

# LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of December 8, 2021

Board of Commissioners Present: Michael Beckermann  
Karen Drake  
John Hayden  
Ken Nuernberger  
Jennifer Pruehsner

Others Present: Yulonda Carter  
Jeanette Bax-Kurtz  
Victor Washington  
Eulonda Nevels  
Edgar A. Stith  
Keaton Christenson  
AJ Fontana  
Julian Davis  
Teresa Hargrow-Simmons  
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, December 8, 2021 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.

Mr. Hayden welcomed everyone asked the Commissioners if they had any opening remarks. Ms. Beckermann shared that a Top Golf facility is being located at Compton and Choteau near the District. Ms. Pruehsner indicated there are new retail stores on Locust two blocks west of Jefferson. Mr. Nuernberger suggested that the LBD should consider a full-time staff person as well as in-person meetings again. Ms. Drake indicated she is thankful for the growth in the District as well as the return of in-person gatherings after enduring so many cancelled things. Mr. Hayden indicated he is thankful for all of the new things in the District, especially the soccer stadium.

### Approval of Minutes

Mr. Hayden called for consideration of the minutes of the meeting of the Board of Commissioners held on November 11, 2021 which were provided to each Commissioner prior to the meeting.

**Motion 12-21-01.** Upon motion of Ms. Pruehsner, seconded by Ms. Drake, the Board approved the minutes of the November 11, 2021 regular meeting with

Commissioners Beckermann, Drake, Hayden, Nuernberger and Pruehsner voting in favor.

### Treasurer's Report

Mr. Nuernberger had Ms. Bax-Kurtz review the statement of assets, statement of expenditures, income and expenses by class, and budget vs. actual. She indicated that the LBD has approximately \$212,000 of cash on hand which is a good position. She indicated that expenses were approximately \$22,500 last month, and that the parking lot had income of over \$33,000 for the year so far (gross) with net income of over \$3,300 through November. She suggested that they will try to get all invoices paid by December 31st. Year to date through November, income is \$11,000 more than budgeted, and expenses on outside maintenance was \$8,800 more than budgeted. Year to date through November Marketing was \$3,800 under budget, office expenses were \$3,800 under budget, and legal services were \$8,800 under budget. A discussion of insurance ensued regarding policies from Acuity, MOPERM, and Daniel and Henry. Ms. Bax-Kurtz reminded the Commissioners that there is an aging accounts receivable from Reminger for \$800 which represents two months of parking lot fees that remain unpaid for a portion of the time their offices were closed during the pandemic and the parking was not used by them. Discussion ensued regarding parking fees and parking fee abatement.

**Motion 12-21-02.** Upon motion of Mr. Hayden, seconded by Mr. Nuernberger, the Board approved providing a waiver of the two-months of overdue fees owed by Reminger and approved providing all other contract parkers with a two-month waiver of fees in 2022 with Commissioners Beckermann, Drake, Hayden, Nuernberger and Pruehsner voting in favor.

### Committee Reports

#### Security

Mr. Beckermann indicated it's been pretty quiet in the District, but that car break-ins continue. Discussion ensued regarding reporting of incidents to the Police, Gold Shield and the LBD. Mr. Beckermann noted that crime statistics are available on the SLMPD website.

#### Marketing

AJ Fontana from Elasticity indicated that there no feedback from naming survey link forwarded to the Commissioners. He then shared the naming choices developed by Elasticity again including: LoMo (The Locust Motor District), The Luna, Hermes Landing, Off-Center (or The OC) and The Owl (after Olive, Washington, and Locust Streets in the District). Discussion ensued regarding the Elasticity developed naming choices and some alternatives as well as the merits of new naming. Mr. Zorn suggested that the LBD ordinances should be updated to reflect any new name.

Mr. Fontana then shared Elasticity's proposal to assist the LBD with communications as discussed in the last meeting. Elasticity could operate the LBD's social media and



provide website maintenance under the proposal for a one-time charge of \$1,200 and an ongoing charge of \$4,320 per month.

### **Old Business**

Mr. Hayden asked the Commissioners to provide any suggested revisions for the vendor RFPs. He indicated that the holiday decorations are up. Mr. Victor Washington of New Life Landscaping indicated he did move trash receptacles as requested. Ms. Pruehsner suggested the addition of a receptacle on the south side of Washington mid-block between 18<sup>th</sup> and 19<sup>th</sup>. Mr. Hayden suggested resealing any loose receptacles which have become unbolted from the sidewalk. Mr. Washington indicated some receptacles have been hit and/or destroyed by cars and that he will resecure any that are not bolted down.

### **New Business**

Ms. Carter indicated there are some lights out on the parking lot which will be repaired. Mr. Hayden indicated that there is an Ethics Committee packet from the state which will be distributed to the Commissioners. The Commissioners then considered the payment of premiums for insurance previously discussed.

**Motion 12-21-03.** Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board approved payment of the insurance invoices from Acuity and MOPERM with Commissioners Beckermann, Drake, Hayden, Nuernberger and Pruehsner voting in favor.

Mr. Hayden introduced Eulonda Nevels of the YWCA. Ms. Nevels greeting the Commissioners and noted that the Phyllis Wheatley YWCA is in the LBD on Locust and that their mission includes the elimination of racism and empowerment of women. Ms. Nevels discussed the history of the YWCA in St. Louis and indicated the administrative offices are in Olivette. Mr. Hayden thanked Ms. Nevels for attending and introducing herself. Mr. Nuernberger complimented Ms. Nevels on the renovation of the Phyllis Wheatley building.

Mr. Julian Davis indicated he is opening a new restaurant at 3037 Olive which used to be Hamburger Mary's and Olive Bar. Mr. Davis indicated he owns a minority construction company and that he is seeking a liquor license at 3037 but will open without one if necessary. He intends to operate a restaurant with a full kitchen and not a club. He will be adding windows and intends to have American fare including burgers, pizza, pasta, steaks and more both inside and on rooftop and sidewalk patios. He indicated that there is an adjacent metered parking lot with 60-70 spaces.

Ms. Pruehsner suggested choosing a date for the next LBD sponsored neighborhood cleanup. Mr. Hayden suggested picking two dates.

Mr. Hayden wished everyone Happy Holidays.

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 6:27 p.m.

  
Secretary, Board of Commissioners