

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Annual Meeting of February 10, 2016

Board of Commissioners Present:

Barry Adelstein
Michael Beckermann
John Hayden
Jennifer Pruehsner

Others Present:

David Cooperwood
Maj. Mike Sack, SLMPD
P.O. Paul Henkhaus, SMPD
Alana Hauck
Dan Allen
Mark Tucker
Erika Fuesting
Bob Wood
Mark G. Bredenkoetter
Pete Rothschild
Tom Henderson, ELPIS Properties LLC
Lynn Hensel
Cathy Strobel
Mike Todd
Jack Strobel
Greg Rybacki
Vivian H. Perry
James Pendegraff
Scott Gundolf
Joy Christensen
Roger Cohen
A. Moore
David Sweeney
Alisha Robinson
William Zorn

The annual meeting of the Locust Central Business District (“LBD”) was duly noticed and held on Wednesday, February 10, 2016, at 4:00 p.m. at the Telecommunity Room (Room 108) of the AT&T Library and Technology Resource Center at Harris-Stowe State University with campus entrance located at 3026 Laclede Avenue (at Compton Avenue), St. Louis, Missouri 63103 (the AT&T Library building is at 3011 Laclede, St. Louis, Missouri 63103).

Call to Order

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Hayden at 4:07 p.m.

Board Meeting Procedures

Mr. Hayden provided an overview of the meeting procedures.

Treasurer's Report

Mr. Adelstein provided the January Financials to the Board, including the Balance Sheet as of January 31, 2016, the check register of all checks written in January, 2016, and the Profit & Loss statement. He indicated that there is approximately \$126,000 in the operating account and \$151,000 in the reserve account for a total of over \$278,000. Mr. Adelstein indicated that the audit for the second half of 2015 is underway and should be completed soon. He also requested that Mr. Zorn make a draw request of any funds being held by the City of St. Louis for the LBD.

Committee Reports

Mr. Hayden called for the Security report and introduced Major Mike Sack from the St. Louis Metropolitan Police Department. Maj. Sack indicated that the City of St. Louis was recently named first in crime for cities adjusted by population and suggested that staffing is an issue at the Police Department as they are down 90 officers. He also indicated that crime is down compared to last year at this time and that a Police Academy class will be graduating soon and that there is another class following close behind. Maj. Sack described the police security camera and LPR camera system and indicated that the system leads to arrests and helps to get limited police officers to the right spots at the right time. He indicated that working with groups such as the LBD are helping to improve and expand this useful crime prevention tool. He also mentioned that officer body cameras are also helpful in gathering evidence, such as confessions, which further streamlines prosecutions related to crime. He indicated that funding is available for the 90 to be hired police officers, and that currently those funds are used to pay overtime to keep current officers on the street.

Lt. Alana Hauck of Gold Shield Security described the LBD's supplemental security patrols including the high visibility bicycle patrols and foot beats by uniformed officers. She indicated that Gold Shield Security works with the LBD Board but is also open to work with property and business owners in the LBD to address their needs and concerns and she provided her cell phone number to those in attendance. She indicated that Gold Shield provides the visible patrol services, security audit services such as lighting assessments, and provides a GPS report for each officer for accountability and transparency of the provision of services. They provide one to three officers per day in the LBD on staggered schedules and with more officer time on the weekends than weekdays. She indicated that they follow crime trends as to time and location and adjust accordingly. Lt. Hauck indicated that there have been a lot of car break ins in the blocks surrounding Jefferson and Washington.

Police Officer Paul Henkhaus indicated that he is available after the meeting to discuss any concerns that the Commissioners or audience members may care to discuss.

Old Business

Mr. Hayden described security cameras previously approved to be purchased by the LBD at the December regular meeting of the Board meeting upon receipt of three bids

for the security cameras. The Board previously approved the bid of Reinhold Electric, Inc. as the vendor for those cameras, authorized John Hayden to execute a contract consistent with the material terms of said bid, and approved the installation of same on the City's fiber optic security camera system which ties into and is monitored by the Police Department's Real Time Crime Center. He indicated that the Commissioners were each previously provided with a copy of the contract with Reinhold Electric, Inc. and asked if there were any questions or comments regarding the contract for the camera equipment and installation of same. Hearing no questions he asked for a vote to ratify and approve the contract with Reinhold Electric, Inc.

Motion 02-16-01 Mr. Adelstein moved to ratify and approve the contract with Reinhold Electric, Inc., Mr. Beckermann seconded the motion and the motion passed with Mr. Adelstein, Mr. Beckermann and Mr. Hayden voting in favor and with Ms. Pruehsner voting against the motion.

Mr. Hayden then called for a motion to authorize payment Reinhold Electric, Inc. in accordance with the terms of the contract between the LBD and Reinhold Electric, Inc.

Motion 02-16-02 Mr. Adelstein moved to authorize payment Reinhold Electric, Inc. in accordance with the terms of the contract between the LBD and Reinhold Electric, Inc. Mr. Beckermann seconded the motion and the motion passed with Mr. Adelstein, Mr. Beckermann and Mr. Hayden voting in favor and with Ms. Pruehsner voting against the motion.

New Business

Mr. Hayden provided a report of activities in the LBD in 2015. He described the use of the security and LPR cameras in the Real Time Crime Center, which LBD residents and Commissioners were twice invited to tour. He noted that the tours were very informative and that additional tours are available. He noted that the security camera system being operated by the police at the Real Time Crime Center is reducing crime in the LBD and other camera location areas. He noted that the regular street cleaning and trash can program the LBD provides is keeping the streets in the LBD clean and free from trash. The LBD was responsible for the installation of 136 new city light fixtures in the District. The audit schedule was increased in 2015 from one to two per year. Mr. Hayden indicated that future LBD projects may include addition of a dog park, a Taste of LBD street fair, and the pursuit of other opportunities and ideas as they arise.

