

# LOCUST CENTRAL BUSINESS DISTRICT

## Minutes of the Meeting of February 8, 2017

### Board of Commissioners Present:

Barry Adelstein  
Michael Beckermann  
Bryan Hahlbeck  
John Hayden  
James Pendegraft  
Jennifer Pruehsner

### Others Present:

David Cooperwood  
John Marshall  
Steve Smith  
Joy Christensen  
Rich Sykora  
Bob Wood  
Scott Gundolf  
Alexandra Durdello  
Denis Beyanovic  
Lindsay Pattan  
Paul Henkhaus  
Alisha Robinson  
William Zorn

The monthly meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, February 8, 2017, at 5:00 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. Hayden at 5:00 p.m.

### Board Meeting Procedures

Mr. Hayden provided an overview of the meeting procedures.

Mr. Hayden noted that Commissioner Opsal is not present because he has a newborn and offered his congratulations.

Mr. Hayden noted that this meeting is also the annual meeting of the Board of Commissioners during which the Commissioners vote on who among them will serve as officers. Mr. Hayden indicated that the existing officers are each willing and able to continue to serve in their capacities as officers for 2017. Mr. Hayden called for a motion.

**Motion 02-17-01.** Upon motion of Mr. Beckermann, seconded by Mr. Hahlbeck, the Board voted unanimously to elect Mr. Hayden as Chairperson of the LBD for 2017, to elect Mr. Adelstein as Treasurer of the LBD for 2017, and to elect Ms.

Pruehsner as Secretary of the LBD for 2017 with Commissioners Adelstein, Beckermann, Hahlbeck, Hayden, Pendegraft and Pruehsner voting in favor of the motion.

Discussion ensued about the notice for the meeting failing to indicate that today's meeting was also the annual meeting and whether the election of officers is proper in light of the notice not calling out the election of officers. Mr. Hayden noted that February is always the annual meeting as described in the Rules Policies and Procedures governing the LBD. Mr. Zorn indicated that he was responsible for the notice and that the failure to indicate that this meeting is also the annual meeting was an error.

### **Approval of Minutes**

Mr. Hayden then called for consideration of draft of the minutes of the January 11, 2017 regular meeting of the LBD were previously provided to the Board of Commissioners. Mr. Hayden asked if there were any comments or corrections to the minutes. Mr. Pendegraft noted that the minutes appear to contain many more of his comments. Mr. Hayden noted that the minutes do contain more of the Commissioner's comments. There being no corrections or changes to the minutes, Mr. Hayden called for a motion to approve the minutes.

**Motion 2-17-02.** Upon motion of Mr. Adelstein, seconded by Mr. Beckermann, the Commissioners unanimously approved the minutes of the January 11, 2017 regular meeting with Commissioners Adelstein, Beckermann, Hahlbeck, Hayden, Pendegraft and Pruehsner voting in favor of the motion.

### **Treasurer's Report**

Mr. Adelstein noted that a draw of funds request has been made for over \$300,000 and that the LBD has approximately \$173,000 in assets in addition to the requested funds currently being held at the City.

Mr. Adelstein noted that the Will Electronics bid to uninstall the old LBD cameras around the District for possible repurposing by the police was too expensive as it called for two men to work five days to perform the work. Additional bids will be sought.

### **Security Report**

Captain Kriesmann provided end of year 2016 crime statistics and totals. She indicated that the City overall experienced a 5% decrease in crime and in the LBD area a reduced number in armed robberies in both the Downtown West and Midtown neighborhoods compared to 2015. The Captain noted that she believes the use of technology helps to bring crime down. She also indicated it was a good month since the last LBD meeting with no robberies or violent assaults. She indicated that the LPR cameras at Olive and Compton and at Olive and Jefferson have been operating since January 18<sup>th</sup>. Discussion ensued regarding the LPR cameras and the Real Time Crime Center. Mr. Pendegraft noted that he toured the Real Time Crime Center in January and witnessed when a LPR camera got a "hit", a message was sent and the car apprehended right away. The Captain noted a network of cameras is required to get the most out of the

system and that the more cameras the better to track and apprehend these moving targets. She noted that all footage on the system is saved for at least thirty (30) days so that it can be reviewed after the fact. The Captain noted that the presence of the cameras also has a deterrent effect. Mr. Wood inquired about the "shot fired" system. Captain Kriesmann indicated there is one of these systems in the Goodfellow neighborhood and one in Dutchtown neighborhood installed during Chief Isom's administration via donation from the ATF. Mr. Wood asked if there is a problem property update.

