

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Special Meeting of February 13, 2018

Board of Commissioners Present:

Michael Beckermann
Bryan Hahlbeck
John Hayden
Jared Opsal
Jennifer Pruehsner

Others Present:

Alisha Robinson
William Zorn

A special meeting of the Locust Central Business District ("LBD") was duly noticed and held on Tuesday, February 13, 2018, at 4:30 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. Hayden at 4:32 p.m.

Consideration of vendor responses to LBD RFPs for services

Mr. Hayden called for consideration of the various vendor responses to the LBD RFPs for services. He noted that one response was received for Management Services, three for Administrative Services, four for Handyman Services, four for Legal Services, four for Security Services, and five for Marketing Services.

Management Services – Mr. Hayden indicated that Park Central Development submitted the sole response to the RFP for Management Services which includes a scope of work and pricing at \$22,050 per year with additional work available at \$35 per hour. (Mr. Hahlbeck joined the meeting at 4:38 p.m.) Ms. Pruehsner indicated that the Park Central response for Management Services does not include the duties of an Administrative Assistant for which they submitted a separate response as a full-time position. Mr. Opsal noted that the Park Central responses seem too robust. Mr. Hayden noted that together they would be too costly for the District. He also noted that if they took over all those duties the Commissioners would lose control over and no longer participate in the operation of the District. Mr. Opsal indicated that the LBD may benefit from their expertise. A discussion of Commissioner time and stakeholder involvement and volunteering ensued. Ms. Pruehsner indicated it would be good idea to find out if Park Central Development would offer trimmed down services to the LBD, noting that it might be good for the LBD to utilize some of their services, bookkeeping services, for example, rather than all the services at all the hours listed in their proposal.

Motion SM 02-13-01. Upon motion of Mr. Opsal, seconded by Ms. Pruehsner, the Board rejected the Park Central Development proposal for the provision of Management Services with the understanding that Park Central Development will be contacted to see if they are willing to offer services on a more limited basis.

The motion passed with Commissioners Beckermann, Hahlbeck, Hayden, Opsal and Pruehsner voting in favor.

Handyman Services - The Commissioners considered the four proposals submitted for the provision Handyman Services. The Commissioners discussed the proposals from Maxim Construction, Miller Enterprises, New Life Landscaping, and R&B Landscaping & Lawncare including pricing, and responsiveness to the RFP. Mr. Hayden noted that Maxim is very expensive and seems to be a proposal for construction services. Ms. Pruehsner noted that the Maxim proposal is not responsive to the RFP and the other Commissioners agreed. Mr. Hayden noted that Miller is in the District, but that its proposal is expensive. Ms. Pruehsner noted that the Miller proposal does not seem to include much in the way of services and doesn't include anything regarding to weed control. Mr. Opsal noted that both New Life and R&B appear to be MBEs. Mr. Hayden noted that R&B included their insurance information and that New Life indicated they will provide same. Ms. Robinson indicated that New Life has been providing the services to the District most recently on a temporary basis. Both Mr. Beckermann and Mr. Hahlbeck noted that the streets and trash receptacles have been looking good and the District appears to be trash free since New Life was hired on a temporary basis.


Motion SM 02-13-02. Upon motion of Ms. Pruehsner, seconded by Mr. Beckerman, the Board approved New Life Landscaping for continued provision of Handyman services with Commissioners Beckermann, Hahlbeck, Opsal and Pruehsner voting in favor and with Mr. Hayden abstaining to avoid any appearance of impropriety since he has had business dealings with the owner of New Life Landscaping in the past.

Security Services - The Commissioners considered the proposals for the provision Security Services received from Chase and Gold Shield. Mr. Beckermann noted that Chase personnel are not police officers, so they would have to call police. Ms. Pruehsner noted that the Chase proposal is \$100,000 over budget. Ms. Pruehsner indicated that the Gold Shield is the current provider and that their proposal looks fine, but that she doesn't appreciate their \$250 per month administrative fee. Mr. Opsal agreed that he likes the Gold Shield proposal and that maybe the LBD can get relief from the administrative fee.

Motion SM 02-13-03. Upon motion of Mr. Hayden, seconded by Mr. Beckermann, the Board approved the selection of Gold Shield Security for the provision Security Services as long as Gold Shield is willing to waive the \$250 per month administrative fee with Commissioners Beckermann, Hahlbeck, Hayden, Opsal and Pruehsner voting in favor.

Mr. Hayden indicated that the next meeting will be on February 21st, and that the Commissioners can have another special meeting to consider the remaining responses to the vendor RFPs on March 6th.

There being no additional business to conduct Mr. Hayden moved to adjourn the meeting, Mr. Beckermann seconded, and the Commissioners unanimously approved adjournment of the meeting at 6:05 pm.


Secretary, Board of Commissioners