

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of March 13, 2019

Board of Commissioners Present:

Michael Beckermann
John Hayden
Daffney Moore
Jennifer Pruehsner

Others Present:

Trey Quinn
Yulonda Carter
Alisha Robinson
Gery Kotthoff
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, March 13, 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 5:32 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the special meeting of the Board of Commissioners held on February 5, 2019 which were previously sent to the Commissioners and copies of which were provided to each Commissioner at the meeting.

Motion 3-19-01. Upon motion of Mr. Beckermann, seconded by Ms. Moore, the Board approved the minutes of the February 5, 2019 special meeting with Commissioners Beckermann, Hayden, Moore, and Pruehsner voting in favor.

Mr. Hayden called for consideration of the minutes of the regular meeting of the Board of Commissioners held on February 13, 2019 which were previously sent to the Commissioners and copies of which were provided to each Commissioner at the meeting.

Motion 3-19-02. Upon motion of Ms. Moore, seconded by Ms. Pruehsner, the Board approved the minutes of the February 13, 2019 regular meeting with Commissioners Beckermann, Hayden, Moore, and Pruehsner voting in favor.

Mr. Hayden thanked the Commissioners for being in attendance and stated that he is hopeful that none of the remaining Commissioners would vacate their positions and fail to fulfill their obligations to the LBD as has recently happened with the latest Commissioner resignations. Ms. Pruehsner concurred. Mr. Hayden noted that the recent Commissioner resignations left the LBD under undue pressure and represents

the failure to fulfill the oaths taken upon the appointments as Commissioners. Mr. Hayden thanked Mr. Zorn for all of his additional work performed on behalf of the LBD due to the recent move of LBD offices and Commissioner resignations. The Commissioners concurred. Mr. Moore noted that when the LBD rules and procedures are updated some provisions to handle such emergencies should be added to the rules. Mr. Hayden noted that a lack of communication from the former Chair also added to the problem. Ms. Moore noted that the failure to communicate was disrespectful to the LBD Board and to the businesses in the LBD. Mr. Beckermann noted that the former Chair did not live or work in the LBD, and the business he represented on the Board was not even aware of his resignation as a Commissioner.

Consideration of LBD Rules Policies and Procedures

Mr. Hayden indicated that the Board may want to update the Rules Policies and Procedures. Ms. Moore indicated she would like to see a provision to shorten notice required before meetings in emergency situations, as well as add provisions regarding Commissioner resignations and turnover procedures applicable in such situations so that information, passwords, keys, etc. are properly turned over to the LBD and remaining Commissioners when such resignations occur. Mr. Hayden requested that Mr. Zorn send copies of all communications surrounding the recent Commissioner resignations to him and to the LBD office for the LBD central files. Ms. Quinn, Property Manager of the Edge Lofts indicated that all copies of the keys to the current LBD office were given to former Chairman Opsal by her. Mr. Zorn indicated that Mr. Opsal turned those keys over to him following his resignation. Mr. Hayden requested three additional keys to the LBD office from Ms. Quinn. Mr. Zorn reviewed other additional changes and updates to the Rule Policies and Procedures that the Commissioners may consider adopting. Discussion ensued.

Treasurer's Report

Ms. Moore provided the Treasurer's Report to the Commissioners. She provided a Profit and Loss statement but noted that there should be a correction to the Administrative Assistant line as all recent bills paid seem to have been added to that line. She noted that there was \$450 in profit in February and approximately \$33,000 in expenses in February. A discussion of the LBD mobile phone and whether to keep the account for same. It was noted that the LBD office has a landline and that the office phone or any other mobile phone can be programmed to receive calls from the building's gate intercom/doorbell system.

Motion 3-19-03. Upon motion of Mr. Hayden, seconded by Ms. Moore, the Board approved terminating the LBD mobile phone service with Commissioners Beckermann, Hayden, Moore, and Pruehsner voting in favor.

Committee Reports

Security Committee Report

Mr. Beckermann indicated he will follow up with the Police Department to get the status of all of the security cameras in the LBD. Ms. Moore noted that some of the street lights which had been out seem to have been fixed. Mr. Beckermann indicated that the next

Security Committee meeting will be on March 19th at 5:30pm and that he will get Officer Henkhaus to also attend and will invite other representatives of the Police Department as well. He indicated that there will be a banner ad on the LBD website for the meeting as well as an agenda posted. Discussion ensued regarding getting residential building property managers added to the LBD mailing list so that LBD residents get word of the meetings and to increase attendance and participation at the meetings. Mr. Kotthoff reminded the Board that there is a Google mailing list of 3,500 names in the District that the LBD can have unlimited use of at \$250 per year.

