

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of May 18, 2022

Board of Commissioners Present:

Michael Beckermann
Karen Drake
John Hayden
Ken Nuernberger
Jennifer Pruehsner

Others Present:

Yulonda Carter
Jeanette Bax-Kurtz
Danijela Kandra
AJ Fontana
Nick Walden
Andrew Harris
Jassen Johnson
Lou Aboussie
Aimee Frey
Victor Washington
William Zorn

The regular meeting of the Locust Central Business District (“LBD”) was duly noticed and held on Wednesday, May 18, 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. 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 4:31 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the annual meeting of the Board of Commissioners held on March 9, 2022 which were provided to each Commissioner prior to the meeting.

Motion 5-22-01. Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved the minutes of the March 9, 2022 regular meeting with Commissioners Beckermann, Drake, Hayden, Nuernberger and Pruehsner voting in favor.

Treasurer’s Report

Mr. Nuernberger and Ms. Bax-Kurtz provided the Board with updated financial information for March and April 2022. Mr. Nuernberger indicated that assets were approximately \$349,000 at the end of March and \$332,000 at the end of April. He noted that \$100,000 also came in after these reports were prepared. Mr. Nuernberger noted that expenses are in line month to month at approximately \$17,000 each month. Ms.

Bax-Kurtz reviewed the budget to actual for the year and indicated that the LBD income is \$220,000 as of the end of April with an annual budgeted income of \$355,000. She also noted that the parking lot income is down approximately \$1,700 including the rent abatement given to renters.

Mr. Johnson asked if any parking spaces are available. Ms. Carter indicated all spaces are rented with the exception of the space occupied by the trailer. She indicated that spaces are \$40 per month for 12 hours and \$50 per month for 24 hours.

Mr. Nuernberger indicated he would like to open another account at Regions Bank, if there are no objections. There were no objections.

New Business

Mr. Hayden welcomed and introduced Lou Aboussie. Mr. Aboussie indicated that he is the new Neighborhood Improvement Specialist for the area. He indicated that he is here to help the neighborhood get even better, including infrastructure, signage, sidewalks, graffiti and abandoned car abatement. His phone/text number is 314-614-7712. Mr. Hayden inquired about an abandoned car that he keeps noticing. Mr. Aboussie indicated that such a car needs five tickets before it will be towed. He noted that abandoned cars can be reported to the Citizen's Service Bureau at 622-4800.

Mr. Hayden indicated that Danijela Kandra has some complaints about certain conditions in the District. Ms. Kandra indicated she moved to the area two years ago and that there is a certain lack of cleanliness and break-ins. She noted there is trash daily on Locust street near the Marquee and Pepper Lounge and that there are not enough trash receptacles to handle the trash. She indicated she would like to see daily clean up in that area. Mr. Aboussie indicated that he will contact the Pepper Lounge and Marquee. Mr. Beckermann said he would follow up with Mr. Henkhaus regarding the issue.

Mr. Hayden indicated that Jassen Johnson has some remarks. Mr. Johnson of Renaissance Development noted that he provided a list of addresses with no trash receptacles that could use one. He indicated that he will help by emptying those adjacent to his properties. Mr. Hayden indicated that the LBD will look at Mr. Johnson's list before it expands the trash receptacle program.

Mr. Johnson indicated that Renaissance Development is interested in acquiring the LBD owned parcel at 2124 Washington. He noted that his company has completed its 60th building. He also indicated a concern with the lack of density in the block around the LBD owned parcel. He noted that the new soccer stadium and The Malone building now renovated and open together with the six new restaurants that he has in development in the area will help with the density issue, but that the area just north of the stadium site is still largely vacant. Mr. Johnson indicated that he and affiliated owners have site control of the south side of the 2100 block of Washington with the exception of the LBD owned parcel. He circulated an appraisal of the LBD parcel and a contract for the purchase of the parcel. Mr. Beckermann noted that the appraisal is from 2018 which predates the

