

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of November 16, 2016

Board of Commissioners Present:

Barry Adelstein
Michael Beckermann
Bryan Hahlbeck
John Hayden
Jared Opsal
James Pendegraft

Others Present:

David Cooperwood
Michael Cox
Alana Hauck
Patrick Shaw
Bob Wood
Scott Gundolf
Joy Christensen
Capt. Renee Kriesmann
Alisha Robinson
William Zorn

The monthly meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, November 16, 2016, 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 5:01 p.m.

Board Meeting Procedures

Mr. Hayden provided an overview of the meeting procedures.

Approval of Minutes

Mr. Hayden indicated that a draft of the minutes of the October 12, 2016 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. Discussion ensued regarding items that need follow-up after meetings but which are not actions of the Board of Commissioners itself. Mr. Hayden requested that Ms. Robinson follow up on any open items after each meeting. Mr. Hayden called for a motion to approve the minutes.

Motion 11-16-01. Upon motion of Mr. Adelstein, seconded by Mr. Beckermann, the Commissioners approved the minutes of the October 12, 2016 regular meeting with Mr. Pendegraft, Mr. Beckerman, Mr. Adelstein, Mr. Hayden and Mr. Opsal voting in favor and with Mr. Hahlbeck abstaining.

Mr. Hayden indicated that a draft of the minutes of the October 26, 2016 special meeting of the LBD were previously provided to the Board of Commissioners. There being no questions or comments, Mr. Hayden called for a motion to approve the minutes.

Motion 11-16-02. Upon motion of Mr. Adelstein, seconded by Mr. Beckermann, the Commissioners approved the minutes of the October 26, 2016 special meeting with Mr. Pendegraft, Mr. Beckerman, Mr. Adelstein, and Mr. Hayden and voting in favor and with Mr. Opsal and Mr. Hahlbeck abstaining.

Treasurer's Report

Mr. Adelstein provided the balance sheet of the LBD, the check ledger of the LBD, and the profit and loss budget v. actual analysis of the LBD through October, 2016 to the Commissioners. He indicated there is approximately \$147,000 in the operating account with \$88,000 expected to be remaining at the end of the year which can be carried over to 2017. He noted that the line item for legal expenses to defend the law suit brought by Adler Lofts against the LBD is the only over-budget line item. He indicated that the Board of Aldermen approved the 2017 LBD Budget and provided a copy of Board of Aldermen Resolution No. 148 regarding same. Mr. Adelstein asked if there are any questions on the budget and other financial reports. Mr. Opsal asked what check #2692 for \$3,750 payable to the City of St. Louis was for. Mr. Adelstein indicated that is to cover the annual permit fees for the LBD signs to be located on the City light standards. Mr. Wood inquired as to why the to date actual income is \$40,000 under budgeted income. Mr. Adelstein indicated that is due to some property owners in the District not paying their property tax bills.

Committee Reports

Security Report

Lt. Alana Hauck provided a security report. She indicated that there was a burglary at Las Palmas, 1901 Washington, as well as some car break-ins around The Pepper Lounge at 20th and Locust and around Pappy's on Olive. She noted that many out-of-town visitors visit Pappy's and, unfortunately, thieves particularly like to target out-of-state cars because there are often more valuables in those cars and the likelihood of out-of-town victims of theft being available to testify or assist in prosecution is diminished.