Marketing Report

Mr. Kotthoff updated the Commissioners on the LBD website which has undergone lots of edits, enhancements and tweaks to make improvements and to add consistency to the website. Additionally, a video interview has been added to the website, and additional interview videos will be added shortly featuring Officer Henkhaus and Captain Kriesmann and addressing security in the District. Other possible interviewees include representatives of the Fire Department and members of the LBD Board of Commissioners.

Mr. Kotthoff indicated that Clarion is developing a tactical budget in order to help solicit corporate funding, sponsorship or grants for the LBD marketing efforts. This budget will be presented to the Commissioners prior to its use to solicit any sponsorships. Mr. Kotthoff indicated that Clarion is meeting with LBD Administrative Assistant Yulonda Carter to coordinate communications and messages between the LBD and Clarion and the public.

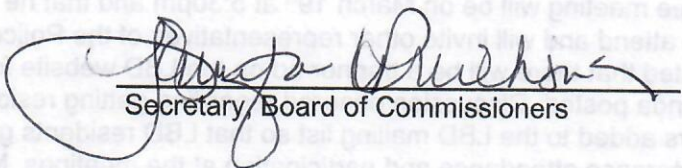
Mr. Kotthoff indicated that Clarion will hone the LBD calendar of events to enhance priorities and the timing of promotion of same. Finally, Mr. Kotthoff commended the Commissioners on their civility and corporate spirit especially in light of all of the recent changes to the LBD Board and its offices.

Mr. Hayden noted that the Bootleggin' BBQ owner never followed up with in writing with the attendance figures requested by the Board regarding the block party BBQ event that the LBD sponsored. Ms. Moore noted that the social media coverage report was provided. Mr. Hayden noted that there was no signage at the event indicating it was a LBD sponsored event nor making it apparent that it was open to the public. He indicated that he wants to see the attendance figures previously requested. Ms. Moore suggested that Bootleggin' BBQ be sent a follow-up email requesting the information. Mr. Kotthoff indicated that Clarion has a template for event management that he can share with the LBD.

New Business

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Ms. Moore seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 7:28 pm.

Security Committee meeting will be on March 19th at 5:30pm and that he will get Officer Henkens to also attend... as well as an agenda... property managers added to the LBD meeting list... reminded the Board that there is a Google mailing list of 3,500 names in the District that the LBD can have unlimited use of at \$250 per year.


Secretary, Board of Commissioners

Marketing Report

Mr. Kuttroff updated the Commissioners on the LBD website which has undergone lots of edit, enhancements and tweaks to make improvements and to add consistency to the website. Additionally, a video interview has been added to the website, and additional interview videos will be added shortly featuring Officer Henkens and Captain Innes and addressing security in the District. Other possible interviewees include representatives of the Fire Department and members of the LBD Board of Commissioners.

Mr. Kuttroff indicated that Claton is developing a tactical budget in order to help solicit corporate funding, sponsorship or grants for the LBD marketing efforts. This budget will be presented to the Commissioners prior to its use to solicit any sponsorship. Mr. Kuttroff indicated that Claton is meeting with LBD Administrative Assistant Yulanda Carter to coordinate communications and messages between the LBD and Claton and the public.

Mr. Kuttroff indicated that Claton will have the LBD calendar of events to enhance profiles and the timing of promotion of same. Finally, Mr. Kuttroff commended the Commissioners on their civility and courteous spirit especially in light of all of the recent changes to the LBD Board and its office.

Mr. Hayden noted that the Booleggin BBQ owner never followed up with writing with the attendance figures requested by the Board regarding the block party BBQ event that the LBD sponsored. Mr. Moore noted that the social media coverage report was provided. Mr. Hayden noted that there was no signage at the event, indicating it was a LBD sponsored event not making it apparent that it was open to the public. He indicated that he wants to see the attendance figures previously requested. Mr. Moore suggested that Booleggin BBQ be sent a follow-up email requesting the information. Mr. Kuttroff indicated that Claton has a template for event management that he can share with the LBD.

New Business

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Fuhrer moved to adjourn. Ms. Moore seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 7:28 pm.