

# LOCUST CENTRAL BUSINESS DISTRICT

## Minutes of the Meeting of August 10, 2022

Board of Commissioners Present:

Karen Drake  
John Hayden  
Ken Nuernberger  
Jennifer Pruehsner

Commissioners not Present:

Michael Beckermann

Others Present:

Yulonda Carter  
Jeanette Bax-Kurtz  
Officer James Harris  
Brandon Bosley  
Chris Ryan  
Garrett Ryan  
Eric Thoelke  
Robert Wood  
Taylor Davidson  
Theresa Hargrove-Simmons  
Nicole Lewis  
Victor Washington  
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, August 10, 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. 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 4:32 p.m.

### **Approval of Minutes**

Mr. Hayden called for consideration of the minutes of the July 13, 2022 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

**Motion 8-22-01.** Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved the minutes of the July 13, 2022 regular meeting with Commissioners Drake, Hayden, Nuernberger and Pruehsner voting in favor.

### **Treasurer's Report**

Mr. Nuernberger indicated that there is no Treasurer's Report this month due to the press of other business and that he will have a combined report for two months at the next regular meeting.

## **Committee Reports**

### **Security**

Officer Harris indicated that crime is up in the 4<sup>th</sup> District overall and that vehicle incidents of larceny and thefts continue. He noted one homicide in the 2700 block of Locust with the perpetrator having killed his own mother and then turned himself in to the police. He also outlined some shootings and an assault and multiple shots fired in association with several out of hand Airbnb parties which were held in the District.

Ms. Drake inquired about which buildings are experiencing the problems. Officer Harris indicated one problem property is 715 N. 21<sup>st</sup> Street known as the Adler Annex. Mr. Wood indicated that 1908 Washington is also a problem in addition to the Adler Annex. Ms. Carter indicated that the LBD office building is also having pool parties and fights that are getting out of hand.

Officer Harris indicated that 160 vehicles have been stolen in the City in the past thirty days. Ms. Drake indicated that vehicle thefts are often made by groups of youths, and they are mostly targeting KIAs and Hyundais which apparently are easier to steal. They are also damaging Hondas in attempts to steal as they are mistaken them for Hyundais.

Taylor Davidson reported vandalism at Kim's Kids at Compton and Delmar. It was noted that this location is outside of the LBD, and therefore LBD secondary security does not patrol there. It was also noted that police reports should be filed for any incidents no matter where they occur, and that Ms. Davidson is more than welcome to attend and participate in LBD meetings.

Mr. Wood inquired whether the LBD still has secondary security. Mr. Hayden indicated the LBD does and that Officer Harris is also with Gold Shield Security. A discussion of the LBD's secondary security ensued. Mr. Nuernberger reminded the Commissioners that he used to meet with SLU and Grand Center when they had security meetings. Mr. Nuernberger requested that more reporting of incidents as they occur so as to assist in keeping up the deterrent effect of secondary patrols by ensuring they are scheduled where and when they are most needed and to hopefully catch some perpetrators. Mr. Wood noted that the Downtown Neighborhood Association tracked social media of some organizers of the Airbnb party organizers at Eli Walker lofts and now condemnation proceedings have commenced by the City at that property. Mr. Hayden noted that there have not been incidents during Gold Shield Security shifts and suggested switching up patrol times to align better with when they would be most effective. Many shifts are currently 3pm to 11pm. Mr. Harris indicated that Gold Shield is still staffed by police and sheriffs but that many late night Gold Shield Security shifts remain unfulfilled due to mandatory twelve hour shifts in place at the SLMPD.

Mr. Hayden suggested additional park safe/remove valuables from car signs be installed in the District as Ms. Pruehsner had previously suggested. Officer Harris indicated the police have free signs and Mr. Bosley indicated additional signs can also be ordered as a very low cost.

### Beautification

Mr. Hayden indicated that the LBD bought the initial set of trash receptacles in 2007 and that they cost approximately \$350 each at that time. They are significantly more expensive now running from approximately \$700-900 each plus installation. He noted that additional receptacles as well as some replacement receptacles are needed in the District. Mr. Nuernberger agreed and suggested twelve additional receptacles be ordered. He noted that he would also like to see adjacent building and business owners who benefit from these receptacles be obligated to help maintain and empty the receptacles. Mr. Hayden indicated a need for at least eight new receptacles to replace four damaged ones and to add an additional four. A discussion of the types and numbers of receptacles ensued. Mr. Hayden indicated that he also wanted to hear a proposal from Mr. Washington of New Life Landscaping on the receptacles, but Mr. Washington is not at the meeting. He noted that more information will be gathered and shared regarding additional receptacles and that the Commissioners can vote on it at the next meeting.

### New Business

Mr. Hayden indicated that with regards to the LBD owned property at 2124 Washington, Mr. Nuernberger had shared three appraisal companies who would be qualified to appraise the land. Ms. Drake asked if any are minority or women owned businesses. Mr. Nuernberger indicated they are not, but that another that is comes to mind is minority owned. Mr. Hayden requested that that information be shared with the Commissioners before the next meeting.

Regarding the outstanding vendor requests for proposals, Ms. Carter indicated that they have been posted in the LBD website and in the GreenSheet since February. She noted that three responses have been received for marketing services and just one for each of the other categories of auditor, legal, handyman, administrative, and street sweeping services. Ms. Drake inquired if any are minority or women owned businesses. Mr. Hayden noted that the ownership of the respondents was not a focus. Ms. Bax-Kurtz noted that the last time the RFPs were let there was a focus, but that it did not result in any additional responses. Mr. Hayden requested that Ms. Carter and Ms. Bax-Kurtz look into if there might be additional M/WBE owned business that may respond to the RFPs in the next month and that the minutes reflect the concerted effort to do so.

Mr. Washington joined the meeting at approximately 5:45 and indicated that he is still putting together a report for additional trash receptacle needs in the District. He noted that the optional and often missing lids will help with reducing bags of household trash from being added to the receptacles. He indicated he will have a report by the next regular LBD meeting.

Mr. Hayden noticed that Nicole Lewis had joined the meeting and welcomed her to the Board of Commissioners. Ms. Lewis greeted the Commissioners and indicated she should be all set to participate in the next meeting.

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

  
Secretary, Board of Commissioners