

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of October 12, 2022

Board of Commissioners Present:

Michael Beckermann
Karen Drake
John Hayden
Nicole Lewis
Ken Nuernberger
Jennifer Pruehsner

Others Present:

Yulonda Carter
Jeanette Bax-Kurtz
James Harris
Julian Davis
Victor Washington
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, October 12, 2022 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from the Locust Business District Office located at 715 N. 21st Street, Suite A, St. Louis, Missouri 63103.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Hayden at 4:32 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the September 21, 2022 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 10-22-01. Upon motion of Ms. Pruehsner, seconded by Mr. Nuernberger, the Board approved the minutes of the September 21, 2022 regular meeting with Commissioners Beckermann, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Ms. Drake joined the meeting at 4:36.

Treasurer's Report

Mr. Nuernberger provided the Treasurer's Report including written reports on assets and liabilities, profit and loss, budget to actual, and an aging summary report. He indicated that the cash balance at the end of September was \$346,000. He noted that income is under budgeted but that the additional funds of \$34,630 which are expected and will bring that in line. He reviewed various line items on the budget to actual report. Mr. Hayden indicated that the 2023 budget is due to the City next month. Mr.

Nuernberger indicated that the preliminary budget is complete with and is almost the same as last year's. He reminded the Commissioners that he would like to see full time staffing for the LBD next year. Ms. Lewis asked if the proposed new trash receptacles are in the budget. Mr. Nuernberger indicated that they are under the special projects line.

Committee Reports

Security

Mr. Beckermann indicated that there was a bullet hole reported in a window on October 3rd and that a manager at The Fountain was held at gunpoint on October 8th. Other than that, nothing stands out from the Gold Shield Security invoices.

Mr. Hayden asked Officer Harris what are some things that people should not do when confronted with crimes or potential crimes. Officer Harris indicated that people should not confront suspected perpetrators but that they should instead try to get and stay out of harm's way. Officer Harris indicated that there were thirteen larcenies from vehicles and twelve vehicle thefts in the past thirty days. He noted that Gold Shield does not have enough manpower to fill all shifts and that Gold Shield has the lowest hourly rates of all of the area secondary security service providers.

Ms. Pruehsner indicated that her building was invaded between 2-4 pm the other day, that a car was stolen from the building's parking garage and that the car had keys for the building in it. Ten packages were then stolen from the building, and management is trying to resecure the building. Mr. Beckermann reminded everyone to call 911 first if there is any incident and then let the LBD know after police have been informed.

Mr. Hayden noted that some buildings are encouraging their residents to wait and observe until the building's garage doors are fully closed before proceeding in their cars.

Mr. Beckermann indicated that the soccer stadium will be open soon, and he hoped that more people in the LBD would equate to less crime but he noted that the opposite could also occur.

New Business

Mr. Hayden already indicated that the 2023 LBD budget is due to the City next month. He also indicated that the LBD holiday decorations will be put up after Thanksgiving. Mr. Hayden stated that the MOPERM insurance renewal came in at \$1,482 for the year and indicated that is an increase.

Old Business

Mr. Hayden indicated that the appraisal of 2124 Washington is underway and that the appraisal report is expected to be completed next week per Mr. Schoemehl of Integra Realty Resources.

Mr. Hayden indicated that the next LBD Clean Up Day will be on Saturday, October 22nd.

Mr. Victor Washington of New Life Landscaping provided an overview of the LBD trash receptacle inventory and condition and made recommendations for repairs, replacements, and additional receptacle placements and locations. Discussion ensued regarding placement and additional receptacles. Mr. Washington indicated that he will make a color coded map with existing and proposed new receptacle placements in the LBD. Mr. Beckerman noted that more City owned cans may also be planned. Mr. Nuernberger indicated that he will inquire about additional cans from Operation Brightside which he believes is the source for the receptacles that the City empties.

Mr. Hayden indicated that the New Life Landscaping proposal for handy man services responding to the LBD request for proposal is up for consideration. Ms. Bax-Kurtz indicated that the budget reflects higher costs for next year for these services. Mr. Nuernberger noted that trash removal is critical. Mr. Hayden indicated it is vital to pick up trash and make the area look good. He indicated that he himself picks up trash regularly in the area and that we all should and encourage others to as well. Discussion ensued.

Ms. Drake left the meeting at 5:39 pm.

Motion 10-22-02. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved hiring New Life Landscaping for handyman services in accordance with its response to the RFP for handyman services with Commissioners Beckermann, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Mr. Julian Davis indicated he is still trying to get signatures for the liquor license at his proposed restaurant Rouge Bistro on Olive. Discussion ensued.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Mr. Nuernberger seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 5:53 p.m.


Secretary, Board of Commissioners