

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of August 11, 2021

Board of Commissioners Present:

Michael Beckermann
Karen Drake
John Hayden
Ken Nuernberger
Jennifer Pruehsner

Others Present:

Yulonda Carter
Jeanette Bax-Kurtz
Eric Thoelke
MaryAnn Taylor Crate
Alan Jankowski
AJ Fontana
Nick Walden
Teresa Hargrow-Simmons
Tom Herbig
Michael Powers
William Zorn

The regular meeting of the Locust Central Business District (“LBD”) was duly noticed and held on Wednesday, August 11, 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. 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 4:33 p.m.

Approval of Minutes

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

Motion 8-21-01. Upon motion of Mr. Beckerman, seconded by Mr. Hayden, the Board approved the corrected minutes of the July 14, 2021 regular meeting with Commissioners Beckermann, Drake, Hayden and Pruehsner voting in favor.

Mr. Hayden called for consideration of the minutes of special meeting of the Board of Commissioners held on July 27, 2021 which were provided to each of Commissioner prior to the meeting.

Motion 8-21-02. Upon motion of Mr. Beckermann, seconded by Mr. Hayden, the Board approved the minutes of the July 27, 2021 special meeting with Commissioners Beckermann, Drake, Hayden and Pruehsner voting in favor.

Treasurer's Report

Ms. Bax-Kurtz provided the Board with updated financial information. She reviewed the statement of assets, statement of expenditures, expenses by class, and budget vs. actual. She indicated that the LBD has \$100,000 on deposit with Regions Bank and \$188,000 at Jefferson Bank and Trust. She also noted that the audit is completed.

Mr. Nuernberger joined the meeting at 4:47 p.m.

New Business

Mr. Hayden introduced Mr. Alan Jankowski, the Commissioner of Forestry for the City of St. Louis, who was present at the meeting to discuss trees and tree replacement in the LBD. Mr. Jankowski noted that most or all of the ash trees and any other unhealthy trees on Locust Street have been removed. He noted that the Aldermen put money in a fund for new trees, that subject to available funding the city replaces the trees, they water the trees once, and then request the homeowner or business at each location then take responsibility for watering. He indicated that newly planted trees need to be given soaking waterings of 10-15 gallons two to three times a week for the first three years after planting when the temperature is above 85 degrees. Mr. Hayden asked who decides which trees to remove. Mr. Jankowski indicated that three arborists on staff make those decision and the City's Citizen Service Bureau also generates work orders for tree removal. Mr. Jankowski indicated that replacement trees are not limited to a single species as diversity is crucial given unforeseen future problems or diseases such as the current ash borer problem necessitating removal of all of the ash trees. Mr. Jankowski indicated that educating the public on tree care is important for the City's trees and that information is available on the City's website which can be shared by email or other means including posting on the LBD website. Mr. Jankowski indicated that if business or property owners wish to trim their trees they should call the Forestry Department and staff will come out and show them where it is most appropriate to make the cuts in order to maintain the health of the tree. He also indicated that tree replacement should be done in the months starting in November and continuing through March or April. Discussion continued. The Commissioners thanked Mr. Jankowski.

Mr. Hayden introduced Mr. Michael Powers who is Vice Chair of the Dutchtown Community Improvement District. Mr. Powers provided a presentation regarding the painting of metal cobra head light standards. He indicated that in the Dutchtown CID area they had all of the metal light standards - which were old and rusty and discolored - painted by a company called Pole Painting Plus out of Minnesota. He indicated that municipalities that he contacted who had previously hired the company all had positive feedback and that their pricing is the best that the Dutchtown CID had found. The poles in the Dutchtown CID area were painted black with 10 year warranty paint and all old and broken signage on the poles was removed at a cost of approximately \$400 total per pole. He provided a slideshow of photographs showing before and after painting and

clean-up. He estimated that all of the metal poles in the LBD could be painted for between \$12,000 and \$14,000. The Commissioners thanked Mr. Powers and Mr. Hayden indicated that the Board will consider pursuing the matter at its next meeting.

Committee Reports

Security

Mr. Beckermann indicated he had spoken to Paul Henkhaus of Gold Shield earlier in the day and that there has been no activity during Gold Shield patrols, but that car break-ins are up city-wide and that there was one robbery on N. Beaumont in the last month. Mr. Beckermann indicated that crime reports are maintained on the St. Louis Metropolitan Police Department website.

Marketing

MaryAnn Taylor Crate, AJ Fontana, and Nick Walden from Elasticity provided a survey update and Mr. Walden indicated the thirty surveys completed. He recommended moving on from the survey. Ms. Taylor Crate recommended the same and indicated there is little name recognition of the LBD in the survey responses. Ms. Pruehsner indicated she believes that no one in her building received a survey. Discussion ensued.

Old Business

Mr. Hayden indicated that the LBD is on a month-to-month lease now with the landlord at the LBD office and that, as discussed at the last meeting, the LBD can remain on a month-to-month for \$600 per month, can enter a six-month lease at \$585 per month, or can enter a year-long lease for \$550 per month.

Motion 8-21-03. Upon motion of Mr. Beckerman, seconded by Ms. Pruehsner, the Board approved entering into a year-long lease for the LBD office/meeting space with Commissioners Beckermann, Drake, Hayden, Nuernberger and Pruehsner voting in favor.

Mr. Hayden indicated that the LBD trailer has not been used in years, is rusted, has flat tires, the wooden deck is rotted, and it is taking up a parking space which could be rented to paying monthly parking customers. Ms. Bax-Kurtz and Ms. Carter found similarly aged trailers that were in good working order and not in need of repairs for \$680 to \$2,000. As previously discussed, Mr. Washington of New Life Landscaping is interested in the trailer and would repair it for use in the LBD and elsewhere if it was his. Mr. Hayden noted that the LBD pays for insurance on the derelict trailer as well, so selling it would save that cost. Discussion ensued.

Motion 8-21-04. Upon motion of Mr. Hayden, seconded by Ms. Pruehsner, the Board approved selling the trailer to Mr. Washington for not less than \$250 with Commissioners Beckermann, Drake, Hayden, Nuernberger, and Pruehsner voting in favor.

New Business continued

Mr. Hayden appointed Ms. Drake as the Marketing Committee chair. Ms. Pruehsner indicated she will help in any way she can also. Ms. Drake accepted the appointment.

Mr. Beckermann indicated that a new Top Golf facility was announced and will be constructed at Chouteau and Compton. He also noted that the Food Hall at the Foundry has opened.

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 6:54 p.m.


Secretary, Board of Commissioners