soccer stadium project and that it is therefore outdated. Additionally, former LBD Commissioner Marc Hirshman is an affiliated developer along with Mr. Johnson of the block which might be perceived as a conflict of interest. Mr. Beckermann noted that the parcel has not been put on the market nor offered for any other bids. Mr. Nuernberger indicated that there are often perceived conflicts of interest given board members' various business dealings and that such relationships certainly need to be disclosed. He noted that the Board should first consider if it wants to sell the parcel at all and, if so, then decide how it goes about selling to be fair and to maximize value in this hot real estate market. Ms. Pruehsner indicated we need a current appraisal. Ms. Hayden and Ms. Drake agreed. Mr. Hayden noted that he likes Mr. Johnson's projects and also noted that the area is up and coming with the soccer stadium to the south and the NGA project to the north and that values in the area will only be increasing. Mr. Johnson noted that the Alderwomen are also in support of his project and thanked the Board for their time.

Mr. Hayden indicated that he emailed a summary of holiday ornament charges to Mr. Washington of New Life Landscaping. He noted that there is a flat fee contract for the hanging and removal of the ornaments and that an extra day of scissor lift rental was approved by the Chairman due to construction in the area causing delays in the ornament removal. He noted that New Life submitted invoices exceeding the contract amount plus the extra day of equipment rental. Mr. Hayden asked Mr. Washington to review the summary and then contact the LBD's attorney, Mr. Zorn to discuss resolution of the matter.

Mr. Washington addressed the extra trash being generated at or near the Pepper Lounge and Marquee. He noted that he monitors that area along with the rest of the District but that he does not go there specifically after each of the events at the clubs. He also noted that some area residents use the LBD sidewalk trash receptacles as their personal trash cans rather than using their buildings' dumpsters. Mr. Hayden indicated that more receptacles sounds like a good idea but that people also throw trash out of their cars into the street.

Committee Reports

Security

Mr. Beckermann indicated that Mr. Henkhaus said there is not much to report. He reviewed the Gold Shield time sheets and noted that they are doing some foot patrols. He indicated that there were a couple of thefts indicated on the police website but not much other activity. He will follow up with Mr. Henkhaus regarding the abandoned vehicle discussed earlier as well as the activity and trash at the clubs.

Marketing

AJ Fontana and Nick Weldon from Elasticity are present to discuss rebranding/naming of the District. Mr. Fontana indicated that Locust Landing and Midfield were the two responses that Elasticity got from Commissioners. Discussion ensued. Mr. Nuernberger indicated that he doesn't like the use of the word Landing for the area and is concerned

with having the resources to implement a name change. Mr. Beckermann indicated he likes Locust Midfield as a name but that other matters such as crime and trash seem more pressing. Mr. Weldon indicated that the naming/branding of the LBD and art for same is already in the contract with Elasticity and that they can help the LBD with that on the LBD's timeline whenever the Commissioner wish. Mr. Hayden and Mr. Nuernberger both indicated they like Elasticity's work so far, but that they just want to pause the renaming/branding process. Mr. Zorn noted that the contract is fully paid by the LBD. Mr. Fontana indicated that Elasticity will be ready when the LBD asks them to return.

New Business - continued

Mr. Hayden indicated that vendors' responses to the LBD Requests for Proposals are now due back on June 10th.

Mr. Hayden indicated that KEB auditors have been engaged by the LBD to continue.

Mr. Hayden noted that Jefferson Bank is changing its name due to a merger.

Mr. Hayden shared that QuickBooks price has increased from \$540 to \$860 this year.

Mr. Hayden requested a wish list of three items from each Commissioner on possible infrastructure or improvement projects or programs that the Commissioner would like to see examined for possible implementation in the District.

Mr. Hayden indicated he will be out of State during the regularly scheduled meeting in June and suggested an alternate date to meet of June 22nd.

Mr. Nuernberger indicated he has checked in with the Alderpersons about pending Commissioner appointments but there is no additional movement on the appointments.

Ms. Drake indicated that Central Baptist Church is hosting a gardening kickoff event the first weekend in June and requested it be posted on the LBD website.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Mr. Beckermann seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 6:17 p.m.


Secretary, Board of Commissioners