

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of October 23, 2019

Board of Commissioners Present:

Michael Beckermann
John Hayden (via telephone)
Marc Hirshman
Daffney Moore
Ken Nuernberger
Jennifer Pruehsner

Others Present:

Yulonda Carter
Paul Henkhaus
Gery Kotthoff
Jeanette Bax-Kurtz
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, October 23, 2019 at 5:30 p.m. at the Locust Business District Office located at 715 N. 21st Street, #206, St. Louis, Missouri 63103.

Mr. Hayden requested that Ms. Moore chair the meeting. A quorum of the Board of Commissioners being present, the meeting was called to order by Ms. Moore at 5:38 p.m.

Approval of Minutes

Ms. Moore called for consideration of the minutes of the regular meeting of the Board of Commissioners held on September 11, 2019 which were previously sent to the Commissioners and copies of which were provided to each Commissioner at the meeting. Two typos were corrected.

Motion 10-19-01. Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board approved the corrected minutes of the September 11, 2019 regular meeting with Commissioners Beckermann, Hayden, Hirshman Moore, Nuernberger and Pruehsner voting in favor.

Treasurer's Report & 2020 Annual Budget

Ms. Moore indicated that the QuickBooks reporting is all in order and has been cleaned up and simplified. She also indicated that the proposed 2020 budget with notes and recommendations was forwarded to all of the Commissioners. Discussion ensued regarding the reserve and operating funds as well as cash flow and income projections from taxes and parking fees. Mr. Nuernberger inquired about how much the parking lot cost to construct and maintain vs. the income it produces. Ms. Carter described that 29 parking spaces are rented to three agencies as well as the timing of payments for same. Discussion ensued regarding security expenses. Ms. Moore indicated that security is the largest expense in the budget which has been capped at \$80,000 to meet with

projected income. Mr. Hirshman noted that he supports approval of the proposed budget to meet the deadline requirements to get the budget to the City with the understanding that it may be revised.

Motion 10-19-02. Upon motion of Mr. Nuernberger, seconded by Mr. Hirshman, the Board approved the 2020 Budget with Commissioners Beckermann, Hayden, Hirshman, Moore, Nuernberger and Pruehsner voting in favor.

Mr. Hayden inquired of Mr. Beckermann if he had a comment on security. Mr. Beckermann indicated he is concerned about the \$80,000 limitation. Ms. Moore indicated that was needed in order to balance the budget but also indicated it can be the topic of future discussion as well.

Ms. Moore indicated that income in September was \$480 and expenses were \$22,920.

Committee Reports

Security Committee

Mr. Beckermann indicated that the MOU between the City and the Police Foundation and the LBD is signed and that the donation for the LPR camera is made, but the camera has still not been installed per the Real Time Crime Center. Mr. Beckermann asked Mr. Zorn to check with the Foundation on the status.

Mr. Hirshman inquired how Gold Shield Security invoices the LBD. Mr. Beckermann indicated they bill monthly and include the GPS report for their patrols with same. He indicated that scheduling is based on trends and suspected trends with weekends always being scheduled.

Mr. Hirshman indicated that Toky has had several car break-ins around their offices. Mr. Henkhaus indicated that there is a spike in break-ins city wide right now.

Mr. Henkhaus of Gold Shield Security provided an incident report for the last month with nine incidents, six of which were car break-ins by perpetrators mostly looking for guns, and one shooting which was reported at the Tudor Building but which Mr. Henkhaus does not believe occurred there. He believes the shooting happened elsewhere, but that the Tudor Building is where the victim ended up there so that is where the incident was reported. Regarding the LBD budget, Mr. Henkhaus indicated Gold Shield will work with the LBD to provide the best secondary security for whatever the LBD budget ends up being for those services. Mr. Henkhaus indicated that crime is up in the 4th District, but not in the LBD portion of the 4th District. Ms. Pruehsner inquired if more development leads to more incidents. Mr. Henkhaus indicated he thinks more development in an area leads to more people in that area which in turn leads to fewer incidents.