Election of LBD Officers

Mr. Hayden indicated that it is necessary for the Board to elect its officers for 2016 and indicated that the current officers have each indicated they are willing and able to serve in the same capacities this year. Mr. Hayden called for a motion.

Motion 02-16-03. Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board voted unanimously to elect Mr. Hayden as Chairperson of the LBD for 2016, to elect Mr. Adelstein as Treasurer of the LBD for 2016, and to elect Ms. Pruehsner as Secretary of the LBD for 2016.

Committee Appointments

Mr. Hayden provided a list of his appointees to the various committees for consideration by the Commissioners. Mr. Hayden appointed himself, Mr. Adelstein, Beckermann to serve on the Security Committee with Mr. Beckermann as chair of the committee. He appointed himself, Mr. Adelstein and Mr. Beckermann to serve on the Finance Committee with Mr. Adelstein as chair of the committee. Mr. Hayden appointed himself, Ms. Pruehsner, and Mr. Edwards to serve on the Marketing Committee with Mr. Edwards to serve as chair of the committee. Mr. Hayden also called appointed Mr. Edwards and Ms. Pruehsner to the Special Interest Committee with Mr. Edwards serving as chair of the committee. He requested that the Special Interest Committee act as a special dog park committee.

Motion 02-16-04. Upon motion of Mr. Adelstein, seconded by Mr. Beckermann the Commissioners unanimously approved the appointments Mr. Hayden made to the Security Committee, the Finance Committee, the Marketing Committee and the Special Interest Committee and approved the Special Interest Committee to act as a special dog park committee.

2016 Budget

Mr. Hayden indicated consideration and approval of the 2016 Budget is next on the agenda and called for approval of the 2016 Budget. Mr. Adelstein moved to approve the proposed 2016 Budget and Mr. Beckerman seconded the motion. Discussion ensued as follows:

Mr. Adelstein previously provided copies of the draft 2016 Budget to the audience and Commissioners. He indicated that the proposed 2016 Budget had been the topic of several public meetings and invited the audience to discuss or ask any questions.

Mr. James Pendegraft from The Saint Louis Brewery which owns and operates Schlafly inquired regarding the Taste of Midtown, Social Media, and marketing and community relations. Discussion ensued regarding the street fair, social media, and marketing and community relations.

Ms. Joy Christensen inquired regarding line items for the maintenance contractor, maintenance supplies, and street sweeping. Discussion ensued regarding maintenance.

Ms. Cathy Strobel inquired regarding line 5001 and line 6120. Discussion ensued regarding reserve, accounting and litigation.

Mr. Bob Wood inquired about line item support. Discussion ensued regarding history, contracts and projections used as the basis for line items and the disclosure each month of all expenditures.

Mr. Mike Todd asked about the reserve fund. Discussion ensued regarding possible uses of the reserve funds including repayment of the street light loan, the dog park and colored strip lights for the street lights.

Mr. Hayden called for a vote of the property owners in the audience who are in favor of approval of the proposed 2016 Budget and asked them to each stand and identify themselves and provide the address of property they own in the LBD.

Mark Bredenkoetter (2001-2009 Olive), Pete Rothschild (3221 Olive, 1900 Washington), Mr. Scott Gundolf (2840 Locust), Tom Henderson (2811 Olive), Ms. Vivian Perry (613 Garrison and various others), Greg Rybacki (3115 Locust), and Captain Adam Moore (Salvation Army, 3010 Washington and others) voted in favor of approval of the proposed 2016 Budget.

Mr. Hayden called for a vote of the property owners in the audience who are not in favor of approval of the proposed 2016 Budget and asked them to each stand and identify themselves and provide an address of property they own in the LBD.

Roger Cohen (2005-07 Olive, 3001 Olive), Joy Christensen (3037-39 Locust), Cathy Strobel (2801 Locust), Bob Wood (1911 Locust), Lynn Hensel (2800 Locust), Mike Todd (2035 Washington), and James Pendegraft (3100 Locust) voted against approval of the proposed 2016 Budget.

Mr. Hayden noted that there were 7 owners in the audience in favor and 7 owners opposed in the audience and noted that several of the Commissioners also own property in the LBD and asked if they are in favor of approval of the proposed 2016 Budget as property owners in the LBD.

Commissioner/owners John Hayden (2600 Locust), Mike Beckermann (3135 Locust and Jennifer Pruehsner (2323 Locust) voted in favor of approval of the proposed 2016 Budget.

Mr. Hayden noted that 10 property owners were in favor of approval of the proposed 2016 Budget and 7 opposed.

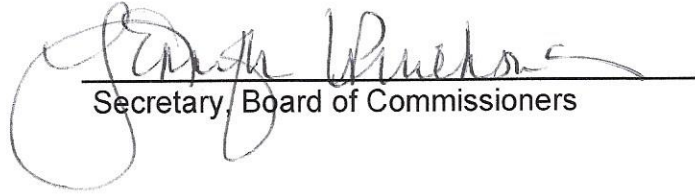
There being no further discussion, Mr. Hayden called for a roll call vote on the motion previously made to approve the 2016 Budget.

Motion 2-16-05. Upon motion made by Mr. Adelstein and seconded by Mr. Beckermann above the Commissioners unanimously approved the 2016 Budget.

A discussion of Commissioner vacancies ensued.

There being no further business to conduct, Mr. Hayden called for a motion to adjourn.

Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann and with unanimous approval of the Board, the meeting was adjourned at 5:08 pm.


Secretary, Board of Commissioners