

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Annual Meeting of February 12, 2020

Board of Commissioners Present:

Michael Beckermann
John Hayden
Marc Hirshman
Ken Nuernberger
Jennifer Pruehsner

Others Present:

Yulonda Carter
Gery Kotthoff
Jeanette Bax-Kurtz
Trey Quinn
Victor Washington
Paul Henkhaus
William Zorn

The annual meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, February 12, 2020 at 4:30 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 4:31 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the regular meeting of the Board of Commissioners held on January 8, 2020 which were previously sent to the Commissioners and copies of which were provided to each Commissioner at the meeting.

Motion 2-20-01. Upon motion of Mr. Nuernberger, seconded by Mr. Hirshman, the Board approved the minutes of the January 8, 2020 regular meeting with Commissioners Beckermann, Hayden, Hirshman, Nuernberger and Pruehsner voting in favor.

Annual Summary

Mr. Hayden provided a summary of 2019 LBD Accomplishments to the Commissioners and written copy of same.

Election of Officers

Mr. Hayden noted that the annual meeting is the meeting at which the Commissioners elect officers. A brief discussion ensued. Mr. Hayden then nominated Ms. Pruehsner to be Secretary of the Board.

Motion 2-20-02. Upon motion of Mr. Hayden, seconded by Mr. Beckermann, the Board unanimously approved Ms. Pruehsner as Secretary of the Board of

Commissioners with Commissioners Beckermann, Hayden, Hirshman, Nuernberger and Pruehsner voting in favor.

A brief discussion regarding the position of Treasurer ensued. Mr. Beckermann nominated Mr. Nuernberger to be Treasurer of the Board.

Motion 2-20-03. Upon motion of Mr. Beckermann, seconded by Mr. Hirshman, the Board unanimously approved Mr. Nuernberger as Treasurer of the Board of Commissioners with Commissioners Beckermann, Hayden, Hirshman, Nuernberger and Pruehsner voting in favor.

A brief discussion ensued regarding the Chairman position. Mr. Beckermann then nominated Mr. Hayden to be Chairman of the Board.

Motion 2-20-04. Upon motion of Mr. Beckermann, seconded by Mr. Nuernberger, the Board approved Mr. Hayden as Chairman of the Board of Commissioners with Commissioners Beckermann, Hayden, Nuernberger, and Pruehsner voting in favor and with Mr. Hirshman abstaining from voting.

A brief discussion ensued regarding vacancies on the Board of Commissioners.

Treasurer's Report

Ms. Bax-Kurtz provided written financial reports to the Commissioners including the Budget to Actual, the balance sheet, and the accounts receivable, and provided summaries of same.

Committee Reports

Security

Mr. Beckermann indicated he will check on the status of the replacement camera to be installed at Washington and Jefferson.

Mr. Henkhaus provided a District Crime report to the Commissioners and provided a summary of same. He indicated that Gold Shield made an arrest at St. Louis Auto on December 11th of a suspect with a gun who was apparently attempting to take her repaired car without paying for the repairs.

Marketing

Mr. Kotthoff provided binders to the Commissioners with an update on Marketing efforts by Clarion on behalf of the LBD including: 1) the five-year strategy meeting; 2) the RFP process; 3) Website update; and 4) the Video interview series which will feature Officer Paul Henkhaus, the Record Shop, and the Egg restaurant.

Mr. Nuernberger indicated the website could have information about the highway closings, the MLS stadium project and other relevant postings about things going on in and around the LBD. He also suggested that there be someone on LBD staff who can approve postings to the LBD website between meetings. Mr. Hirshman indicated that

there are new street lighting fixtures attached to the streetlight standards in parts of downtown which are interesting, attractive and add additional lighting to the sidewalk areas. He suggested that he would rather see additional LBD funding go to something like lighting rather than another staff person.

Planning Meeting Summary

Mr. Nuernberger indicated that he will circulate his notes from the Planning Meeting for comments and additions so that the Commissioners can discuss at next month's meeting.

Ms. Pruehsner indicated she is committed to contacting local condominium associations and groups to encourage participation in LBD meetings and events. She noted that Westgate Lofts will host an LBD meeting and suggested that June would be a good month for such a meeting in order to take advantage of the good weather and outdoor amenities there. She indicated she is still working on trying to have the owner of the People's Hospital building at 2221 Locust secure the vacant building. She is also going to have lunch with the CFO at Wells Fargo regarding the LBD and will report back next month.

Vendor RFP Update

Ms. Bax-Kurtz indicated there were no responses to the street sweeping RFP, and that she will follow up with the current vendor Metro Sweeping. The handyman services RFP had one response from our current vendor New Life Landscaping. Ms. Bax-Kurtz also indicated that there were no responses to the auditor RFP. Mr. Hayden indicated that New Life Landscaping's response to the RFP contains a bid to put up and take down the LBD holiday decorations that is less than what the LBD spent on same this year with another vendor. He suggested that New Life Landscaping be hired to continue to provide handyman services in the LBD.

Motion 2-20-05. Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann, the Board unanimously approved hiring New Life Landscaping for an additional two-year term, with a thirty-day cancellation provision, with Commissioners Beckermann, Hayden, Hirshman, Nuernberger and Pruehsner voting in favor.

Mr. Hirshman departed the meeting at 6:01 p.m.

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 6:03 p.m.


Secretary, Board of Commissioners