

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of August 14, 2019

Board of Commissioners Present:

Michael Beckermann
John Hayden
Daffney Moore (via telephone)
Jennifer Pruehsner

Others Present:

Yulonda Carter
Paul Henkhaus
Gery Kotthoff
Trey Quinn
Joy Christensen
Jeanette Bax-Kurtz
Matt Flinner
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, August 14, 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 regular meeting of the Board of Commissioners held on July 10, 2019 which were previously sent to the Commissioners and copies of which were provided to each Commissioner at the meeting.

Motion 8-19-01. Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board approved the minutes of the July 10, 2019 regular meeting with Commissioners Beckermann, Hayden, Moore, and Pruehsner voting in favor.

Mr. Hayden called for the Treasurer's report.

Treasurer's Report

Ms. Moore provided copies of the balance sheet, year to date budget vs. actual statement and the general ledger and provided a summary of each. She indicated that she is still cleaning up the QuickBooks reporting and closing unused bank accounts.

Mr. Hayden called for the committee reports.

Committee Reports

Security Committee

Mr. Beckermann indicated that a replacement LPR camera for the camera previously donated to the SLMPD which has broken and is out of warranty will cost \$4,246.80 to replace. He noted that extended warranty pricing for the LPR cameras is still being researched, and that the board previously approved spending up to \$7,000 for the camera with installation and extended warranty to provide coverage beyond the manufacturer's one-year warranty. The St. Louis Police Foundation has provided a MOU for the purchase and installation of the equipment which was provided to the Commissioners. Discussion ensued.

Motion 8-19-02. Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board approved entering into the MOU with the St. Louis Police Foundation and the SLMPD for the donation of \$4,246.80 to cover the cost of purchasing and installing a new LPR camera to replace the broken LPR camera at Washington and Jefferson as part of the SLMPD Real Time Crime Center with Commissioners Beckermann, Hayden, Moore, and Pruehsner voting in favor.

Mr. Beckerman indicated he has received the Gold Shield Security invoices regularly and that those will be paid. Officer Henkhaus indicated that a suspect in the killing of a seven year old in the City of St. Louis has confessed. He was the same person who stole a Garda World armored truck with \$50,000 in cash. Officer Henkhaus indicated there is a vigil for the girl tonight and that Captain Kriesmann will be there. He indicated there was one burglary across from Pappy's on Olive with a window smashed and two bikes stolen as well as eight car break-ins in the last month at varied times on varied days of the week. Otherwise, he indicated, it's been very quiet in the LBD. Mr. Hayden asked Officer Henkhaus to let Captain Kriesmann that the Commissioners miss her presence at the LBD meetings.

Marketing Report

Mr. Kotthoff introduced Matt Flinner, the Education Outreach Coordinator at the Better Business Bureau. Mr. Flinner indicated he makes outreach presentations every day. Often the subject is cyber security and he presents to groups including elderly, students, business groups. He covered the services that the BBB offers including customer reviews, dispute resolution, complaint responses, and the like and indicated that LBD businesses and residents may benefit from same. Ms. Pruehsner indicated it would be a good idea to have Mr. Flinner back when his presence at the meeting has been advertised to the LBD businesses and residents.

Mr. Kotthoff provided a summary sheet of Clarion Marketing's activities on behalf of the LBD and provided details regarding same. He indicated that he and Mark Sutherland, who spoke at the last meeting, will get a list together of potential underwriters for the LBD's marketing efforts and will have Mr. Hayden meet with the prospects in September. He provided an update on LBD branding and corporate ID and passed out the LBD business cards for the Commissioners as well as new letterhead and envelopes. Mr. Hayden asked about the status of the LBD directional signage. Mr. Kotthoff indicated the signs are currently being produced. Mr. Kotthoff indicated that the LBD crime report drafted by the SLMPD and approved by the Board was posted on the

LBD website and Facebook page as well as emailed to constituents. Ms. Pruehsner asked if the map on the website had been updated. Mr. Kotthoff indicated that the new map is being worked on for the new website. He also noted that some of the photos have been updated. He indicated that the safety and security video interviews with police and fire fighter representatives are still being pursued, but that they are hard to schedule with these busy professionals. He indicated that an event booth is being designed now and will be presented at the next meeting. Ms. Christensen indicated that High Tech has such tents and can print on same for \$159. Mr. Kotthoff suggested that the next LBD townhall be on October 16th or 23rd so that it can be promoted in September. Mr. Hayden indicated he would ask the Alderwomen which date they may be able to attend. Ms. Quinn suggested that the LBD update their Google page and indicated that there is a bar area/meeting room available in the Edge Lofts building which the LBD may use for its town hall meeting.

New Business

Mr. Hayden introduced Jeanette Bax-Kurtz, CPA, who has been volunteering her time to help the LBD organize its financial reporting. Ms. Bax-Kurtz indicated her focus is on helping non-profits and governmental clients and that she has assisted the LBD review and clean up its general ledger and chart of accounts and invoicing. She has also added narrative to the profit and loss statement for additional clarification. Mr. Hayden indicated that the Commissioners have a copy of the proposed Independent Contractor Agreement between the LBD and Ms. Bax-Kurtz for review and approval.

Motion 8-19-03. Upon motion of Ms. Pruehsner, seconded by Ms. Moore, the Board approved entering into the Independent Contractor Agreement with Ms. Bax-Kurtz with Commissioners Beckermann, Hayden, Moore, and Pruehsner voting in favor.

Mr. Hayden indicated that he and Ms. Bax-Kurtz had a few concerns about the KEB report, but that all were fixed. Ms. Bax-Kurtz suggested a narrative authored by the LBD be added up front in the report going forward. She also suggested the LBD double check with the state to see if accrual vs. cash based accounting may be required and what the current FDIC insurance limits are for bank accounts.

Ms. Carter indicated that the parking lot fence is damaged at the alley and that the walk-out gate also needs repair. Alpha Fence provided a bid of \$1,120 for the repairs.

Motion 8-19-04. Upon motion of Mr. Hayden, seconded by Ms. Pruehsner, the Board approved hiring Alpha Fence to complete the parking lot fence repairs for \$1,120 with Commissioners Beckermann, Hayden, Moore, and Pruehsner voting in favor.

Mr. Hayden indicated that two new Commissioners, Mr. Marc Hirshman and Mr. Kenneth Nuernberger have been appointed.

Ms. Christensen complained about weeds in the District. Mr. Hayden indicated that the LBD handyman has been out weeding.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Beckermann moved to adjourn, Ms. Pruehsner seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 6:55 pm.


Secretary, Board of Commissioners