Mr. Beckermann noted that these recently added LPR cameras in the District are from Phase I of the LBD security camera system and that the Phase II cameras, which the LBD has already approved, will be added to the system soon. He introduced Mr. Syloka from the City's problem properties unit.

Mr. Rich Sykora of the City Counselor's Office presented an overview of what the City Counselor's Office does regarding problem properties in the City. He indicated that there are four attorneys who handle behavioral nuisance issues associated with both residential and commercial properties. He indicated that the applicable nuisance ordinance allows their office to intervene after two or more nuisance calls or one drug related call associated with a particular property. His office can send a nuisance notice which requires the property owner to meet and can issue summonses if they don't attend the meeting. They can warn and/or evict tenants, and can also summons offenders who may be tenants as opposed to owners. His office can issue neighborhood protective orders against individuals who are repeated violators, such as panhandlers or prostitutes, which prohibit and individual from being present in an area and can allow an arrest on the spot for protective order violators. His office works with the Alderpersons and police, but the City Counselor's office can also be contacted directly with problem properties and persons. He noted that there is a special help docket for individuals, such as homeless persons, who may need housing or addiction treatment services. Mr. Hayden inquired how to obtain individuals' names who might be appropriately be the subject of a future protective order. Mr. Sykora indicated that the police are a good source for this information. Mr. Henkhaus indicated that obtaining these people's names is one reason why citizens should call the police to report these individuals.

Mr. Steve Smith, an owner of the Lawrence Group, Chair of Downtown STL, developer of the Moto Museum, Triumph Bar and Grill, and City Foundry in association with CORTEX made a presentation regarding the central IDEA Corridor which is a developing affiliation of groups in the City's central corridor. He noted that the St. Louis region is 8,000 square miles but that the central five square miles - 8 square miles if you include forest park - which equals just one-tenth of one percent of the region accounts for \$6.7 Billion in active and planned development in the next several years. The central corridor includes SLU, Washington University and many other of the region's highest innovating enterprises and institutions. The area also contains Metro transit, secondary and higher educational institutions, arts venues and institutions and much more. He indicated that the name "IDEA" for the area is an acronym for Innovation, Diversity,

Education, and Arts. He noted that this concentration of important groups and innovation is the greatest concentration of such institutions in the region if not the country, and that the collaboration among the groups in the corridor has begun in order to share aspirations and challenges. He indicated that Mr. Opsal, who is also on the Downtown STL board, asked Mr. Smith to make this presentation. Mr. Smith indicated that there are no current requirements to participate, and that it is just an introduction and invitation to help coordinate and plan among peer organizations.

Mr. Adelstein excused himself from the meeting and departed at 5:51 p.m. to attend to another obligation.

Mr. Beckermann indicated that the street lighting update which Alderwoman Davis mentioned in previous meetings is still moving forward, but that the timing and location of those upgrades is not up to her. He also noted that the police did inspect the two old cameras that the LBD had in the office for possible repurposing. They have indicated that they are indoor cameras with exterior housings but that they still may be of use. Each will require \$1000 to repurpose. Mr. Wood requested a copy of the list of LBD cameras which was passed out at the last meeting.

### **New Business**

Mr. Zorn provided a brief overview of the Missouri Open Meetings and Records law known as the Sunshine Law. He passed out the frequently asked questions section of the public government bodies and indicated that Ms. Robinson will email them with the entire 60 page handout about the Sunshine Law published by the Missouri Attorney General's Office. Mr. Zorn indicated that all meetings and records of political subdivisions such as the LBD are deemed open unless affirmatively closed for specific statutory purposes. Mr. Hayden indicated that special meetings can be scheduled between the regular meetings of the LBD in the event something comes up which needs consideration by the Commissioners. Mr. Pendegraft inquired about day to day management of the District. Mr. Hayden indicated that he does handle day to day issues which arise but that do not need action by the Board of Commissioners. Mr. Pendegraft likened the Commissioners to being siloed and kept apart from the day to day matters related to the LBD. Mr. Pendegraft made a motion to have the Commissioners meet weekly instead of monthly. Mr. Hahlbeck indicated that his schedule wouldn't allow him to meet once a week. Mr. Beckermann indicated that he could not meet weekly. Mr. Hayden indicated that he cannot meet weekly either. The motion was not seconded.

