moore, the Board approved moving consideration of the New Life Landscaping contract to the meeting to be held on Monday, July 16th at 5:00pm with Commissioners Beckermann, Hahlbeck, Hayden, Moore, Opsal, Pendegraft and Pruehsner voting in favor.

LBD Office

Mr. Hahlbeck indicated that the survey regarding the LBD office was sent to 620 recipients and was posted on the LBD Facebook page. He indicated 37 responses were received. Discussion of closing the office, of going month to month on the current lease, office expenses, and for alternative office and meeting space plans ensued. Mr. Hayden indicated he had looked in to alternative office arrangements in the past and offered to again investigate alternative, reduced cost office options for the LBD again.


Motion 07-18-05. Upon motion of Mr. Beckermann, seconded by Ms. Moore the Board authorized Mr. Hayden to further investigate alternative office and meeting space arrangements for the LBD with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, Pendegraft and Pruehsner voting in favor.

Closed Session

Motion 07-18-06. Upon motion of Mr. Opsal, seconded by Mr. Pendegraff the Board approved going into a closed session pursuant to Section 610.021 Subsection (1) of the Revised Statutes of Missouri for an Update on Legal Actions, Causes of Action, or Litigation Involving the Locust Central Business District with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, Pendegraff and Pruehsner voting in favor.

An update on pending litigation and discussion of same ensued.

There being no additional business to discuss, Mr. Opsal called for a motion to adjourn. Mr. Hayden moved to adjourn, Ms. Pruehsner seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 7:40 pm.


Secretary, Board of Commissioners