Regarding Gold Shield Security, Lt. Hauck indicated that Gold Shield is increasing secondary security patrols with longer shifts and later hours. The shifts are different each day, but there will be more hours through the holidays. Patrols are on foot and in a high visibility gold car with a flashing light. Lt. Hauck also provided the temporal analysis of car break-ins which Captain Kriesmann provided. The analysis shows activity from April 1st through September 30th and shows the area and frequency of the break-ins. Mr. Opsal asked if this data informs how and where Gold Shield patrols. Lt. Hauck indicated that she looks to more current data than historic data for that, but that where the data shows consistent activity informs how Gold Shield patrols. She indicated that there was

an arrest for loitering around Pappy's, and that she is pursuing a restraining order against one offender if that offender is under charges (which she is checking on). Mr. Pendegraft inquired if current patrols mirror the timesheets provided at the last meeting. Lt. Hauck indicated that there are additional and longer shifts during the holidays and more weekend hours. Mr. Hahlbeck asked how Gold Shield can be identified. Lt. Hauck said the car is gold, with a flashing dash light, which will soon also have an identifying wrap, and their bicycles are white and that their officers also do foot patrols.

Mr. Hayden took the opportunity to introduce the newest Commissioner Bryan Hahlbeck. Mr. Hahlbeck indicated he lives in the Westgate Lofts, has seven year old daughter, was living in the Chicago area, is a Cardinals fan, and works in communications and technology sales (including websites) to local governments. Mr. Hayden welcomed Mr. Hahlbeck to the District and requested that he work with Mr. Pendegraft on the LBD website RFP.

Mr. Beckermann indicated that the LBD received three responses to the RFP for Phase 2 of the security camera program. Mr. Beckermann indicated that Gerstner, Meyer and Reinhold responded, but that he hasn't had time to fully review the responses for compliance with the RFP. He indicated that he will follow up to make sure there is compliance and to fully review the responses. Mr. Beckermann also indicated that some of the LPRs previously approved by the LBD are waiting for permits to allow for installation from the City's Board of Public Service.

Mr. Pendegraft updated the LBD RFP for website services with the goal to get a website which is lightweight, easy to use, and serviceable by the LBD administrative staff. Discussion ensued.

Motion 11-16-03. Upon motion of Mr. Beckermann, seconded by Mr. Adelstein, the Commissioners unanimously approved sending out an RFP for website services.

New Business

Mr. Hayden noted that a flyer on the Downtown Neighborhood Association's (DNA) website indicates that DNA is working together with the LBD on the dog park project. Mr. Opsal indicated that he runs DNA and that he drafted the flyer. Mr. Hayden indicated that the LBD was included without the LBD's permission, and that the LBD must provide approval prior to any such inclusion in DNA's promotional materials. He also noted that the dog park is a LBD project, not a DNA project. Discussion ensued.

Motion 11-16-04. Upon motion of Mr. Beckermann, seconded by Mr. Pendegraft, the Commissioners approved requesting that the DNA update its website and promotional materials to clarify that the dog park is a LBD project and not a DNA project with Mr. Pendegraft, Mr. Beckerman, Mr. Hahlbeck, Mr. Hayden and Mr. Opsal voting in favor and with Mr. Adelstein abstaining.

Mr. Opsal indicated that the City may be open to swapping some land to create a more regularly shaped parcel for the proposed dog park. Mr. Adelstein indicated that there may be a deed restriction in the vesting deed to the LBD which could complicate this idea, and he suggested Mr. Zorn review the deed for potential restrictions.

Mr. Hayden indicated that the next regular meeting of the LBD will be on December 21st at the Schlafly Tap Room at 6pm. He also indicated that the LBD could cut expenses on office space by meeting regularly at the Tap Room and that Mr. Pendegraft has offered the space for LBD meetings.

Mr. Wood indicated that two Commissioners' terms expire on December 31st, 2016 and asked if they intend to seek to serve additional terms. Mr. Adelstein indicated that he is uncertain. Mr. Hayden indicated that he is also uncertain.

Mr. Opsal indicated that he would like to consider third party management of the LBD, and would like to set up a special meeting in the future to discuss the possibility.

There being no further business to conduct, Mr. Hayden called for a motion to adjourn. Mr. Adelstein moved to adjourn, Mr. Beckermann seconded the motion and the Commissioners unanimously approved adjourning the meeting at 6:29 pm.


Secretary, Board of Commissioners