

# LOCUST CENTRAL BUSINESS DISTRICT

## Minutes of the Meeting of May 12, 2021

Board of Commissioners Present:

Michael Beckermann  
Karen Drake  
John Hayden  
Jennifer Pruehsner

Board Members not Present:

Ken Nuernberger

Others Present:

Yulonda Carter  
Jeanette Bax-Kurtz  
AJ Fontana  
Mike Boyd  
Theresa Hargrow-Simmons  
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, May 12, 2021 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from the Locust Business District Office located at 715 N. 21<sup>st</sup> 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 4:36 p.m.

### Approval of Minutes

Mr. Hayden called for consideration of the minutes of the meeting of the Board of Commissioners held on April 14, 2021 which were provided to each Commissioner prior to the meeting.

**Motion 5-21-01.** Upon motion of Ms. Pruehsner, seconded by Ms. Drake, the Board approved the minutes of the April 14, 2021 regular meeting with Commissioners Drake, Hayden, and Pruehsner voting in favor and with Commissioner Beckermann abstaining.

### Committee Reports

#### Security

Mr. Beckermann indicated that it has been quiet in the District and there have been no incidents. Mr. Hayden noted that while there have been no incidents, the LBD continues to pay for approximately \$8,000 per month in security services. He suggested that the LBD cut back on secondary security services by 10-15 hours per pay period. Ms. Pruehsner agreed and noted that it is particularly quiet on the weekdays and weekday evenings. Mr. Beckermann indicated with the weather getting nicer there is likely to be more activity. Discussion ensued.

**Motion 5-21-02.** Upon motion of Ms. Pruehsner, seconded by Mr. Hayden, the Board approved cutting all secondary security patrols on Mondays, Tuesdays and Wednesdays on a temporary basis with Commissioners Drake, Hayden, and Pruehsner voting in favor and with Commissioner Beckermann voting against.

### **New Business**

Mr. Hayden indicated that Mike Boyd who is opening a new restaurant in the LBD is present and asked him to tell the Commissioners about it. Mr. Boyd indicated his restaurant Scratch Kitchen will be located at Jefferson and Washington and will feature breakfast, seafood and other comfort food. He will also feature/host up and coming chefs in St. Louis. Mr. Boyd hopes to open the restaurant in June. Mr. Hayden welcomed Mr. Boyd to the LBD.

### **Treasurer's Report**

Ms. Bax-Kurtz provided the Board with updated financial information. She reviewed the budget to actual, profit and loss, balance sheet, statement of income and expenses by class with year over year detail, and the assets available with the Board who were provided with copies of same prior to the meeting. She indicated that there is approximately \$370,000 in the bank and that expenses are approximately \$35,000 per month on average. She indicated that the preliminary amended budget shows approximately \$35,000 in undedicated funds which means that funds could be available for additional projects should the Commissioners wish to add any. She also mentioned that outdoor maintenance was slightly over budget and offered to look into that further to provide additional detail to the Commissioners.

### **Committee Reports (continued)**

#### **Marketing**

Mr. Fontana from Elasticity indicated that the postcards previously approved for the survey are at the printers and will be mailed out next week. A link to the survey is already on the LBD website. He indicated that logo development will begin after the survey.

### **New Business (continued)**

Mr. Hayden indicated that the rainscape project around the Central Baptist Church will cause some lane closures in that area. Ms. Drake indicated the rain runoff mitigation project began on May 3<sup>rd</sup>.

Mr. Hayden indicated that New Life Landscaping has provided an estimate of \$275 per week to water thirteen new trees planted by the City and sponsored by Alderwoman Ingrassia. The matter was tabled until the Board can obtain more information on who is responsible for maintaining and watering the trees.

Ms. Pruehsner directed the Commissioners to an article about Midtown Alley in the District. She indicated that Brennan's will be reopening and that other new business are also opening in the area. Ms. Drake suggested adding a link to the article on the LBD

website. Ms. Pruehsner also indicated that new apartments are starting to be leased which is great for the neighborhood as more residents start living here.

Mr. Hayden noted that the delinquent tax bills amount to approximately \$39,000.

Mr. Hayden reminded the Commissioners of the discussion at the last meeting regarding Ms. Christensen request that the parking in the area around her business The Fountain on Locust be limited to 90 minutes. Discussion ensued. Mr. Hayden indicated that he will contact the other businesses in the area and the Alderwoman regarding their opinions about parking in the area and report back to the Board at the next meeting.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Beckermann moved to adjourn, Ms. Drake seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 5:58 p.m.

  
Secretary, Board of Commissioners