

# LOCUST CENTRAL BUSINESS DISTRICT

## Minutes of the Annual Meeting of February 21, 2018

Board of Commissioners Present:

Michael Beckermann  
Bryan Hahlbeck  
John Hayden  
Jared Opsal  
James Pendegraft  
Jennifer Pruehsner

Others Present:

Captain Adam Moore  
P.O. Paul Henkhaus  
Jassen Johnson  
Nancy Brokmeier  
Kimberly Beck  
Patrick Goodson  
Bob Wood  
Alisha Robinson  
Will Zorn

The annual meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, February 21, 2017, at 4:30 p.m. at the Salvation Army Midtown Service & Treatment Center, 2900 Washington Boulevard, St. Louis, Missouri 63103.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Hayden at 4:39 p.m.

### **Board Meeting Procedures**

Mr. Hayden provided an overview of the meeting procedures.

### **Welcome by Captain Moore**

Mr. Hayden then introduced Captain Adam Moore of the Salvation Army who is hosting the Annual Meeting in their new facility. Mr. Moore welcomed the Commissioners and other attendees and described the facilities, other improvements and future planned improvements in the neighborhood, and what the Salvation Army has been doing.

Mr. Hayden thanked Captain Moore for hosting the meeting and for the good relationship he has fostered with the LBD and the neighborhood.

### **Approval of Minutes**

Mr. Hayden indicated that there are three sets of minutes for approval including for the December 13, 2017 regular meeting, the December 21, 2017 special meeting, and the February 13, 2018 special meeting.

**Motion 02-18-01.** Mr. Opsal moved to approve the minutes of the December 13, 2017 regular meeting. Mr. Beckerman seconded the motion which passed with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, and Pruehsner voting in favor of the motion and with Mr. Pendegraft abstaining as he was not present for the meeting.

**Motion 02-18-02.** Mr. Beckerman moved to approve the minutes of the December 21, 2017 special meeting. Ms. Pruehsner seconded the motion which passed with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, and Pruehsner voting in favor of the motion and with Mr. Pendegraft abstaining as he was not present for the meeting.

**Motion 02-18-03.** Ms. Pruehsner moved to approve the minutes of the February 13, 2017 special meeting. Mr. Beckerman seconded the motion which passed with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, and Pruehsner voting in favor of the motion and with Mr. Pendegraft abstaining as he was not present for the meeting.

### **Election of Officers**

Mr. Hayden called for motions to elect officers for 2018. He noted that Ms. Pruehsner has indicated a willingness to continue to serve as Secretary.

**Motion 2-18-04.** Mr. Hayden moved to elect Ms. Pruehsner as Secretary of the LBD for 2018. Mr. Beckermann seconded the motion which passed with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, Pendegraft and Pruehsner voting in favor of the motion.

Mr. Hayden indicated that Mr. Pendegraft has been doing a fine job as interim Treasurer and inquired whether he would be willing to continue. Mr. Pendegraft indicated he would be happy to allow someone else to serve as Treasurer, but that he can also continue to serve.

**Motion 2-18-05.** Mr. Opsal moved to elect Mr. Pendegraft as Treasurer of the LBD for 2018. Ms. Pruehsner seconded the motion which passed unanimously with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, Pendegraft, and Pruehsner voting in favor of the motion.

Mr. Hayden indicated he is willing to continue to serve as Chairman. Mr. Opsal indicated he would also be willing to serve as Chairman. Mr. Beckerman nominated Mr. Hayden and Mr. Pendegraft nominated Mr. Opsal. Mr. Opsal indicated that he will seek to improve LBD meetings and attendance. Mr. Hayden indicated that while his term as Commissioner has lapsed, Commissioners may serve after a lapsed term until they are reappointed or their replacement is appointed. Discussion ensued.

**Motion 2-18-06.** Mr. Pendegraft moved to elect Mr. Opsal as Chairman of the LBD for 2018. Ms. Pruehsner seconded the motion which passed with Commissioners Hahlbeck, Opsal, Pendegraft and Pruehsner voting in favor of the motion, and with Commissioners Beckermann and Hayden voting against the motion.

Mr. Hayden transferred the meeting to Mr. Opsal

### **Treasurer's Report**

Mr. Opsal called for the Treasurer's report and Mr. Pendegraft provided same. He provided the Balance Sheet and Profit & Loss Budget vs. Actual reports to the Commissioners. He indicated that approximately \$60,000 was expended in January, income of approximately \$2,800 was received and that the balance on January 31 was \$54,954. He stated that he is continuing to standardization of reporting, that the audit needs to be commenced, and that he is moving towards paperless banking. Discussion ensued regarding the availability of LBD financials. Mr. Hahlbeck indicated they are available on the LBD website in the "document center" area of the site. Mr. Opsal inquired about the balance and any carryover from 2017. Mr. Pendegraft indicated that approximately \$100,000 was carried over from 2017 as a reserve for the pending lawsuit, and that the LBD general expenses are roughly \$30,000 per month.

### **Committee Reports**

Mr. Opsal called for the Committee Reports.