There was further discussion about the election of the officers. Mr. Zorn indicated that the Memorandum of Understanding between the police department and the LBD regarding security cameras is being considered by the City Counselor's office now and may be ready for consideration by the Commissioners prior to the next regular meeting. Another meeting may be scheduled prior to the March meeting.

Mr. Wood asked if there was any update on the RFP's that the LBD is going put out for responses. Mr. Hayden indicated that they are being worked on.

Ms. Pruehsner indicated she could meet twice a month.

Mr. Pendegraft indicated he wants to explore management options for the LBD.

Mr. Cohen indicated that the Chair cuts short discussion and questions by audience members at meetings. Mr. Hayden indicated that time is valuable and that when comments or questions become duplicative or redundant he is not going to allow for the wasting of the Commissioners meeting time for redundant comments or questions. Mr. Hayden repeated his request that if any members of the audience or property owners or business owners or residents of the District have any questions or comments that they want considered to email those questions or comments to Ms. Robinson so that she can distribute them to the Commissioners so they can be ready to discuss the comments and questions at the meetings. Mr. Hayden indicated that the Commissioners are volunteers and that nobody wants two to three hour meetings so he cannot allow an individual's comments to take ten or fifteen minutes of the Commission's meeting time. Mr. Wood inquired if there is a statutory time limit for the LBD meetings. Mr. Hayden indicated there is not, but that an effort is made to keep meetings efficient in order not to waste the Commissioners time. Mr. Pendegraft indicated that meetings of the boards he has served were never over in an hour.

Mr. Hahlbeck indicated that he has no update on the camera purchase to be used to add photographs to the website. He stated he will do further research and also consult additional photographers. Mr. Hahlbeck noted that he would like see the LBD put a communications policy in place to guide content and updates of same on the LBD website and other communications. He indicated that the website is live as of January 16th and that the MarketVolt email system is also working. He indicated that he is locked out of the the LBD Facebook page and is looking for the password. Mr. Zorn indicated he can contact the former LBD Executive Director to see if she has a current password. Discussion ensued regarding a communications policy and a possible communications director.

**Motion 2-17-03.** Mr. Beckermann made a motion to form a Communications Committee to create a communications policy for the LBD Board to consider with Mr. Hahlbeck and Ms. Pruehsner to serve on the committee. Mr. Hayden seconded the motion which passed unanimously with Commissioners Beckermann, Hahlbeck, Hayden, Pendegraft and Pruehsner voting in favor of the motion.

Mr. Wood complained about the condition of the building west of Jefferson on Locust at Beaumont which is covered in graffiti and asked if the LBD can sue. Mr. Pendegraft asked for the address. Mr. Beckermann indicated he will call the address in to the City Counselors problem property attorney who handles the area.

Mr. Wood asked if there is a feasibility study on the LBD parking lot to see if it should be sold. Mr. Hayden indicated that the Board has never discussed selling the parking lot.

Mr. Wood asked Mr. Beckermann if there is an update on when the next security meeting will be held. Mr. Beckermann indicated he is trying to schedule it at a time when an attorney from the Circuit Attorney's office can attend, but that he's not getting his phone calls returned. Mr. Wood requested status updates on the problem properties in the area. Mr. Beckerman noted that it is frustrating that the Commissioners volunteer their time and hear the same questions get asked meeting after meeting which takes up their time and tonight has taken more than two hours. Mr. Cohen indicated that he appreciates the Board and departed the meeting. Mr. Hayden indicated that this Board commits more of its time to conducting the business of the LBD than previous administrations. Ms. Pruehsner requested that questions be submitted in advance of the meetings. Mr. Wood expressed frustration with the Board for not following up on things. Mr. Hayden indicated that this Board does follow up on issues that are brought up, and for example Mr. Beckermann just provided us with a follow up from the previous meeting.

Mr. Pendegraft inquired if there will be another closed meeting to consider matters about the pending litigation. Mr. Hayden indicated they will but that it is not yet scheduled.

There being no further business to conduct, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Mr. Beckermann seconded the motion and the Commissioners unanimously approved adjourning the meeting at 7:15 p.m.

  
Secretary, Board of Commissioners