

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of December 12, 2018

Board of Commissioners Present: Michael Beckermann
John Hayden
Daffney Moore
Jared Opsal
Jennifer Pruehsner

Others Present: Captain Kriesmann
Amanda Laughlin
Paul Henkhaus
Paul Friedman
Alisha Robinson
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, December 12, 2018 at 5:30 p.m. at the Locust Business District Office located at 3150 Locust Street, Suite 200, St. Louis, Missouri 63103.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Opsal at 5:30 p.m.

Approval of Minutes

Mr. Opsal called for consideration of the minutes of the November 12, 2018 regular meeting of the Board of Commissioners which were previously sent to the Commissioners and copies of which were provided to each Commissioner at the meeting.

Motion 12-18-01. Upon motion of Ms. Pruehsner, seconded by Ms. Moore, the Board approved the minutes of the November 12, 2018 regular meeting with Commissioners Beckermann, Hayden, Moore, Opsal, and Pruehsner voting in favor.

Mr. Hayden reiterated his desire to get a report from the host of the block party event that the LBD sponsored. Mr. Opsal indicated he received a written report from the host and that he will share it with the Commissioners. Mr. Hayden requested that the report be in person to the Commissioners.

Treasurer's Report

Mr. Opsal indicated that Mr. Pendegraft is absent, but he had an update on the move to Jefferson Bank. Mr. Opsal indicated seven more LBD vendors needed to be added to the Jefferson Bank billpay system, and that there was one outstanding check to Alpha Fence from the old account which was voided due to age. Mr. Opsal provided copies of the balance sheet, profit and loss statement and check ledger. Mr. Hayden indicated he

had a question a few meetings ago about uncategorized expenses that Mr. Pendegrift was going to check on, which still needs to happen.

Lease Agreement with Edge Lofts

Mr. Hayden indicated that the initial unit in the Edge Lofts which the LBD was going to lease was leased to another tenant during the pendency of the LBD's consideration of that unit. The Edge Lofts is offering a larger, two-bedroom, unit on the 2nd floor of the building to the LBD for the same price of \$500 per month. He provided a copy of the lease to the Commissioners. Discussion ensued regarding a February 1st start date, giving notice to current office landlord, and the possibility of moving to the first floor of the Edge Lofts in the future. Mr. Hayden indicated that all Commissioners will have access to the unit and building amenities, and that street parking is available outside of the building. He indicated he will check on the cost for a single parking spot on the parking lot.

Motion 12-18-02. Upon motion of Mr. Hayden, seconded by Ms. Moore, the Board approved entering into the lease with the Edge Lofts Unit 206 with a start date of February 1, 2019 and to provide the security deposit to same with Commissioners Beckermann, Hayden, Moore, Opsal, and Pruehsner voting in favor.

Communications/Marketing Team Report

Mr. Opsal indicated that the Clarion Marketing LBD Town Hall & Open House will be held this Friday from 4:30 to 6:30 p.m. at 3117 Locust per the flyer/poster in the Commissioners' packets. It was noted that the event is on the LBD website calendar, but that the flyer itself is not posted on the website. Mr. Opsal provided a written summary PR report of the Bootleggin' BBQ block party event. Mr. Hayden reiterated that he wanted an in-person report from the Bootleggin' representative and perhaps the PR representative as well. Ms. Pruehsner noted that the report is a social media report only and has no attendance information. Mr. Hayden indicated that he is seeking to learn the benefit to the LBD from sponsoring the event. Discussion ensued regarding the event sponsorship form the LBD has used in the past. Mr. Opsal indicated that he and Mr. Zorn can review and update the form.

St. Louis Metropolitan Police Department Update

Officer Amanda Laughlin provided a crime report to the Commissioners. She indicated that crime was down some overall, with four assaults (two of which were domestic) and 17 larcenies including 10 car break-ins, two handicap placards stolen, two phone thefts, and 3 cars stolen last month in the LBD. Officer Laughlin noted that two delivered packages were stolen, and a discussion of securing delivered items or picking up same at UPS or FedEx ensued.

Gold Shield Security Update

Paul Henkhaus noted that things look good in the LBD, Downtown West and Midtown neighborhoods with crime down approximately 5% from last year, even though car larcenies had been ahead of last year until recently. Gold Shield's regular schedule on

weekends from 9pm to 1am, or 11pm to 3am have been utilized. They have been keeping an eye out to patrol during special events and calls for service on Washington and overall have been down. Officer Henkhaus indicated he will be at the Town Hall & Open House meeting this Friday to answer any questions or to discuss security in and around the District. Ms. Moore noted that she has seen police out and around by the clubs on Locust and near the Tap Room, but also noted that some street lights are out near that area. Mr. Henkhaus indicated that he will have Gold Shield do a lighting survey and that they will let the Citizen's Service Bureau know right away about any lights out.

Security Committee Report

Mr. Opsal indicated that the security equipment donation check was cashed. Mr. Beckermann indicated that the new LPR cameras have been installed, but that some of the 360 degree cameras have not yet been installed. He indicated he will follow up on that again. He indicated that the next Security Committee might be in February rather than January. Captain Kriesmann indicated that she will also check on the installation schedule and share that with the LBD.

New Business

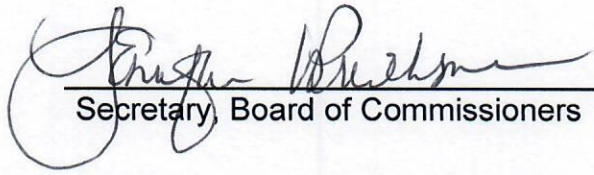
Mr. Beckermann reminded the Commissioners that he is also on the Board of the Central Patrol Business Association, which area includes the LBD, and that various levels of membership for individuals and businesses are available on their website.

Mr. Opsal provided bids for moving the office and storage unit to the new office space in the Edge Lofts building. Bids were received from Two Men and a Truck, McGuire Moving & Storage, and New Life Landscaping. Discussion ensued regarding the bids, pricing and insurance.

Motion 12-18-03. Upon motion of Ms. Pruehsner, seconded by Ms. Moore, the Board approved hiring New Life Landscaping for the moving services provided they have proof of proper insurance for the work, with Two Men and a Truck as a backup if they do not, with Commissioners Beckermann, Hayden, Moore, Opsal, and Pruehsner voting in favor.

Mr. Paul Friedman, of Broadway Office Interiors and an owner of property in the District, spoke about a major real estate development proposal which has been reported in the Post-Dispatch and the Business Journal. The mixed use development is proposed for multiple blocks just north of the Tap Room. He indicated the proposal is by Abbott Properties out of Kansas City and described the project in detail. Mr. Friedman stated he hoped that the Commissioners would support the project and tax abatement for same. Discussion ensued.

There being no additional business to discuss, Mr. Opsal called for a motion to adjourn. Mr. Hayden 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