Mr. Beckermann provided the Security Committee report to the Commissioners. He indicated that last Security Committee meeting was at the Real Time Crime Center (RTCC) and that there were 7-8 attendees in addition to the Committee members who also toured the RTCC. Mr. Beckermann indicated it was very interesting and that the RTCC is adding mobile cameras which are housed in trailers with flashing lights and can be located in different areas and moved. Discussion ensued regarding the mobile cameras, costs, ownership, and insurance for same. Mr. Beckermann indicated that pricing is still being developed by the RTCC.

Officer Henkhaus provided an incident report as well as a Gold Shield Security update. He indicated that larcenies continue to be the main crime in the 4<sup>th</sup> District. He indicated that car break-ins at all times of day and night and can happen any day of the week. Often guns are stolen from the cars. A discussion of hotspots, crimes against persons. Officer Henkhaus indicated that there were no crimes against persons for 3 straight weeks in the Downtown and Downtown West neighborhoods, and the one incident that did occur in the month was a domestic incident. Mr. Beckermann noted that we don't often hear about the good news and that the LBD can promote good news in the District when it is available to report. He noted that the LBD is one of the lowest crime areas. He did note that the incidence stolen license plates is rising which may be associated with the increase in stolen vehicles as the criminals may be switching license plates on the stolen vehicles to cover their tracks.

Officer Henkhaus indicated Lt. Hauck was injured during the workhouse protest and underwent surgery last week and is now recovering. He indicated that Gold Shield hired an additional crew of officers to cover more weekend shifts. He stated he will conduct the lighting survey in the LBD very soon. He reminded the Commissioners and audience to be sure to call police if there is any incident to report, and that they can also call him. He reminded the Commissioners that he works for the police department for Captain Kriesmann and as liaison officer to the LBD as well as for the private company Gold Shield Security.

Mr. Opsal outlined action items for security and indicated he would like to see the LBD website updated to encourage people to park smart which Mr. Hahlbeck will handle. He indicated that Mr. Henkhaus will check on the availability of license plate security bolts and car Clubs as well as perform a lighting survey and report back next month. He also requested Mr. Beckermann to get a camera update for both stationary and mobile cameras for the LBD. Mr. Pendegraft suggested that the LBD could possibly provide the license plate bolts at no cost in conjunction with a sale of same and of car Clubs at the LBD office. He noted it could be a good public relations opportunity as well. Mr. Hayden inquired if Gold Shield is able to waive the administrative fee it has been charging to the LBD. Officer Henkhaus indicated that Gold Shield could do that. Discussion ensued regarding the Gold Shield patrol car, its identification as a security patrol, and its ability to display its white and amber flashing lights. Officer Henkhaus noted that the strobing lights are used sometimes but are not always on. He noted that the patrols have complimentary/competing functions in acting as a deterrent to crime as well as to catch criminals so sometimes the strobe lights are off. He indicated that he will instruct the patrols to use the strobing lights more often.

**Motion 2-18-07.** Mr. Hahlbeck moved to have Gold Shield Security use the flashing lights on their patrol car more often. Mr. Hayden seconded the motion which passed with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, Pendegraft and Pruehsner voting in favor of the motion.

Mr. Hahlbeck provided a Communications Committee report. He indicated the committee did not meet this month. He noted that the Constant Contact email service is working well with a 50% open rate by the 600 or so people on the list. He indicated that there is an average of 1 to 2 new subscribers each week and that a few new businesses have added their information to the business list.

Mr. Opsal provided a Marketing update. He indicated that the Stout and Oyster Festival at the Tap Room is March 23<sup>rd</sup> and 24<sup>th</sup>, and that the Brick River Cidery, a new business in the District, is now open. He noted that both of these businesses have regional draws. He noted that the Taste of Downtown will be on June 16<sup>th</sup> and 17<sup>th</sup> with some LBD restaurants participating. He also indicated that the MYSTL marketing website and storytelling platform is now up and running at mystlcity.com. It is operated by DowntownSTL Inc. and any business can use it.

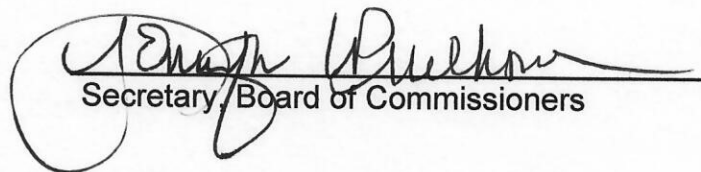
### **New Business**

Nancy Brokmeier suggested the LBD begin a volunteer program and offered to volunteer. She indicated she would volunteer to organize an event at the LBD office where the police can sell at cost car Club security devices and locking license plate holders as well as other volunteer events. A discussion of a proposed program and possible events ensued.

**Motion 2-18-08.** Mr. Beckermann moved to have Ms. Brokmeier and other volunteers hold a locking license plate event as a volunteer pilot program in the LBD. Mr. Hayden seconded the motion which passed with Commissioners Beckermann, Hahlbeck, Hayden, Opsal, Pendegraft and Pruehsner voting in favor of the motion.

Ms. Pruehsner suggested the LBD consider investing in Box software for sharing and editing documents. Discussion ensued.

There being no further business to conduct, Mr. Opsal called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Mr. Pendegraft seconded the motion and the Commissioners unanimously approved adjourning the meeting at 6:29 p.m.

  
Secretary/Board of Commissioners