Mr. Beckermann indicated that a burglary suspect whose image was captured on Real Time Crime Center's cameras was arrested a couple of hours later on Grand Avenue due to photos of him being pushed to police officers on duty.

Ms. Pruehsner walked the LBD to capture photos of previously reported vacant properties and photographed 24 properties in need of maintenance. She also found that one is occupied by a newer business and that one is currently under renovation. Mr. Hayden indicated he wants to send a letter with those photos to the Alderwomen. Mr. Nuernberger indicated he spoke to the owner of the vacant former hospital at 2221 Locust regarding its condition and securing same. He indicated the owner has plans for it, but the owner didn't know if it would be office or residential.

Marketing Report

Mr. Kotthoff provided a summary sheet of Clarion Marketing's activities on behalf of the LBD and provided details regarding same. He indicated that the directional signage has arrived and is in use. He indicated that the LBD Town Hall meeting will be on November 13th at 3117 Locust from 5-7pm and that the Mayor, Alderwoman Davis, Leonard Johnson and Shawn Steadman will be speaking. He handed out the agenda which has also been posted on the LBD website. He indicated that the only remaining issue for the Town Hall is what to do regarding refreshments. Discussion ensued.

Motion 10-19-03. Upon motion of Mr. Beckermann, seconded by Mr. Nuernberger, the Board approved spending up to \$500 for refreshments for the LBD Town Hall meeting with Commissioners Beckermann, Hayden, Hirshman, Moore, Nuernberger and Pruehsner voting in favor.

Mr. Henkhaus indicated that Gold Shield will be happy to pay half of the amount spent on refreshments at the LBD Town Hall meeting. It was also noted that Schlafly or Urban Chestnut or Cider House may also donate beverages to the event, if asked. Mr. Hirshman also observed that Goodson's Market may also donate refreshments for the Town Hall meeting.

Mr. Hayden requested that each Commissioner ask at least two business owners or residents to the Town Hall.

Mr. Kotthoff indicated that a LBD constituent survey has also been developed and passed out copies of same. Discussion ensued regarding the survey.

New Business

Mr. Hayden indicated that he is in favor of starting regular LBD meeting earlier, either at 4:30pm or 5:00pm. Discussion ensued.

Motion 10-19-04. Upon motion of Mr. Hayden, seconded by Mr. Beckermann, the Board approved a start time of 4:30pm for regular LBD meetings with Commissioners Beckermann, Hayden, Hirshman, Moore, Nuernberger and Pruehsner voting in favor.

Ms. Moore indicated that the R&B Snow Plowing Service LLC proposal for snow plowing services for winter season 2019-2020 is in the Commissioners' packets for consideration. Discussion ensued.

Motion 10-19-05. Upon motion of Mr. Beckermann, seconded by Mr. Nuernberger, the Board accepted and approved the R&B Snow Plowing Service proposal for winter season 2019-2020 with Commissioners Beckermann, Hayden, Hirshman, Moore, Nuernberger and Pruehsner voting in favor.

Ms. Moore indicated that a more detailed proposal to re-secure the LBD trash receptacles in the District has been received from LBD vendor New Life Landscaping and is in the Commissioners' packets. Discussion ensued.

Motion 10-19-06. Upon motion of Mr. Hirshman, seconded by Mr. Nuernberger, the Board approved the New Life Landscaping bid to re-secure the LBD trash receptacles at \$2,569 with Commissioners Beckermann, Hayden, Hirshman, Moore, Nuernberger and Pruehsner voting in favor.

Mr. Hayden noted that the RFPs that were generated by the LBD last time vendors were selected will be circulated to the Commissioners for review prior to the next meeting so they can be discussed at the next meeting.

There being no additional business to discuss, Ms. Moore called for a motion to adjourn. Mr. Hirshman moved to adjourn, Mr. Nuernberger seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 7:20 pm.


Secretary, Board of Commissioners